

APPENDIX F TO WRITTEN SUMMARY OF THE APPLICANT'S ORAL SUBMISSION AT ISSUE SPECIFIC HEARING 1 (ISH1): 9.8

Cory Decarbonisation Project

PINS Reference: EN010128

November 2024

Revision A



APPENDIX F: MITIGATION AND ENHANCEMENT AREA - NOTE ON INTERACTION WITH EXISTING CONSENTS AND OBLIGATIONS

DECARBONISATION

Cory Decarbonisation Project

PINS Reference: EN010128

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1.1. INTRODUCTION

- 1.1.1. The Proposed Scheme includes mitigation and enhancement measures (both works and long-term management) at Norman Road Field as mitigation for the loss of East and Stable Paddocks (see **ES Figure 1-2, Satellite imagery of the Site Boundary Plan (APP-072)**). At the time of preparing the DCO Application, the Applicant was aware that some of Norman Road Field had been used as part of the mitigation for development of the East Thamesmead Business Park, or Veridion Park as it is now known. At this time, it was understood that the required mitigation works had been undertaken as required by conditions of relevant consents. The Applicant has more recently understood that the original consent for Veridion Park was subject to a s.106 agreement, requiring longer term management. London Borough of Bexley has provided a signed copy of that legal agreement and it, along with other relevant planning history documents, is provided at **Annex A, B and C**.
- 1.1.2. In light of this information becoming available, the Applicant has reviewed the planning history relevant to Norman Road Field and confirms that there is no extant mitigation commitment applicable to this land. This matter is set out in some detail below and the Applicant has confirmed this conclusion with London Borough of Bexley. The Applicant remains satisfied that there is no double counting, that the baseline surveys are the correct starting point, and that the Proposed Scheme will result in a materially beneficial outcome. How this is achieved is set out at section 1.3 of this note.

1.2. PLANNING HISTORY RELEVANT TO NORMAN ROAD FIELD

- 1.2.1. Further details of each of the planning consents referenced are set out in Table 1, at the end of this note.
- 1.2.2. The original outline consent for the Veridion Park development, referenced 02/03373/OUTEA (the '02 Consent', approved 25 January 2005) was granted subject to conditions and a s.106 agreement. Article 24 of the s.106 Agreement is titled Ecological Master Plan and states:
'The Developer covenants with the Council that prior to commencement of Phase 1 the Developer shall adopt and implement the Ecological Master Plan and in particular the active management of Area 5.'
- 1.2.3. The Ecological Master Plan makes specific reference to Norman Road Field (in this document it is called 'Area 5'; there are four other areas also intended to provide mitigation for Veridion Park).
- 1.2.4. The key text in the Ecological Master Plan relevant to works required to be undertaken in Norman Road Field are:
- 1.2.5. **Table 4.1, BAP Habitats targeted within this Masterplan**, under Grazing Marsh:
'The dry grassland in Area 5 represents degraded grazing marsh. The management of this area will be aimed at restoring the dry grassland to grazing marsh in favourable

condition. This habitat will be particularly important for ground-nesting birds such as yellow wagtail and meadow pipit as well as grazing marsh plants and invertebrates.'

- 1.2.6. **Section 5, Proposed Habitat Creation and Enhancement**, page 7-27, fourth paragraph:

'The Ecological Masterplan will be implemented through a series of Management Plans which will provided detailed prescriptions and specifications for habitat creation and management of the habitat in the long-term. The Management Plans will be written to cover a ten-year period. The Management Plans will also include requirements for annual monitoring so that the condition of the habitat can be recorded and adjustments made to the management regime accordingly ... '

- 1.2.7. **Section 5.3, Grazing marsh grassland**, page 7-29, first paragraph:

'Grassland in the northern triangle (Area 5) currently constitutes dry neutral grassland characteristic of degraded grazing marsh. The area was surveyed 10 years ago and it is evident that the quality of the grazing marsh grassland has declined dramatically over this period. Consequently, enhancement of this area will focus on implementing a management regime suitable for grazing marshes. All management of grassland will be undertaken in consultation with the warden of the Thames Water nature reserve located to the west and north of the northern triangle. It is possible that the northern triangle could be incorporated into and managed as part of the nature reserve in conjunction with the payment of an annual sum of money.'

- 1.2.8. Applications 07/08166/FULM (approved 12 October 2007) and 08/01834/FUL (approved 20 March 2008) grant planning permission for the ecological works required at Norman Road Field as part of the Veridion Park mitigation. The latter consent simply amends the former, such that a buffer distance off a ditch no longer applies.
- 1.2.9. Dated 4 June 2009, a letter from London Borough of Bexley (the LBB 2009 Letter) confirms that the permission granted under reference 08/01834/FUL contains full details and the details as required by conditions, such that it is this consent that would be implemented should the works be undertaken.
- 1.2.10. The description of development for both consents, and as confirmed in the Committee Report for the 07/08166/FULM application describes both that: a small part of the Norman Road Field is intended to be enhanced (just 1.31ha, corrected to 1.32 in the LBB 2009 Letter); and that the raised mound (the spoil resulting from the scrapes) will mean the loss of grazing marsh, a priority habitat.
- 1.2.11. Condition 11 of both these consents seeks submission and approval of a management strategy by grazing. There are no details for this condition available on London Borough of Bexley's planning portal; albeit the land has been managed through grazing. Further, the LBB 2009 Letter confirms (twice) that details required by condition have been approved.

- 1.2.12. A second outline consent for the Veridion Park development, referenced 10/00063/OUTEA (approved 30 March 2012, the '10 Consent') granted an extension to the period of time for implementation of the 02 Consent. This was also approved subject to a s.106 agreement, which is not available on the London Borough of Bexley's planning portal.
- 1.2.13. Condition 18 of the 10 Consent requires submission of an Ecological Enhancement and Protection Scheme, to be substantially in accordance with the Ecological Master Plan. The Ecological Enhancement and Protection Scheme, dated August 2013, confirms that it does not address '*elements of the overall habitat creation measures at Veridion Park that have already been delivered, such as ... the grazing marsh restoration of Area 5 at Norman Road.*'
- 1.2.14. It is not clear whether the 10 Consent has been implemented or not. However, the only matter relevant to Norman Road Field is that it includes documents that confirm the works required in that area have already been completed.
- 1.2.15. It is clear that the 02 Consent included a commitment to undertake habitat enhancement works at Norman Road Field (Area 5) as part of a wider package of measures; with most works located at the Veridion Park development site, a separate location to the south. The s.106 agreement accompanying the 02 Consent requires the implementation of the Ecological Master Plan and particularly the active management of Norman Road Field, for a period of ten years. This has been undertaken, and the required management period has now ended.
- 1.2.16. Planning permission 08/01834/FUL is confirmed, through the LBB 2009 Letter, to include all the necessary details relevant to the required habitat enhancement works. The Ecological Enhancement and Protection Scheme submitted for the 10 Consent (dated August 2013) confirms that those works '*have already been delivered*' and so are not progressed within that document. The required mitigation works at Norman Road Field therefore must have been completed at some point between 4 June 2009 and 1 August 2013. Norman Road Field has been managed by grazing and continues to be so.
- 1.2.17. The works required to be undertaken at Area 5 applied only to a small part (less than 1.5ha) of Norman Road Field (extending over a total area of some 8ha) and themselves are acknowledged to adversely affect the grazing marsh habitat.
- 1.2.18. Recognising that the works at Norman Road Field were undertaken by 1 August 2013 (at the latest) and that the management commitment is for ten years; at the very latest this commitment would have ended in August 2023, albeit probably sooner. There is no extant mitigation commitment at Norman Road Field.
- 1.2.19. The Proposed Scheme is the next chapter for this area of land, presenting mitigation and enhancement measures that will, appropriately, improve habitat quality, connectivity and access delivering local policy biodiversity and open space priorities.

1.3. HOW THE PROPOSED SCHEME WILL DELIVER ECOLOGICAL BENEFIT

- 1.3.1. Norman Road Field falls outside the Crossness Local Nature Reserve and consequently is not covered by the current management plan (2016 to 2020). Whilst Norman Road Field is grazed by horses, it is not currently actively managed towards nature conservation goals. It comprises Floodplain Grazing Marsh that suffers from a low water table that limits its ecological value and will retain this habitat in poor condition.
- 1.3.2. Through the Proposed Scheme, the primary intervention to improve the ecological value of this habitat will be improvements to ground water level, as proposed in the **Outline LaBARDs** (as updated alongside this submission) in response to the **Biodiversity Net Gain Report (Environmental Statement, Appendix 7-1; APP-088)**. Raising the water table will restore the wet character of the soils throughout the year and consequently the ecological character of this habitat. The Outline LaBARDs will enable the delivery of:
- a cutting regime which promotes botanical diversity, with a focus on restoring a grass and forb community characteristic of grazing marshes - this will augment the grazing currently undertaken by horses;
 - the management of grazing such that it improves botanical diversity and reduce creation of bare ground to reduce its overall area within Norman Road Field;
 - the management of invasive and undesirable botanical species; and
 - installation of new ditch habitat to buffer changes in water level, and enhancement of existing ditches to improve their condition by promoting botanical diversity.
- 1.3.3. The West Paddock does fall within the Crossness Local Nature Reserve and consequently would be managed in a similar fashion as it is managed under the current management plan; it receives active management towards the nature conservation goals of that plan.
- 1.3.4. However, the Crossness Nature Reserve management plan (2016-2020), which has been developed pursuant to Thames Water's section 106 obligations for the sludge incinerator (see Appendix A to the Statement of Reasons) acknowledges the low level of the water table to be a limiting factor in terms of the condition of grazing marsh habitats within the Reserve, including the West Paddock, albeit proposing no actions to resolve this situation and improve the condition of the grazing marsh.
- 1.3.5. Improvements to ground water level, as proposed in the **Outline LaBARDs** (as updated alongside this submission) in response to the Proposed Scheme's **Biodiversity Net Gain Report (Environmental Statement, Appendix 7-1; APP-088)** would resolve this issue and raise the ecological value of this area of the Crossness Local Nature Reserve above what is currently possible under the existing management plan.

- 1.3.6. Overall, the Applicant's proposed package of enhancements will complement and support the objectives of the existing Crossness Local Nature Reserve management plan, which includes an aim of raising water levels on site to improve habitat condition, acknowledging that this is a long-standing issue for the Reserve's habitats. Further enhancements will benefit the wider reserve (including in the West Paddock) by enacting management that will support actions currently undertaken by Thames Water to maintain and enhance its ecological value. Overall, despite the loss of the East Paddock, the remaining nature reserve habitats will see the benefit of enhancements and a commitment to long term management that is currently lacking.

Table 1 Planning History relevant to Norman Road Field

02/03373/OUTEA		
Description of development	Outline application for the construction of a B1/B8 business park in 3 phases including landscape and ecological works and details of reserved matters of design, external appearance and siting for Phase 1.	
Committee	13 January 2005	Item 9(1)(a)
Approved	25 January 2005	With conditions and s.106
S.106, LBB, Tilfen Land Ltd and Gallions Housing Association Ltd 24 January 2005	Article 2.6	<i>“Area 5” means the area within the Site so identified in the Ecological Master Plan.</i>
	Article 2.14	<i>“Ecological Master Plan” means the document entitled Ecological Master Plan East Thamesmead Business Park Version 2 September 2002 as submitted with the Application.</i>
	Article 2.25	<i>“Phase 1” means the first phase of the Development details of which have been submitted to the Council and which include buildings 1000 ... the active management of Area 5 in the Ecological Master Plan; ...</i>
	Article 24	<i>The Developer covenants with the Council that prior to commencement of Phase 1 the Developer shall adopt and</i>

		<i>implement the Ecological Master Plan and in particular the active management of Area 5.</i>
Ecological Master Plan	Table 4.1, BAP Habitats targeted within this Masterplan Grazing Marsh	<i>‘The dry grassland in Area 5 represents degraded grazing marsh. The management of this area will be aimed at restoring the dry grassland to grazing marsh in favourable condition. This habitat will be particularly important for ground-nesting birds such as yellow wagtail and meadow pipit as well as grazing marsh plants and invertebrates.</i>
	Section 5, Proposed Habitat Creation and Enhancement Page 7-27, fourth paragraph	The Ecological Masterplan will be implemented through a series of Management Plans which will provided detailed prescriptions and specifications for habitat creation and management of the habitat in the long-term. The Management Plans will be written to cover a ten-year period. The Management Plans will also include requirements for annual monitoring so that the condition of the habitat can be recorded and adjustments made to the management regime accordingly ...
	Section 5.3, Grazing marsh grassland Page 7-29, first paragraph	Grassland in the northern triangle (Area 5) currently constitutes dry neutral grassland characteristic of degraded grazing marsh. The area was surveyed 10 years ago and it is evident that the quality of the grazing marsh grassland has declined dramatically over this period. Consequently, enhancement of this area will focus on implementing a management regime suitable for grazing marshes. All management of grassland will be undertaken in consultation with the warden of the Thames Water nature reserve located to the west and north of the northern triangle. It is possible that the northern triangle could be incorporated into and managed as part of

		the nature reserve in conjunction with the payment of an annual sum of money.
07/08166/FULM		
Description of development	Creation of a seasonal wetland on 0.47 hectare of the site and the remaining 0.84 hectare converted to a species rich neutral grassland.	
Committee	11 October 2007	Item 6(10)(d)
Extracts from Committee Report	<p>Under title 'PROPOSAL'</p> <p><i>'... The application is supported by a Planning Statement and copies of the East Thamesmead Business Park – Ecological Masterplan and East Thames Business Park – Ecological Management Plan and a document entitled Viridion Business Park – 'Detailed methodology of the creation of a wetland and surrounding grassland at Norman Road (Area 5).</i></p> <p><i>When planning permission was granted for the development of the Eastern Thamesmead Industrial Estate extension land for a business park included within the conditions and legal agreement was the requirement to undertake various ecological enhancements. The ecological masterplan associated with the development identified an area referred to as Area 5 which was an area of land owned by Tilfen in the area of the Horse Head Dyke. This planning application seeks consent for the engineering works associated with the detailed working up of the ecological enhancements outlined in the masterplan and compensation measures related to that development proposal.</i></p> <p><i>The proposed works are divided into various activities:</i></p> <p><i>Earthworks</i></p> <p><i>The eastern ditch will be re-profiled and the northern part of the site will be re-profiled and a scrape taken to lower its level by c 200mm below the invert level of the existing outfall at the</i></p>	

southern end. This will be an area of some 0.47 hectare which will be seasonally inundated. Side slopes will be graded to provide access for grazing animals.

A further area some 0.84 hectares will be excavated to a depth of 200mm below existing ground level to remove top soil the exposed sub soil will be prepared and planted. This may on occasion seasonally inundate.

The excavated soil will be recycled to create a shallow raised area at the north end of the site this will be graded shallowly to the existing improved ditch and to a new ditch to the south of the raised area which will be connected to the eastern ditch. The eastern ditch will be re-graded and cleared of debris and silt to improve flow.

Planting

Some limited planting of marsh plants will be undertaken in order to improve colonisation. Planting would be concentrated in a few areas an once established root pieces would be dug from these area and used for any new planting. This will restore typical Thames Estuary grazing marsh grassland community on the site.

The 0.84 hectares of stripped ground and the mound will be prepared and sown with a species-rich wild flower mix.

New Ditches

The eastern ditch adjacent to the old power station will be re-graded and a new ditch will be created with profiles generally similar to those set out in the Ecological Management Plan.'

Under title 'ASSESSMENT'

'The main issue of objection from the NEFG relates to the area of land that is to be raised which will become too dry to be grazing marsh and therefore they argue would be lost as priority habitat. However this is a small portion of the land which is not being permanently 'lost' to development. The land remains 'open' albeit that the area is increased in height by some 1m across its area. This is a small proportion of the site overall and significant benefits are being

	<p><i>achieved across the remainder of the site. The alternative to raising a small area of land on the site would be to transport the excavated material off the site with the consequent vehicle movements and potential concerns related to the sustainability of such a move. It has been suggested that this soil could be utilized on the adjacent RRRL however there has been no agreement of such an arrangement and this could still be an outcome as it is not precluded by the grant of this consent.</i></p> <p><i>On balance it is concluded that the nature of the adverse impact is not so severe as to weigh against the positive contribution the proposed development would make to biodiversity in the locality.'</i></p>	
Approved	12 October 2007	With conditions
	Condition 11	No development approved by this permission shall be commenced until details of the management of the grazing of the site shall be submitted to an approved in writing by the Local Planning Authority. The stocking levels and grazing regime shall only be carried out in accordance with the agreed management strategy.
08/01834/FUL		
Description of development	<p>Proposal under Section 73 of the Town and Country Planning Act 1990 to undertake the creation of a seasonal wetland on 0.47 hectare of the site and the remaining 0.84 hectare converted to a species rich neutral grassland approved under reference 07/08166/FULM dated 12/10/2007 without compliance with condition 9 which provides a Buffer Zone 5 metres wide alongside the new wetland.</p>	
Approved	20 March 2008	With conditions as per 07/01866/FULM

London Borough of Bexley Letter, dated 4 June 2009 and referencing both 07/01866/FULM and 08/01834/FUL

Extracts from LBB 2009 Letter

Letter acknowledges receipt of letters dated 11 March 2009 and 29 May 2009 that is accompanied by plan D109762 rev A, Ecological Works and Boundaries.

Letter confirms that:

‘The second permission, 08/134/FUL, granted a full consent for the works and there has been an exchange of correspondence discharging the requirements for the submission and approval of details under various conditions. It would therefore be this permission that would give consent for the works should they be carried out.’

The Letter addresses three anomalies that have come to light.

Minor differences between the identified site areas on the different plans and details of the ditch. Letter confirms that the ditch was included in the proposed works, was considered by LBB and that the application details, and later submitted details to discharge relevant conditions, have been approved.

That the ‘site area in the documents appears to have been inadvertently transposed, in that the documents (and the subsequent permission) refer to the ‘Species rich neutral grassland’ as having an area of 0.84ha when it should have been 0.53ha and the ‘Seasonal wetland’ as having an area of 0.47 ha when it should have been 0.79 ha. It is noted that the location and areas identified on the scaled plans are correct, but the stated dimensions in the documentation are incorrect. The total site area of the works is comparable, 1.32 ha for both areas as compared to 1.31 ha, and therefore the area of land affected by the works would not be significantly greater albeit that this would be in different proportions. The error played down the extent of the area that would be provided as seasonal wetland which in the context of the marshes is the more valuable habitat. The nature, location and extent of the areas was identified on the plans and these were available to consultees when their views were sought.

Finally in relation to the second point the 1.3ha reference in the description of development relates to the extent of the area where the actual works to create the seasonal wetland and the species rich grassland would take place. The site location plan delineates a much greater area

			<p>over which Tilfen have control and which included other compensatory works including the ditch. This wider area within the red line amounts to circa 8ha. Again the scaled plans identifying the extent of the site area were available for consultees and any interested parties to view and fully detailed and explained the works to be carried out.'</p> <p>The Letter confirms that LBB does not consider these anomalies to go to the heart of the permission and that the proposed works were plainly understood by all relevant parties. 'Whilst there are ambiguities in the details these are not such that would invalidate the permission and the implementation of the consent (as explained and clarified above) in accordance with the details submitted with the application and the approval of the information submitted pursuant to the conditions would not result in a material variation of the planning consent and thereby a breach of planning control.'</p>
10/00063/OUTEA			
Description of development	Outline application for the construction of a B1/B8 business park in 3 phases including landscape and ecological works and details of reserved matters of design, external appearance and siting for Phase 1. (Application for an extension of the time limit for implementation on the previously approved planning reference 02/03373/OUTEA dated 25.1.2005).		
Committee	23 February 2012	Item 6(1)(a)	
Approved	30 March 2012	With conditions and s.106	
S.106	Not available for further detail		
Ecological Enhancement and Protection Scheme 13 August 2013	Section 1.1	'Care has been taken to ensure that this Ecological Scheme is in complete alignment with the Environmental Statement (2010) and Ecological Masterplan (July 2002). A brief summary of the ecological context is provided at the start of each section of this document. It should be noted that this document does not cover	

		<p><i>elements of the overall habitat creation measures at Veridion Park that have already been delivered, such as the newly created and optimise Alders Dyke, the Phase 1 Extension to the Great Breach Dyke, extensive tree planting in the southern parts of the woodland and the grazing marsh restoration of Area 5 at Norman Road.'</i></p>
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ANNEX A

Accompanying Documents
02/03373/OUTEA

Scott
Wilson

Ecological Master Plan East Thamesmead Business Park

Prepared for
Tilfen Land Ltd
Version 2
Sept 2002

02/09/02/OUTER

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Tilfen Ltd
Project No.: JBGSB

East Thamesmead Business Park Ecological Masterplan

Document Reference: JBGSB/ETBPem/1

07/02

02/03373/OUTER

Authorisation Sheet

Tilfen Ltd
Project No.: JBGSB

East Thamesmead Business Park Ecological Masterplan

Document Reference: JBGSB/ETBPem/1

07/02

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07/03/02/OUTER

1. INTRODUCTION

Tilfen Land are submitting a planning application for a business park development on land to the south of Eastern Way in East Thamesmead. Scott Wilson were commissioned to undertake an audit of the existing ecological baseline and prepare a masterplan for the retained habitats on the site. The aim of the Masterplan is to evaluate the existing ecological resources and recommend measures to ensure that there is no net loss of value for nature conservation. Tilfen have also requested that where possible, a net gain in value for nature conservation should be obtained due to the business park development.

The site is allocated for light industrial development in the Bexley local plan and part of the site is subject to an existing planning permission for large warehousing. The proposed development will comprise a mixture of offices, light industrial units and storage facilities. In addition to the proposed development site the Masterplan covers the Great Breach Dyke and a triangle of land to the north of Eastern Way. The inclusion of these two areas provides further scope for habitat creation and improvement than would not be available within the development site alone.

The Ecological Masterplan presents the results of the ecological surveys. The methodology used to compile the surveys is in full compliance with international, national, metropolitan and borough legislation and guidance, and explained in full in the Ecological chapter (7) of the Environmental Impact Assessment for the application site. The Masterplan then sets out the suggested approach to mitigation and provision of compensation/ enhancement for nature conservation purposes within land owned by Tilfen in East Thamesmead. The Masterplan aims to provide an integrated approach towards ecological mitigation and will also ensure that habitat connectivity to surrounding land (particularly Erith Marshes to the north) is maximised.

This Ecological Masterplan provides objectives for habitat creation and enhancement in accordance with the national, London and Bexley Biodiversity Action Plans. In the long-term, the Ecological Masterplan will be implemented through a series of Management Plans which will provide detailed prescriptions and specifications for habitat creation and management of the habitat.

The approach taken by Tilfen to the provision of mitigation and compensation habitat is considered to be innovative and ground-breaking. The baseline ecological information obtained for the site from ecological surveys is considered to be exceptionally detailed and the habitat enhancement/ creation has been carefully planned and designed in order to provide effective links to the surrounding areas. As such, Scott Wilson believes that the business park is a good example of sustainable development.

Section 2 of this Masterplan describes the ecological baseline of the site and its environs in terms of designated habitat and the results of ecological surveys and desk study. Section 2 also describes consultation undertaken on the proposed business park whilst Section 3 presents the proposed business park development. Target habitats and species in the Bexley, London and National BAPs are described in Section 4 whilst habitat creation and enhancement measures are specified in Section 5. Section 6 provides a brief summary of measures required in the short-term to ensure compliance with nature conservation legislation.

OUTER

2. ECOLOGICAL BASELINE

2.1. Consultation/Desk Study

During early 2002, Tilfen and Scott Wilson organised a series of meetings with ecological consultees. These meetings have resulted in the stated intention to share all survey data obtained on the site and its environs and enter into constructive dialogue regarding the site and proposed business park and potential mitigation and compensation measures. The following consultees have attended the meetings:

- Chris Strachan, London Wildlife Trust
- David Webb, Environment Agency
- Mike Waite, Greater London Authority
- Simon Geikie, Managing the Marshes
- Mike Brain, Ben Thomas, Bexley Council.

English Nature have also been invited to each meeting but have been unable to attend. In addition, the following background data on the site has been received:

- Kent Wildlife Trust botanical survey of Erith Marshes;
- The results of bat and amphibian surveys of Erith Marshes (from Managing the Marshes);
- Records from the Kent Reptile and Amphibian Group;
- Records from the London Bat Group; and
- Records of breeding birds from the London bird recorder.

Scott Wilson and Tilfen have also undertaken consultation with the local community in the form of a presentation to the Natural Environment Focus Group (NEFG). It is envisaged that this Ecological Masterplan will be circulated to all consultees (including the NEFG) for comments prior to finalisation.

7.1 Background data for the site and surrounding area was sought from the following organisations/individuals:

7.2

Organisation	Data requested
Managing the Marshes/Groundwork Trust	Great Crested Newt data for Erith Marshes Bat data for Erith Marshes and Southmere Park Breeding and wintering bird data for Erith Marshes Aquatic invertebrate data for Erith Marshes
Mr D McKenzie (Local Ornithological Recorder)	Ornithological records for Thamesmead
Mr D Miller	Ornithological records for Thamesmead
Ms.C Schmitt	London Bird report

2.2. Designated sites

Much of the site is designated as a Grade 2 Site of Borough Importance by the London Ecology Unit under the name "Southmere Park, reference Bx. BII2". The area designated is shown on Figure 2 although it should be noted that the proposed

development does not include the western part of the SBI including South Mere. The following description has been taken from the Bexley Wildlife Survey (1991):

Bx.BII Southmere Park

Grid Ref: TQ 480 801

Area 48.8 ha

Status: Metropolitan Open Land (part), Area of Special Character of Local Importance, Industrial Preferred Area (part), good status for water birds (NRA/ KTNC).

Habitats: Open water, broad-leaved woodland, semi-improved neutral grassland, parkland.

Description: An open space consisting of parkland and horse paddocks for the residential area of Thamesmead Town. The lake [South Mere] at the western end of the site is of interest for wintering and breeding water birds; mallard, tufted duck, coot, Canada goose and great crested grebe all breed (mainly confined to the specially-created island), and pochard join these in winter. Occasional visitors include cormorant, common tern and shoveler. Along the southern boundary of the site is a mature poplar *Populus nigra* var. *italica* plantation where common breeding birds include blue tit, great tit, mistle thrush and robin. The park and horse paddocks are adjacent to the Metropolitan Site M41 (Erith Marshes), and birds from there are occasionally seen on the open fields of this site.

Data: LEU Habitat Survey (1984/5), Bexley Wildlife Survey (1991) site nos 18486/18003 (non-inclusive); NRA/KTNC (1990/1 Marsh Dykes Ecology Survey and Ornithological Survey).

Southmere Park Site of Borough Importance immediately abuts the Erith Marshes Site of Metropolitan Importance (M41). The area designated is shown on Figure 2 and the following details are provided by the Bexley Wildlife Survey (LEU 1991):

M41 Erith Marshes

Grid Ref: TQ 490 802

Area: 120.6 ha

Status: Metropolitan Open Land (part), Area of Special Character of Local Importance Grade II (KTNC), Critically important dyke-system (NRA/KTNC).

Habitats: Grazing marsh (semi-improved neutral grassland and drainage dykes), scrub, open water.

Description: Mainly an important wet grassland site, with regionally rare plant species in both the meadows and drainage dykes. These include knotted hedge parsley (*Torilis nodosa*), corn parsley (*Petroselinum segetum*), strawberry clover (*Trifolium fragiferum*), marsh dock (*Rumex palustris*), lesser reedmace (*Typha angustifolia*), reflexed poa (*Puccinellia distans*), narrow-leaved water parsnip (*Berula erecta*), pink water speedwell (*Veronica catenata*) and unbranched bur-reed (*Sparganium emersum*). Sea wall grassland supports common stork's-bill (*Erodium cicutarium*) and narrow-leaved pepperwort (*Lepidium ruderale*).

The site is of particular importance for its bird fauna which includes breeding meadow pipit, yellow wagtail, stonechat, redshank, reed warbler and lapwing. Over-wintering species include various wildfowl and waders, such as pintail, ruff and snipe. Among the invertebrates present are several locally-distributed dragonflies including the black-tailed skimmer (*Orthetrum cancellatum*) and the emerald dragonfly (*Lestes sponsa*). The Orthopteran fauna (grasshoppers and crickets) includes both Roesel's (*Metrioptera roeselii*) and the great green bush-cricket (*Tettigonia viridissima*).

Data: LEU (1988) Handbook 8: London's Meadows and Pastures; LEU Habitat Survey (1984/5); Bexley Wildlife Survey (1991) site Nos 18020/ 18003 (non-inclusive); KTNC SSCI Survey (1989); LWT Bexley Wildlife Report; LWT (1986), A Wildlife Report – Halfway Reach and Belvedere Marshes; MWT Erith Marshes Management Plan; LWT/ Thamesmead, Erith Marshes – A Case for Conservation; NRA/ KTNC (1990/1), Marsh Dykes Ecology Study and Ornithological Study.

A large part of Erith Marshes north of the A2016 Eastern Way, is managed as a nature reserve by Thames Water.

2.3. Results of Ecological Surveys and Consultation

The proposed business park site and adjacent areas covered in the ecological surveys are illustrated on Figure 1. The areas covered by the ecological surveys have been sub-divided into the following sections for the purposes of describing the results:

- Grassland south and south west of Londis, including Cross Dyke 2 and Allders Dyke (Area 1);
- Woodland Way West (Area 2);
- Great Breach Dyke and Woodland Way East (Area 3);
- Small area of grassland east of Londis (Area 4); and
- Land north of Eastern Way (Area 5).

This section provides a summary of the results. Detailed assessment methodology and criteria utilised to determine the value of each resource along with detailed results are provided in Chapter 7 of Environmental Statement for the East Thamesmead Business Park, and the individual survey reports appended to the Ecological Assessment.

2.3.1. Plant communities and species

The site was surveyed using the extended version of the Phase 1 survey methodology¹. Habitats present on the site are illustrated on Figure 3. Areas 1, 2 and 4 were surveyed in August 1998 (and the ditches were re-surveyed in June 2002). Areas 3 and 5 were surveyed in August 1991 and June 2002. For all habitats or areas of relatively homogenous vegetation, a species list was compiled and full species lists are provided in Appendix 1. The abundance of all species noted was recorded on the DAFOS scale:

D	dominant
A	abundant
F	frequent
O	occasional
S	scarce)

Where possible, homogenous stands of vegetation were placed within the appropriate community within the National Vegetation Classification² (NVC). The publication of *British Plant Communities* (Rodwell, 1991 *et seq.*) has provided a standard for the description of plant communities in this country and most vegetation sampled may now be attributed to an NVC type. The NVC provides some context to the frequency of occurrence of various communities within Britain and therefore provides a useful tool in evaluating the importance of habitats.

A detailed search was also undertaken within all sub-areas for rare and scarce vascular plant species.

Area 1

A large part of Area 1 is comprised of the common rank grassland community MG1 within the NVC which is characterised by the dominance of false oat-grass (*Arrhenatherum elatius*) and frequent cock's-foot (*Dactylis glomerata*). Other

¹ Nature Conservancy Council 1990 "Handbook for Phase 1 Habitat Survey"

² Rodwell, J (ed.) 1991: "British Plant Communities Volume 1: Woodlands and Scrub" (and subsequent volumes)

frequent species include soft brome (*Bromus hordaceus*), crested dogtail (*Cynosurus cristatus*), bristly ox-tongue (*Picris eichiioides*), creeping thistle (*Cirsium arvense*) and common ragwort (*Senecio jacobea*).

The western section of Area 1 supports a perennial rye-grass (*Lolium perenne*), white clover (*Trifolium repens*) and smooth meadow-grass (*Poa pratensis*) sward within the sown MG7 *Lolium* ley community of the NVC. Several common herbs are frequent including common cats-ear (*Hypochaeris radicata*) and ribwort plantain (*Plantago lanceolata*). Meadow barley (*Hordeum secalinum*) is also occasional in the sward. The northern fenceline supports a narrow strip of rank MG1 grassland dominated by false oat-grass and scattered hawthorn (*Crataegus monogyna*) and elder (*Sambucus nigra*) bushes.

The ditches running south to north across Area 1 (Alders Dyke and Cross Dyke 2) are dominated by common reed (*Phragmites australis*) and can be placed within S4a of the NVC. Other species on the ditch margins include creeping bent (*Agrostis stolonifera*), false fox-sedge (*Carex otrubae*), plicate sweet-grass (*Glyceria notata*) and celery-leaved buttercup (*Ranunculus scleratus*) with occasional greater reed-mace (*Typha latifolia*) in the ditch.

In terms of rare or scarce plants, the London-scarce round-leaved crane's-bill (*Geranium rotundifolium*) was recorded from Area 1 on the rubble heaps immediately to the north of Area 2.

Area 2

Area 2 (Woodland Way West) consists of four large blocks of poplar (*Populus sp*) and white willow (*Salix alba*) plantation reaching 30m in height in places. The understorey towards the western end is dominated by common rank grasses although further east, hawthorn and elder are both locally frequent. Margins of the blocks support alders (mostly native *Alnus glutinosa*, but also alien *Alnus incana*) and birch species (both *Betula pubescens* and *B. pendula*) all presumably of planted origin. The northern margin along the grassland interface supports scattered hawthorn scrub.

The western end of Woodland Way appears to be subject to seasonal flooding and was under water during May. Local residents confirmed it had flooded for the last 3 or 4 springs.

Japanese knotweed (*Fallopia japonica*) is present in the eastern section of Woodland Way (see Section 6 of this report).

An area of hardstanding south of the Londis depot (known as Manor Farm) supports a range of ruderal species which are common and wide-spread in southern England, including bramble (*Rubus fruticosus agg.*), mugwort (*Artemisia vulgaris*), field bindweed (*Convolvulus arvensis*), teasel (*Dipsacus fullonum*), knotgrass (*Polygonum aviculare*), fat-hen (*Chenopodium album*) and great plantain (*Plantago major*).

Area 3

Land to the west of the Great Breach Dyke in Area 3 is largely comprised of a combination of dry neutral and semi-improved grassland and planted woodland. The grassland is generally species poor with false oat-grass and perennial rye-grass co-

Area 5 also supports dykes dominated by common reed, including Horse Head Dyke. The following locally scarce plants have also been recorded from Area 5 on the wall feature and within dykes:

Marsh Dock	<i>Rumex palustris</i>
Lesser water-parsnip	<i>Berula erecta</i>
Grey club-rush	<i>Schoenoplectus lacustris</i> ssp <i>tabernaemontani</i>
Sea club-rush	<i>Bolboschoenus maritimus</i>
Knotted hedge parsley	<i>Torilis nodosa</i>
Reflexed saltmarsh grass	<i>Puccinellia distans</i>
Round-fruited rush	<i>Juncus compressus</i>

Evaluation of botanical interest

The overall botanical interest of grassland and woodland in Areas 1, 2, 3 and 4 is low comprising species-poor rank grassland, mown *Lolium* leys and non-native broad-leaved plantation. The continuing presence of meadow barley (*Hordeum secalinum*) in small quantity in the west of Area 1 suggests that these fields have a long history of light grazing but have lost virtually all of their intrinsic interest with the cessation of grazing and the increasing prominence of coarse species. The retention of this species in an otherwise rank sward is characteristic of long-abandoned grazing marshes within the east Thames basin such as at the Inner Thames Marshes SSSI in Essex (John Archer, GLA, pers. com., 1992).

The grassland survey results from Area 5 indicate that the quality of the plant community has declined markedly over the last 10 years. The community has altered from one typical of the grazing marshes of the Thames Estuary, dominated by red fescue, crested dogstail and meadow barley, to one dominated by coarse and ruderal species including false oat-grass and creeping thistle. The continuing presence of meadow barley in an otherwise rank sward again suggests the habitat is characteristic of long-abandoned grazing marshes on the Thames Estuary. However, as for areas 1 to 4, the sward is now more characteristic of species-poor dry neutral grassland than of grazing marsh.

The suite of plant species in grassland and woodland habitat in Areas 1, to 5 is therefore evaluated to be of local (less than Borough) importance. However, the botanical interest of ditches in Areas 1 to 5 is likely to be of Metropolitan importance for nature conservation. In particular, ditches in Area 5 support seven species scarce in the London context and the Great Breach Dyke (south) supports three London-scarce species. Although Alders Dyke and Cross Dyke 2 do not support any London scarce species and the botanical diversity is lower than that of the Great Breach Dyke, all three ditches are part of the 'critically important dyke system' described by KTNC (National Rivers Authority, 1991) and represent long-standing features considered to be of some nature conservation value. The 1624 map of the 'Great Breach in Edith' shows the dykes more or less in the same positions seen today.⁵

2.3.2. Invertebrates

Areas 1 and 2 were surveyed by Colin Plant, an invertebrate specialist, in early September 1998. The time of year and the poor weather conditions on the survey date were unfavourable for the compilation of a large species list; effort was instead directed towards locating and evaluating invertebrate habitats and microhabitats present.

⁵ London Ecology Unit file notes

Four basic types of invertebrate habitat were found within the survey area, including plantation woodland (Woodland Way), tall ruderal herbage, mown grassland and drainage ditches. The woodland structure of Woodland Way is poor, representing an even-aged plantation with poor light-penetration and minimal floral cover on the ground below. Edge habitats are present but these are also poorly structured and of only limited interest to invertebrate communities. Consequently, the real invertebrate interest is confined to the dead timber resource within the western end of Area 2. This habitat is potentially of significance to saproxylic invertebrates in a Metropolitan (Greater London) context.

The ruderal habitats represent the most important invertebrate feature of the site. The general area of eastern London along both sides of the River Thames - the East Thames Corridor - supports nationally significant assemblages of bees and wasps and the East Thamesmead site falls within this defined area. Although the site is of little or no importance as a breeding site for these insects, it is likely to represent an important source of nectar and pollen for a large number of generalist species and would be likely to generate a large species list if appropriate survey techniques were employed from May to July.

Allders Dyke and Cross Dyke 2 represent vestiges of the former marshland habitat and are somewhat degraded and overgrown with reeds in places. A poor species list was obtained by spot sampling in September 1998. The mown grassland area at the western end of the site has no apparent value to invertebrates.

In summary, Areas 1 and 2 are likely to be of metropolitan importance for terrestrial invertebrates.

2.3.3. *Water voles*

Water vole surveys were undertaken by Rob Strachan in 1999 and were repeated by Scott Wilson in July 2002. The location of the following characteristic field signs were recorded:

- **Latrines:** characteristic cylindrical droppings approximately 1cm long deposited in discrete piles.
- **Burrows:** typically a series of holes at the water's edge, occurring up to 3m from the water. Some may open below the waterline.
- **Nests:** may be found where vegetation is densely woven into the base of rushes, sedges or reeds.
- **Feeding stations:** feeding remains are deposited as a neat pile of chewed lengths of vegetation.
- **Other:** the presence of grazed lawns around land holes, footprints and runways (low tunnels pushed through the vegetation leading to the water's edge, favoured feeding areas or burrow entrances).

The ditches surveyed were divided into sections either according to distinct changes in the channel and bankside vegetation or according to physical barriers, such as roads. Each section was assessed in terms of its value for water voles according to the density and range of field signs recorded. A set of criteria was established to aid assessment of quality for water voles and to provide a semi-objective means of comparing the quality between the different areas. Each section of ditch was consequently given a grading of either excellent, good, fair, poor or no value for water voles.

The results and evaluation for each ditch are presented below:

Cross Dyke 2 (Areas 1 and 2)

The majority of the ditch provided fair to good habitat for water voles with a short stretch of excellent quality habitat. Cross Dyke 2 had shallow banks that were severely poached by horses. Despite the poaching, dense stands of common reed were present on the ditch margins and signs of water vole, including nests, were fairly plentiful.

Allders Dyke (Areas 1 and 2)

The majority of the ditch (with the exception of the short stretch of dry ditch within Woodland Way) provided excellent habitat for water voles. Although the ditch banks were badly poached by horses and stands of common reed on the margins were patchy in distribution, signs of water voles were numerous (27 latrines were recorded on the west bank of the ditch).

Ditch within Woodland Way (Area 2)

The ditch running from Allders Dyke along the north eastern edge of Woodland Way was dry at the time of survey and heavily shaded by trees and scrub. No signs of water voles were found during the survey and the ditch is considered to be of no value for water voles.

Great Breach Dyke (south) (Area 3)

Field signs recorded during the survey indicate a small population of water voles. The majority of the ditch was classified as poor habitat with occasional stretches of fair quality habitat for water voles. A stretch of the southern bank adjacent to Waldrist Way could not be accessed because of dense scrub: this habitat appeared to be of at least good quality for water voles. The Great Breach Dyke at present has steep banks which slope into a shallow berm at the mean water level. The ditch's banks and marginal areas of the bank are heavily poached by horses and the water vole population is therefore effectively constrained to the vegetation mat within the centre of the channel.⁶

Horsehead Dyke (Area 5)

The majority of the Horsehead Dyke provides good to excellent habitat for water voles. Abundant signs of water vole were found during the survey, including a total of 40 burrows. The majority of the ditch provided steep banks for burrowing with wide bands of dense marginal vegetation, including common reed and reedmace. The lack of poaching on the banks by horses would explain the higher quality of the habitat in Horsehead Dyke for water voles compared to the Great Breach Dyke (south).

Summary

Water voles were found to be present in most of the ditches across the site. Allders Dyke and Horsehead Dyke in particular were found to provide excellent habitat for water voles whilst Cross Dyke 2 provided good habitat. However, the amount of poaching by horses on ditch banks across the site was considered to be a limiting factor for the water vole population and the Great Breach Dyke south was particularly

⁶ It should be noted that surveys undertaken by Managing the Marshes in 2001 found the Great Breach Dyke (south) to be of good quality for water voles. It is probable that the quality of the ditch for water voles has decreased substantially during the period up to the Scott Wilson survey in July 2002 due to the severity of poaching by horses.

badly affected. Such grazing not only damages the water vole burrow system but also reduces the amount of food and cover available for water voles. In the long term, water vole populations in ditches that provided excellent or good habitat at the time of survey (namely Allders Dyke and Cross Dyke 2) are also likely to be under threat due to horse poaching.

The water vole population on the site has therefore been estimated to be of borough to metropolitan importance given that the value of the habitat is sub-optimal due to lack of management and poaching by horses. Exclusion of horses from the ditches would be likely to increase the value of the site to metropolitan.

2.3.4. Birds

Breeding Birds

The site (including the Eastern Thamesmead Industrial Extension, Woodland Way, the Great Breach Dyke south and adjacent land and the northern triangle) was surveyed for birds using an adaptation of the common bird census (CBC) methodology of the British Trust for Ornithology (BTO). A total of 3 visits (in April, May and June 2002) were made to the site. A total of 10 transects were walked and contacts with birds (by sight or sound) were recorded on large-scale field maps. The three visits were undertaken in early morning and were made in good weather with wind speed no greater than Force Five. In addition to the breeding bird survey, records were made of foraging birds during a survey on 28th August 1998.

A full breeding bird species list is provided in Appendix 2. A total of 43 species were recorded during the breeding bird survey and of these, 36 species were thought likely to be breeding. The remaining seven species were passage migrants (yellow wagtail, wheatear), foraging visitors (grey heron, swift, swallow, linnet) or lingering winter visitors (gadwall).

Of the 36 species thought to be breeding, three are red-listed and four are amber listed by the RSPB as "Birds of Conservation Concern". These are summarised in Table 2.1 below. No nationally rare or scarce breeding species were recorded during the survey. Species are considered notable in this context either because of their inclusion on the list of Birds of Conservation Concern due to a national decline in population levels or because numbers present on the site comprise a significant component of the London population (usually more than 1% of the London population).

Table 2.1: Summary of Bird Survey results (red and amber species)

	RSPB List	Area 1	Area 2	Area 3	Area 5
Skylark	Red	2 territories			1 territory
Song Thrush	Red		2 territories	1 territory	1 territory
Reed Bunting	Red	1 territory			1 territory
Green Woodpecker	Amber		1 territory		
Stonechat	Amber	1 territory			
Dunnock	Amber	1 territory	3 territories	3 territories	1 territory
Goldfinch	Amber		1 territory		

In addition to the red and amber listed species, a total of 12 species can also be regarded as being as of note within the London context. The most important breeding species in the London context is Stonechat with 22 pairs at just 8 sites within the London Natural History Society (LNHS) recording area (London Bird Report 1998). The pair of stonechats within the survey area perched frequently along the fenceline and scattered hawthorns west of the Londis warehouse but are more likely to have bred in scrub to the north of this.

The London wide baseline data for bird species is poorer for the commoner species although waterbirds tend to be counted monitored more effectively than more widespread species of woodlands and scrub. For this reason it has been judged inappropriate to classify into the categories of London "rare" or "scarce" species based upon these counts, especially given that in some cases these values might contradict the status afforded to the species by the London Bird Report (LBR) authors. Instead, in Table 2.2 the LBR status and a summation of given pairs or territories is presented for the scarcer species in order to give some context to the results of the survey.

Table 2.2: Summary of Bird Survey results

	Area 1	Area 2	Area 3	Area 5	1998 London Bird Report
Little Grebe				2 pairs	126 pairs "widespread"
Mute Swan				1 pair bred	101 pairs "common"
Tufted Duck				2 pairs	232 pairs "regular breeder"
Cuckoo				1 male	"widely reported"
Green Woodpecker		1 territory			150 localities "common"
Skylark	2 territories			1 territory	323 pairs "common"
Meadow Pipit	1 territory				175 pairs "common but increasingly localised"
Song Thrush		2 territories	1 territory	1 territory	245 territories "common"
Stonechat	1 territory				22 pairs at 8 sites "localised"
Reed Warbler	4 territories	2 territories	4 territories	5-6 territories	1020 territories (usually less) "common"
Linnet	foraging visitor		foraging visitor	foraging visitor	"common"
Reed Bunting	1 territory			1 territory	291 territories "common"

Records provided by Des McKenzie (the inner London Bird Recorder) are in accordance with the results of the breeding bird survey undertaken in 2002. Records of breeding riparian species included mute swan, little grebe, Canada goose, tufted duck, moorhen, coot, sedge warbler, reed warbler and reed bunting. Records

provided by Des McKenzie generate a similar list of common woodland species breeding on the site including whitethroat, lesser whitethroat, green woodpecker, blue tit, blackcap, chaffinch, chaffinch and willow warbler. Other breeding birds recorded included skylark, meadow pipit and stonechat. The records provide an extra breeding species for the site: linnet. The linnet is on the red list of Birds of Conservation Concern (RSPB, 1996) but is a relatively common species in London.

Evaluation of breeding bird interest

Woodland Way (Area 2) supports a range of common bird species including whitethroat, wren, robin, dunnock, great spotted woodpecker, great tit and blue tit. Whilst song thrush (on the red list of Birds of Conservation Concern, RSPB *et al* 1996) and blackbird and green woodpecker (on the amber list) are breeding within Woodland Way, the numbers present on the site do not constitute more than 1% of the London population. Woodland Way is consequently evaluated to be of Borough importance for breeding birds.

Grassland within Area 1 and 5 (the East Thamesmead Industrial Extension) supports skylark which is a red list species on the list of Birds of Conservation Concern. The skylark also has a Species Action Plan within both the Bexley and the national Biodiversity Action Plan due to the rapid decline in population levels over the last 50 years. However, the numbers breeding on site (2 pairs) are significantly less than 1% of the London population. A pair of meadow pipits were recorded as breeding on grassland within Area 1, although this is also significantly less than 1% of the London population. The pair of breeding stonechats recorded from scrub along the northern boundary of Area 1 represents 4.5% of the London population. The territory of the pair found along the fenceline of Area 1 is presumed to lie mostly to the north of the fenceline although they are still likely to forage over Area 1, particularly in areas close to the fence. Area 1 is therefore judged to be of Metropolitan importance for stonechat although this is qualified by the aforementioned context, particularly with regard to any future landtake impacts.

The network of ditches across the site, particularly the Great Breach Dyke (Area 3) and ditches within the Northern Triangle to the north of Eastern Way (Area 5) are also of Metropolitan Importance for breeding birds. The ditch network supports one red list species, reed bunting, which also has a Species Action Plan in the national Biodiversity Action Plan due to the rapid decline in population levels over the last 50 years. In addition, the ditch network supports several species in numbers which may be significant in a London context, including little grebe, tufted duck, mute swan, moorhen, coot, mallard, reed warbler and cuckoo.

All of the four areas surveyed (Areas 1, 2, 3 and 5) are judged likely to be of possible Borough importance for various species, based on their likely populations in the Borough context although this cannot be confirmed.

Foraging birds

In August 1998, a flock of goldfinches (*Carduelis carduelis*) comprising 120 to 150 birds was recorded on thistles in Area 1. Although the breeding bird survey demonstrates that few goldfinches breed on the site (one pair at most), the large post-breeding flock observed is significant. The fields support a large population of thistles (*Cirsium sp.*), the favoured food plant of the species, and this, combined with a relative lack of disturbance is the reason for the presence of the flock. The flock is evaluated to be of probable metropolitan importance.

2.3.5. *Bats*

Methodology

A survey of foraging bats and potential bat roosts was undertaken by John Drewett in May 2002. Trees were inspected using close focusing binoculars for any potential cavities that could act as roost sites, including:

- cracks and crevices;
- loose bark;
- holes (including rot holes, boss holes and woodpecker holes);
- splits, perhaps resulting from drought or lightening strikes; and
- an absence of branches and vegetation immediately below and surrounding the cavity entrance.

Although bats may occupy a cavity and leave no visible external evidence, field signs of bats can be found where there is a roost. Consequently, special attention was given to any evidence found that bats may be using a particular hole. Such evidence included:

- dark stains running down the tree, below the hole;
- stains around the hole resulting from the deposition of oil secretions in bat fur;
- bat droppings below or within the hole;
- odours or noise characteristic of bats coming from within the hole; and
- scratch marks around the hole entrance (resulting from bat claw holds).

Visits were made to the site at dusk and dawn during the period 9th to 13th May. A Stag Bat Box III bat detector was used to locate and identify bats. The bat detector was set at 50 kilohertz and was regularly tuned up and down from 20 to 50 khz to ensure that all species of bat were detected.

The London Bat Group and Managing the Marshes were also asked to provide data of bat records on the site.

This survey was conducted over a 5 day period by an experienced bat surveyor. Although this is early in the season for conduction roost surveys, the absence of suitable roosting habitat on the site means that it is not considered to be a significant limitation. The weather conditions during the survey was mild and bats were recorded during each visit, suggesting that the survey gives a fair representation of bat activity at the site.

Results

Desk Study

Managing the Marshes provided one record of serotines (*Eptesicus serotinus*) using the corridor on the edge of Woodland Way.

Field Survey

The roost survey revealed that although Area 2 (Woodland Way west) has a good number of tall trees, these had not attained a size which has allowed the development of rot holes or loose bark. The site as a whole was considered to provide virtually no opportunities for roosting bats.

Records provided by Managing the Marshes (Groundwork Trust, Kent) suggest that Woodland Way is utilised as a commuter route by serotines (*Eptesicus serotinus*) and noctules (*Nyctalus noctula*). Eight serotines and one noctule were recorded on 17th April 2002.

Three species of bat were recorded during the foraging survey in May including common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), and noctule. Most observations were concentrated along Woodland Way west (Area 2) with one or two bats foraging over ditches (including Cross Dyke 2, Allders Dyke, Great Breach Dyke south and the ditch to the north of Horsehead Dyke). The smaller pipistrelles in particular, tended to follow linear features such as woodland edges and ditches when foraging. Bats were not observed at the site until at least half an hour after sunset, suggesting that they had probably travelled some distance from their roosts.

Bats have undergone a major decline in numbers over the past 50 years. Due to the severity of the decline, bats receive complete protection under the Conservation (Natural Habitats & C.) Regulations 1994. Pipistrelle bats have a species action plan in the national BAP whilst all bats are covered under a species action plan in the London and Bexley BAPs. BAP's have recently been awarded legislative force under the Countryside and Rights of Way Act (2000).

The site was considered to offer limited potential for foraging bats and no more than five bats were observed during any survey period. Despite the mild conditions during the survey period, only small numbers of flying insects were observed and the lack of prey is likely to account for the small numbers of bats recorded. The lack of invertebrates probably results from the extensive horse grazing on the site. The site is therefore considered to be of borough importance at most for foraging bats but Woodland Way may be of borough to metropolitan importance as a commuter route for larger bats such as serotines and noctules.

2.3.6. Reptiles

Desk Study

No previous records of reptiles for the site were provided.

Field Survey

A total of 450 corrugated iron sheets, corrugated bitumen sheets, roofing felt and carpet tiles measuring approximately 1m x 1m were distributed around Woodland Way (Area 2) and the Eastern Thamesmead Industrial Estate Extension site (Area 1). The sheets provide artificial refuges for reptiles and provide an effective method of surveying particularly in areas with few easily checked natural refuges. In addition to their use as refuges, they act as preferential basking sites since the materials are quick to warm in the sun.

The sheets were placed on the ground in suitable locations within, and at the interface of, grassland and scrub habitat. The sheets were also placed in various orientations in order to catch the sun at different times of the day.

The sheets were set out in early April 2002 and checked a total of 11 times in April and May. Sheets were only checked during periods of sunshine and, if the day is

sunny and hot throughout, they will be checked only between 8-10am and 4.30-6.30. The best survey conditions are often on warm showery days with short periods of intense sunshine which focus the windows available for basking.

All 450 sheets were then transferred to land adjacent to the Great Breach Dyke Areas 3 and 4) and to the northern triangle (Area 5). The survey was repeated on these sites during the same windows of time and under the same weather conditions outlined above. A further 11 visits were undertaken during this part of the survey.

A total of four grass snakes (*Natrix natrix*) and one slow-worm (*Anguis fragilis*) were recorded during the reptile survey. Three grass snakes were seen within Woodland Way (Area 2); one next to the pool at the western end of this wooded strip and the second at the wood/field boundary. Another was seen in the Manor Farm site. The fourth grass snake was seen in Area 3.⁷ These results are in accordance with the Kent Reptile and Amphibian Group (KRAG) records which state that grass snake is present on Erith Marshes to the north.

The single slow-worm was observed in late May, on the northern edge of Woodland Way, south of the Londis depot. This slow-worm was located underneath a piece of installed refugia, in amongst a pocket of herbs and bramble.

The results of the survey indicate that the site contains important habitat for grass snakes and slow worm, mainly in the drainage dykes, rough grassland, scrub/herb pockets and wet woodland. The site is contiguous with Erith Marshes to the north which could well be a stronghold for grass snakes in the London Borough of Bexley. The grassland fields within the Eastern Thamesmead Industrial Extension are also considered to provide habitat for reptiles although none were found in this area during the survey. Grass snakes and slow-worms are both likely to be found within these grazed fields, and may utilise all areas of this habitat during the course of the year.

Although no common lizards (*Lacerta vivipara*) were seen during the survey, suitable habitat also exists for this species on the site adjacent to the drainage dykes and in rough grassland, rubble piles/ made ground and scrub/herb pockets. It is probable that a population of common lizards is present on the site.

2.3.7. Amphibians

Desk Study

Although no formal records were available relating to smooth newts Managing the Marshes have reported that they have recorded '*more than 100 individuals each time we have visited over the past three years*'.

Field Survey

The survey covered all ditches within Areas 1 to 5 and within 500m of the Eastern Thamesmead Industrial Extension. Torching was undertaken on the site for a total of 8 nights. This method involved searching for amphibians at night by shining a torch (minimum 50,000 candlepower) in the water body. The entire margins of the water bodies to be surveyed were walked and torch surveys were only carried out under suitable weather conditions (ie night-time air temperature of more than 5°C, no/ little wind and no rain).

⁷ A further four grass snakes were seen during the water vole survey on two successive days in Area 3 adjacent to the Great Breach Dyke and on ruderal habitat adjacent to Waldrist Way.

Bottle trapping was utilised on the Cross Dyke 2, Alders Dyke and ditches in Woodland Way. Bottle traps made from 2-litre plastic bottles were set on the ditch margins and left overnight. A density of one trap per 2m of bankside was used over sample 10m stretches of ditch. Both banks were surveyed and no less than 100 traps were used per ditch. Three trapping sessions were undertaken on each ditch (a total of six nights across the site). Trapping was only undertaken where the night-time air temperature was more than 5°C.

The Kent Reptile and Amphibian Group database was consulted for records of amphibians in the area. The Managing the Marshes project has also been contacted with a request to supply results of amphibian surveys undertaken on Erith Marshes.

No great crested newts were found during either the torch counts or the bottle trapping exercise despite the intensive nature of the survey. No historical records of great crested newt on the site or on Erith Marshes to the north were found during the data search. In addition, no other local herpetological experts had any records of great crested newts within Erith Marshes.

During the survey, smooth newts were recorded on a number of ditches and on the pool within Woodland Way. The bottle trapping revealed good numbers of smooth newts on the Alders Dyke (between 11 and 18 caught over three nights), but fewer on Cross Dyke 2 (between 3 and 4 newts caught over three nights only).

The evening torch counts also detected smooth newts on the pool at the west end of Woodland Way, as well as on the Alders Dyke, Cross Dyke 2, Horsehead Dyke and the Great Breach Dyke (south). The woodland pool and the Alders Dyke held the highest number of newts during this particular survey (up to 10 and 7 respectively). These results are in accordance with the Kent Reptile and Amphibian Group (KRAG) records which state that smooth newt is present on Erith Marshes to the north.

Ditches across the site therefore support a large population of smooth newts. Alders Dyke in particular was of high quality for smooth newts. The site is therefore assessed as being of borough importance for smooth newts, taking into account both the widespread nature of the species and their inclusion in the Bexley Biodiversity Action Plan.

2.3.8. *Other species of interest*

Managing the Marshes reported that the site provides habitat for harvest mice and water shrews. Water shrews are likely to be present in the ditch corridors but may also use grassland, woodland and scrub habitat across the site. Harvest mice are likely to use tall fen vegetation, including common reed for nesting but may also be present in tall grassland and bramble patches across the site.

2.3.9. Summary of Nature Conservation Interest

The existing interest of the site is summarised in Table 2.2.

Table 2.2. Existing Nature Conservation Interest of the site			
Resource	Sub-area of the site	Interest	Comments
Plant species	Areas 3 and 5 (dykes only)	Metropolitan	7 species scarce in a London context were recorded in Area 5 and 3 species scarce in a London context were recorded in the Great Breach Dyke.
Terrestrial invertebrates	Areas 1 and 2	Metropolitan	Dead wood habitat for saproxylic invertebrates in Woodland Way. Ruderal foraging habitat for aculeate hymenoptera.
Breeding birds	Grassland within Area 1	Metropolitan	Due to the presence of a breeding pair of stonechat.
	Dykes within Areas 1, 3 and 5	Metropolitan	Breeding birds include reed warbler, reed bunting, little grebe, tufted duck, mute swan and cuckoo.
	Area 2, Area 3, Area 5	Borough	Supports a range of common species.
Water vole	Areas 1, 3 and 5	Borough to metropolitan	Size of the population is limited by horse poaching. Habitat within Areas 1 and 3 in particular is sub-optimal.
Bats	Areas 1, 2, 3 and 5	Borough	No roost sites. Site is utilised by noctule, serotine and both species of pipistrelle for foraging (mainly along dykes and Woodland Way). Woodland Way likely to act as a commuting corridor.
Reptiles	Areas 1, 2, 3 and 5	Borough	Slow worm and grass snake population.
Amphibians	Areas 1, 2, 3 and 5	Borough	Populations of smooth newt found in most ditches

3. PROPOSED BUSINESS PARK DEVELOPMENT

Much of Area 1 is allocated within the Bexley Unitary Development Plan for industrial development. Tilfen propose to construct a Business Park within Area 1 in two phases. Development will be aimed at warehousing and the hi-tech end of the market. A detailed layout of the proposed Business Park scheme has been submitted as part of the planning application.

Information from ecological surveys and consultation (see Section 2 above) has informed the design of the Business Park from an early stage. Retention of the critical dyke network is a key design criterion as these dykes are long-standing features of considerable value for nature conservation. A further design criterion is ensuring connectivity of habitats, particularly to Erith Marshes to the north, and therefore maximising the value of retained and created habitats on the site.

Nevertheless, grassland of Metropolitan importance for breeding birds and terrestrial invertebrates will be lost as a result of the proposed Business Park scheme. In addition, it is possible that this grassland was formerly grazing marsh, a habitat which has declined dramatically in extent along the Thames estuary over the course of the last century. Consequently, it has been recognised that extensive ecological mitigation is required to mitigate for the loss of the grassland.

Figure 4 illustrates the habitats to be retained and habitats to be created across land owned by Tilfen in East Thamesmead. Large areas of land will be managed for nature conservation purposes as mitigation for the proposed Business Park site, including Woodland Way (Area 2), the Great Breach Dyke and adjacent land (Area 3) and land within the Northern Triangle (Area 5).

The ecological mitigation will involve enhancement of habitats already present across the site, including grazing marsh grassland in Area 5, the dyke system (including Cross Dyke 2, the Great Breach Dyke and Horsehead Dyke) and woodland and scrub within Woodland Way. The ecological mitigation will also involve creation of new habitats including the following:

- An extensive wetland area on the site of the currently contaminated Manor Farm;
- A backwater and wetland area linked to the Great Breach Dyke;
- Several backwater areas linked to the Great Breach Dyke north and Horsehead Dyke in Area 5;
- Two new ditches to replace the loss of part of Alders Dyke; and
- Extensive areas of scrub and grassland mosaic.

Section 4 below outlines the BAP species and habitats which have been targeted in this Masterplan and Section 5 supplies detail on the location and extent of habitats to be provided across the site. Section 5 also provides details of practical implementation of this masterplan together with initiatives for environmental education. Section 6 provides brief details of the short-term ecological mitigation required to ensure compliance with protected species legislation.

4. TARGET BAP HABITATS AND SPECIES

Biodiversity, short for biological diversity, is the variety of life forms all over the world. It encompasses the whole range of mammals, birds, reptiles, amphibians, fish, invertebrates, plants, lower plants and fungi as well as their habitats. As a direct result of the Earth Summit in Rio de Janeiro in 1992, the UK Biodiversity Action Plan was published in 1994. The UK BAP sets out the strategy for implementing the Convention on Biological Diversity to which the UK is a signatory. Although the Report provides the national framework for biodiversity, it also emphasises the importance of local action through Local Biodiversity Action Plans. As a result, the London Biodiversity Action Plan (BAP) was launched in February 2001 and the Bexley BAP in 2002.

Habitat creation and enhancement proposals for Woodland Way, the Business Park site, the Great Breach Dyke and the northern triangle will target habitats and species which have been identified within the Bexley, London or the national Biodiversity Action Plans (BAPs) and which are typical of the Thamesmead area. As well as contributing to Bexley, London and national BAP targets it is considered that these habitats will be the most successful in terms of long-term establishment on the site, and will require a level of management and maintenance which can be met realistically. Habitats and species which have Biodiversity Action Plans at either the Bexley, London or the national level are summarised in Tables 4.1 and 4.2 below.

Table 4.1. Biodiversity Action Plan Habitats targeted within this Masterplan

BAP	Habitat Action Plan	BAP aims and objectives	How the BAP aims and objectives are met through this Masterplan (see Section 5).
National, London and Bexley	Broadleaved, Mixed and Yew Woodland	Includes patches of scrub of above 0.25 ha which forms a continuous canopy. The overall aims of the London woodland BAP are 'to conserve, enhance and increase London's woodland for the benefit of biodiversity', 'to significantly increase the area of woodland in London' and 'to increase the sustainable economic use of woodland in London'. The overall aim of the Bexley Woodland BAP is 'to protect existing woodland and increase woodland cover within Bexley' and 'to increase the biodiversity of existing and proposed woodland'.	The biodiversity value of woodland within Woodland Way will be increased through gradual replacement of non-native species with native species typical of woodland communities in the London area. Extensive new areas of scrub will also contribute to increasing the area of habitat included in this category.
National	Wet woodland (covered in the Woodland BAP for London and Bexley – see above).	Wet woodland occurs on poorly drained or seasonally wet soils, usually with alder, willows and birch as the dominant tree species. Key objectives of the national BAP include "Complete establishment of a further 3,375 ha of wet woodland on unwooded sites or by conversion of plantations by 2015"; and "Achieve favourable condition over 50% of the total resource of wet woodlands by 2010".	The existing woodland plantation in the west of Woodland Way will be converted to wet woodland of high biodiversity value. The management of the wet woodland will aim to achieve "favourable condition" by 2010.
National, London and Bexley	Grazing marsh	Grazing marsh is defined as periodically inundated pasture or meadow with ditches which maintain the water levels, containing standing brackish or fresh water. The ditches are especially rich in plants and invertebrates. One of the key objectives of the National BAP is to "Rehabilitate 10,000 ha of grazing marsh habitat which has become too dry, or is intensively managed, by the year 2000." The London BAP for grazing marsh has not yet been produced. One of the aims of the Bexley BAP is "To identify and protect existing grazing marsh and its associated flora and fauna within Bexley".	The dry grassland in Area 5 represents degraded grazing marsh. The management of this area will be aimed at restoring the dry grassland to grazing marsh in favourable condition. This habitat will be particularly important for ground-nesting birds such as yellow wagtail and meadow pipit as well as grazing marsh plants and invertebrates.
National	Standing Open Water	Includes ditches with open water and covers the open water zone	Ditches across the site will be enhanced to

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and Bexley	and Canals (covered as Rivers and Standing Waters in Bexley BAP).	with submerged and floating vegetation and water fringe vegetation. No national BAP prepared to-date. Bexley Habitat Action Plan currently under production.	increase their value for plants, invertebrates, breeding wildfowl and other birds such as reed warblers and water voles. Plants and invertebrates that will be aimed at include species typical of Erith Marshes to the north (see Section 2 above). Extensive wetland areas and backwaters will also be created across the site.
National, London, Bexley	Reedbed	Reedbeds are wetlands dominated by stands of the common reed <i>Phragmites australis</i> . The national BAP focuses on "priority" reedbed areas over 2 ha in size (reedbeds of this size are not likely to be created on the site). The London BAP has yet to be prepared. Objectives of the Bexley BAP are to "Protect and maintain the existing area of reedbed in the Borough"; and to "Increase the areas of reedbeds, by expansion of existing areas and creation of new areas, where opportunities arise, in the Borough."	Bexley has about 10% of London's reedbeds, of which the majority are on Erith Marshes/Crossness nature reserve. As such, stands of common reed along ditches on the site are valuable in both the metropolitan and borough context. Existing stands of common reed will be retained and the total reedbed area across the site will increase through the creation of extensive wetland areas and new ditches.
National, Bexley	Ancient and/ or Species-rich Hedgerows	Species-rich hedgerows may be defined as those which contain 5 or more native species on average in a 30m length. One of the aims of the Bexley BAP is to "Reverse the loss of hedgerows in Bexley".	Creation of new hedgerows along the ditch corridors and along the northern boundary of the Business Park will increase the total length of hedgerow in Bexley and therefore help to reverse the decline in total hedgerow length.

Table 4.2. Biodiversity Action Plan Species targeted within this Management Plan

BAP	Species Action Plan	Summary of Species Status	BAP aims and objectives	How the BAP aims and objectives are met through this Masterplan (see Section 5).
London and Bexley	Stag beetle (<i>Lucanus cervus</i>)	A species reliant on dead wood to complete its life cycle. London is nationally significant for the populations it supports (approximately 30% of the 1998 national records were from the	One of the aims of the London BAP is "To protect, conserve and enhance where appropriate the nationally important populations of stag beetle in London and their distribution". One of the aims of the Bexley BAP is "To significantly increase	The retention of dead wood habitat within Area 3 adjacent to the Great Breach Dyke and Area 2 (western end of Woodland Way) will provide nesting habitat for stag beetles. Provision of stag beetle loggeries may contribute to the target of increasing stag beetle populations in

		capital). Nationally, stag beetle distribution has significantly contracted in recent years.	populations of stag beetles in Bexley."	Bexley.
London, Bexley and National	Water vole (<i>Arvicola terrestris</i>)	A species reliant on the presence of healthy waterside habitats and their associated plant communities. The water vole is the most rapidly declining animal in Britain with an 88% loss to the national population between 1991 and 1998 (Strachan <i>et al</i> , 2000). Water vole has disappeared from over 72% of sites in Greater London since 1997 (London Mammal Group, 1998).	One of the objectives of the London BAP is "To conserve London's water vole population and increase their range for the benefit of current and future generations." The objective of the Bexley BAP is "To conserve existing water vole populations and increase their range and numbers through safeguarding and improving suitable habitat."	Habitat will be enhanced for water voles on existing ditches, primarily through exclusion of horses and introduction of a sensitive management regime. Extensive new habitat for water voles in the form of wetlands, backwaters and new ditches will be created across the site.
National and Bexley	Skylark (<i>Alauda arvensis</i>)	Although the skylark is one of the most widespread birds of the British Isles with over 2 million breeding pairs, the UK breeding population on lowland farmland declined by 54% between 1969 and 1991. The rate of decline in Bexley is thought to reflect the national decline. On the Red list of Birds of Conservation Concern (RSPB <i>et al</i> 1996).	The objectives of the National BAP include the following: "Maintain present breeding numbers, wintering numbers and distribution throughout the UK"; and "Protect the Skylark's habitat, particularly during the breeding season." One of the objectives of the Bexley BAP is "To increase the available habitat and therefore increase the breeding population of skylarks."	Available habitat for skylarks due to the Business Park scheme is likely to decrease due to the loss of grassland in Area 1. However, grassland in Area 5 will be managed as grazing marsh and one of the management objectives for this area will be to provide habitat for skylarks.
National	Bullfinch (<i>Pyrrhula pyrrhula</i>)	A species closely associated with scrub habitats which has seen a national decline through the Common Bird Census Monitoring (75% decline on	The objectives of the national BAP are: "In the short term, halt or reverse the decline in numbers of the bullfinch by the year 2003..."; and "In the long term, see a sustained recovery in numbers".	New hedgerows and extensive scrub areas created across the site will provide habitat for bullfinch.

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		farmland and 45% in woodland between 1968 and 1991). On the Red list of Birds of Conservation Concern (RSPB <i>et al</i> 1996).		
National and Bexley	Song thrush (<i>Turdus philomelos</i>)	A species closely associated with scrub habitats which has seen a national decline through the Common Bird Census Monitoring (it has more than halved in numbers over the past 25 years). On the Red list of Birds of Conservation Concern (RSPB <i>et al</i> 1996).	The objectives of the national BAP include the following: "Halt the decline in numbers of song thrush in the UK by the year 2000"; and "Maintain the range and population levels of song thrush and where possible restore them to that of the 1970 estimate." The objective of the Bexley BAP is "To increase the available habitat and therefore increase the breeding population of song thrushes."	Habitat for song thrush will be retained in Woodland Way. In addition, the creation of extensive areas of scrub habitat will also provide new nesting habitat for song thrush.
National	Reed Bunting (<i>Emberiza schoeniclus</i>)	A species typically associated with reedbeds which also occurs along ditches and overgrown hedgerows. The population has declined by over 50% from its mid-1970s level. On the Red list of Birds of Conservation Concern (RSPB <i>et al</i> 1996).	The objectives of the national BAP are: "In the short-term, halt or reverse the decline in numbers of the reed bunting by the year 2003"; and "In the long term, see a sustained recovery in numbers."	Current habitat for reed bunting on the site (including ditches with dense marginal vegetation) will be retained. In addition, new habitat suitable for reed bunting will be created across the site, including new ditches and wetlands with dense common reed and other marginal vegetation and hedgerows.
National	Linnet (<i>Carduelis cannabina</i>)	A species associated with weedy fields, hedgerows, gorse thickets, heathland and scrub. Numbers declined by 56% on farmland between 1968 and 1991. On the Red list of Birds of Conservation Concern (RSPB <i>et al</i> 1996).	The objectives of the national BAP are: "In the short-term, halt or reverse the decline in numbers of the linnet by the year 2003"; and "In the long term, see a sustained recovery in numbers."	Linnets have been observed foraging on the site but are not currently thought to be breeding on the site. The areas of scrub to be created on the site would provide suitable breeding habitat for linnets.
National, London and	Bats	Eight bat species are known to be breeding in Greater London. Evidence suggests that there is an	The objectives of the National BAP are: "Maintain existing populations and range of pipistrelles and restore populations to pre-	The site does not currently provide roosting habitat for bats although Woodland Way provides a commuting route for noctules and

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Bexley.		overall decline in populations of all bat species in the UK. Both species of the pipistrelle are thought to have declined by an estimated 70% between 1978 and 1993.	1970 numbers." The objective of the London BAP is "To reverse the current population declines in London's bats." The objective of the Bexley BAP is "To protect existing and increase numbers of colonies in Bexley."	serotines and limited foraging habitat for both species of pipistrelle. The commuting route will be retained. Roosting habitat for bats will be provided by the erection of bat boxes, or similar structures in Woodland Way. In addition, extensive new foraging areas for bats will be provided by the creation of new wetland areas, including the Manor Wetland within Woodland Way.
Bexley	Newts	All native amphibians are in decline as a result of habitat loss and fragmentation. The species found within ditches on the site, the smooth newt (<i>Triturus vulgaris</i>), is the most wide-spread and common of the newt species in the UK and Bexley.	The objectives of the Bexley BAP are: "To maintain the present range, distribution and viability of existing populations" and; "To increase the number of suitable terrestrial habitat and the number of ponds within suitable habitat."	All existing ditches supporting smooth newts (with the exception of Alders Dyke which will be recreated) will be retained across the site. Extensive areas of new wetland will also be created and therefore the existing smooth newt population should grow substantially in size.

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Not all species targeted in this ecological masterplan have Species Action Plans and they have therefore not been listed in the table above. For example, the results of surveys presented in Section 2 indicate that the site is important for breeding birds such as reed warbler and meadow pipit and wildfowl such as little grebe and moorhen. Therefore, in addition to the BAP species listed above, the following species and/ or species groups will also be targeted in this Management Plan as they are typical of the Thamesmead area and habitat on the site can be enhanced to support them:

- Reptiles, including common lizard (*Lacerta vivipara*), slow worm (*Anguis fragilis*) and grass snake (*Natrix natrix*). Reptiles require a combination of tall grass and scrub and areas of shorter sward or bare ground which provide both cover and basking sites. Grass snakes often hunt in water and are therefore often associated with water features such as ponds or ditches. Slow worms and common lizard are commonly found on areas of made ground which provides crevices between rubble for hibernation. Existing areas of scrub and grassland will be retained on the site and extensive new areas of scrub-grassland mosaic will be created to provide further habitat for reptiles. Egg-laying and hibernacula sites for grass snakes will also be provided across the site.
- Goldfinch (*Carduelis carduelis*). Sizeable goldfinch flocks have been observed foraging on land to the south of the site due to the presence of thistle (*Cirsium* sp.), their favoured foodplant (Scott Wilson, 1998). Goldfinch is on the amber list of Birds of Conservation Concern (RSPB et al 1996). Suitable foraging habitat, containing appropriate seed bearing plants as a food source for goldfinch will be provided within areas of scrub and grassland mosaic.
- Breeding birds including reed warbler, little grebe, cuckoo, tufted duck, stonechat, green woodpecker and great spotted woodpecker. Woodland habitat within Area 2 will be retained to support a range of common species including the woodpeckers, blackcap and willow warbler. The existing ditch habitat will be retained on the site and extensive areas of new wetland created to increase the habitat available for wildfowl and reed warblers. New scrub-grassland mosaics adjacent to the Great Breach Dyke will provide breeding habitat for stonechat.
- This masterplan focuses on invertebrate assemblages from three different habitats:
 1. Saprophytic invertebrates of dead wood which will be encouraged by retaining dead wood at the western end of Woodland Way and adjacent to the Great Breach Dyke south; a recommended target is 30 m³ per Ha. Log piles to create habitat for stag beetles should be made up of 3-5 metre lengths of wood.
 2. Ruderal vegetation and grassland utilised as foraging habitat for the Thames estuary metapopulation of aculeate hymenoptera – areas of ruderal vegetation will be provided within the extensive grassland-scrub mosaic to be created across the site. This habitat in conjunction with the grazing marsh grassland to be provided in Area 5 will also provide habitat for invertebrates typical of Thames Estuary grazing marshes such as Roesel's cricket (*Metrioptera roeselii*) and the great green bush-cricket (*Tettigonia viridissima*); and
 3. Aquatic invertebrates typical of grazing marsh ditches, including dragonflies such as the black-tailed skimmer (*Orthetrum cancellatum*) and the emerald dragonfly (*Lestes sponsa*). The existing ditch network will be retained and enhanced through sensitive management and new ditches along with new wetlands and backwaters will be created across the site to provide further habitat for aquatic invertebrates.

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- Water shrew (*Neomys fodiens*) has been recorded in the past from Erith Marshes (Managing the Marshes, Pers. com.). Water shrews are frequently found by ponds and drainage ditches but have also been recorded up to 3km from water in deciduous woodland, hedgerows and grassland. Retention of the existing ditch network and creation of extensive new areas of wetland will ensure the viability of the water shrew population across the site in the long term.
- Harvest mouse has also been recorded in the past from Erith Marshes (Managing the Marshes, Pers. com.). The harvest mouse favours areas of tall, dense vegetation, particularly long grass, reedbeds, rushes, grassy hedgerows, ditches and bramble patches. Suitable habitat will be created for harvest mouse including grassland scrub mosaic with some tall ruderal vegetation and areas of dense reed on ditches and within wetlands.

5. PROPOSED HABITAT CREATION AND ENHANCEMENT

The main focus of the Ecological Masterplan is to create a mosaic of habitats across land owned by Tilfen in East Thamesmead that are appropriate to the local context, that provide connectivity to surrounding habitat, particularly Erith Marshes to the north and that provide maximum value for biodiversity. Figure 4 illustrates the mosaic of retained and newly created habitats proposed across the site.

The priority of the Masterplan is centred on grazing marsh characteristic of Erith Marshes to the north and thought to have been the historic use of much of the site. Management will be focused particularly on the dykes where the nature conservation value of grazing marsh is usually concentrated but also on management of grassland communities. In the grazing marsh context, habitat creation will aim to create features complimentary to existing ditches including new ditches and wetlands with extensive marginal/ swamp communities.

In Woodland Way, the Masterplan focuses on gradually replacing non-native poplar plantations with native species typical to the London area, retaining the well-structured woodland edge where it exists, creating a better-structured woodland edge where it doesn't and providing glades with scrub edges. The Masterplan also specifies the creation of grassland and scrub mosaics which are aimed at complimenting both the woodland habitat and the network of ditches and wetlands.

This Ecological Masterplan will be implemented through a series of Management Plans which will provide detailed prescriptions and specifications for habitat creation and management of the habitat in the long-term. The Management Plans will be written to cover a ten-year period. The Management Plans will also include requirements for annual monitoring so that the condition of the habitat can be recorded and adjustments made to the management regime accordingly. A Management Plan has already been prepared for the Great Breach Dyke (south), although it is likely that this will require revision following the results of ecological surveys undertaken in 2002.

The Management Plans will include specifications aimed at providing environmental education. It is envisaged that a series of interpretation boards illustrating the wildlife present on the site will be provided in a showroom adjacent to Manor Farm Wetland and on nature trails throughout Woodland Way.

5.1. Ditches

The 'critically important dyke network' (including Horsehead Dyke, Great Breach Dyke and Cross Dyke 2) will be retained across the site. In addition, the following habitat creation measures will be undertaken:

- Allders Dyke will be re-created in a new course to the west of the Londis site and connected to the northern stretch of Allders Dyke in the Thames Water land. In response to concerns raised by Thames Water, the newly created ditch will contain a break, similar to that in Cross Dyke 2, to ensure that water is not drawn away from the Thameswater's Crossness Nature Reserve.
- A new ditch will be created linking a wetland area in Woodland Way (see below) with the Great Breach Dyke.
- Two new ditches totalling approximately 350m will be created in Area 5. The ditches will follow the course of historical ditch features, although care will be taken to avoid damage to archaeological features recorded on the site.

The above proposals will result in the creation of a total of 770m of new ditch.

Most ditches will be created and/ or managed as grazing marsh ditches, although the new ditch to the north of Woodland Way will be designed with a variety of channel features and will be bordered by scrub and woodland. The two ditches running through the Business Park site (Allders Dyke and Cross Dyke 2) will have a substantial grassland buffer zone, (20m for Allders Dyke and 30m for Cross Dyke 2), which will be managed for nature conservation purposes.

New ditches will be created with a variety of cross-sectional profiles. The majority of the banks will have a wide berm at the toe of the slope just below the water level, aimed at encouraging the establishment of a dense fringe of marginal vegetation. Such marginal vegetation provides ideal conditions for water voles as well as habitat for breeding birds such as reed warbler, reed bunting and waterfowl

The focus of mitigation works on existing ditches will be to enhance their value for water voles, rare and scarce plants typical of Erith Marshes to the north (including marsh dock, lesser reedmace, reflexed poa, narrow-leaved water parsnip, pink water speedwell and unbranched bur-reed), breeding birds, grass snakes, smooth newts, water shrews and invertebrates. Some careful reprofiling of the existing ditches may be required to create a variety of bank profiles, particularly where extensive horse poaching has destroyed the bank structure. However, any reprofiling would be undertaken in a sensitive manner and large sections of each ditch would be left intact to provide refuges for water voles. The main focus of management of the ditches is likely to involve exclusion of horses to prevent excessive poaching and a sensitive mowing and dredging regime. All ditches will incorporate a substantial grassland buffer zone/corridor which will be approximately 20 metres wide.

The management of the ditches, for example cutting and dredging, will take place rotationally. Management practices such as desilting and cutting of vegetation at the bank tops will avoid damage to water vole habitat.

5.2. Wetlands and backwaters

A large wetland area will be created on the site of Manor Farm in the north of Woodland Way. A backwater will also be created linked to the Great Breach Dyke (Area 3).

A variety of cross-sectional profiles, ranging from shallow slopes to steep and / or stepped banks with wide berms at the toe of the slope, will be created on the wetland edges. The wetland areas will be designed to maximise the areas of swamp and marginal vegetation. Planting of the new wetland areas will be fairly sparse to

encourage natural colonisation by plants typical of Erith Marshes, including London scarce species such as sea club-rush, lesser water-parsnip and round-fruited rush.

The wetland areas will compliment the grazing marsh habitat and will provide extensive habitat for invertebrates and plants typical of Erith Marshes in addition to habitat for water voles, water shrews, breeding birds such as reed warblers and waterfowl, smooth newts, grass snakes and fen habitat for harvest mice. It is envisaged that egg-laying sites for grass snakes could be created adjacent to wetland areas. The Manor Farm wetland in particular, will create foraging habitat for serotine and noctule bats which currently use Woodland Way as a commuting route.

5.3. Grazing marsh grassland

Grassland in the northern triangle (Area 5) currently constitutes dry neutral grassland characteristic of degraded grazing marsh. The area was surveyed 10 years ago and it is evident that the quality of the grazing marsh grassland has declined dramatically over this period. Consequently, enhancement of this area will focus on implementing a management regime suitable for grazing marshes. All management of grassland will be undertaken in consultation with the warden of the Thames Water nature reserve located to the west and north of the northern triangle. It is possible that the northern triangle could be incorporated into and managed as part of the nature reserve in conjunction with the payment of an annual sum of money.

Several small scrapes will be created across grassland in the northern triangle. The resulting ground level within the scrapes will be just above the water table. It is envisaged that the scrapes will be seasonally inundated with water. Creation of the scrapes is aimed at encouraging colonisation of wetland and marsh plants such as celery-leaved buttercup, marsh dock and divided sedge (*Carex divisa*) as well as providing high tide roosts for wintering waders. In order to ensure that a hydrological regime appropriate for a grazing marsh is established across the site, it may be necessary to manipulate water levels in the ditches via a system of sluices.

Management of the grassland will comprise implementation of a grazing regime. The grazing regime is likely to be aimed at restoring the grazing marsh grassland in the first instance. Ideally the grazing marsh will be stocked with cattle, although it is likely that horses will be more readily available. If cattle are not available, light grazing by horses will be supplemented by cutting or by hand removal of vigorous species such as false oat-grass during the first year of management. This will permit the colonisation of finer, less-competitive species such as red fescue and crested dogs-tail. The trampling action of hooves will also help to break up the litter layer and open up the sward, allowing short-lived species to recolonise.

It should be noted that high stocking densities may cause poaching damage to the ditch banks. Such poaching damage may have adverse effects on the water vole population: overgrazing reduces the amount of food and cover available for water voles and causes further damage by compacting the soil and damaging the burrow system. To reduce this problem, specific drinking points will be created using fencing on the Great Breach Dyke East and Horsehead Dyke

In the long-term, low numbers of stock will be kept on the northern triangle (Area 5) between May and September. The grazing regime will aim to maintain a diverse grassland sward with a high percentage of finer grasses and herbaceous species. A monitoring system will be put in place to ensure that both over and under-grazing of the site do not occur. In contrast, implementation of a horses grazing regime in the Alders Dyke, Cross Dyke 2 and Great Breach South corridors is unlikely to be practicable. As such, a mowing regime will be implemented in these grassland areas, also aimed at reducing the dominance of coarse species and allowing the establishment of a more diverse grassland sward.

In addition to restoring a typical Thames estuary grazing marsh grassland community on the site, the management regime outline above will provide habitat for terrestrial invertebrates associated with grazing marsh such as Roesel's bush cricket and ground-nesting birds such as skylark, yellow wagtail and meadow pipit.

5.4. Woodland

The majority of woodland on the site is currently concentrated in Woodland Way (Area 2). This area is predominantly comprised of non-native poplars with some willows and alder at the wetter western end. There are also some blocks of hawthorn and elder scrub within Area 2, particularly on the northern and southern edge of Woodland Way.

It is proposed to retain the woodland habitat within Woodland Way as the area has developed nature conservation interest for breeding birds and as a commuting route for serotine and noctule bats. The main management focus for this area will be to gradually thin-out the non-native tree species and replace them with species appropriate to the soil type and drainage conditions and typical of communities found in London. The other management objective will be to create a more diverse structure within the woodland, including woodland edges, glades and an understorey.

All management will be undertaken gradually in a sensitive manner. It is envisaged that replacement of non-native trees would take place over a period of more than ten years. Planting of trees within the eastern end of Woodland Way will aim to replicate the ash-maple community typical of moist neutral soils in London (London Biodiversity Partnership, 2002) which is characterised by the NVC W8 *Fraxinus excelsior* – *Acer campestre* community. Dominant species in the canopy would be ash (*Fraxinus excelsior*) and field maple (*Acer campestre*) with some hornbeam (*Carpinus betulus*) and silver birch (*Betula pendula*). Tree species in the understorey would be dominated by hazel (*Coryllus avellana*) and small-leaved lime (*Tilia cordata*) with hawthorn (*Crataegus mongyna*) and elder (*Sambucus nigra*). Once the understorey is established, it would be managed as a rotational coppice.

Much of the northern and southern edge of Woodland Way is currently characterised by hawthorn and elder scrub interspersed with grassland. The scrub and grassland mosaic provides good habitat for reptiles and as such, the scrub edge of Woodland Way will be retained where possible. The scrub edge is likely to be lost on the north eastern edge of Woodland Way during creation of the new ditch. This woodland edge will be recreated as a scrub-grassland mosaic (see below) in order to provide habitat for reptiles. In addition, several glades will be created within Woodland Way. These will have a structured edge gradually decreasing in height from the shrub layer to tall ruderal herbs. These glades will increase the diversity in the ground flora and the terrestrial invertebrate community, as well as providing further habitat for reptiles.

Where possible, artificial hibernacula for grass snakes will also be provided in the vicinity of the glades.

The western end of Woodland Way is wet and periodically waterlogged. The key objective for this part of the site is to establish a wet woodland. Existing willows (including white willow [*Salix alba*], goat willow [*Salix caprea*] and grey willow [*Salix cinerea*]) will be retained. All existing dead wood will also be retained in this part of the site as it provides a valuable habitat for saprophytic invertebrates. Alder (*Alnus glutinosa*) and crack willow (*Salix fragilis*) will be planted to fill any gaps in order to create a structurally-diverse woodland. A ground flora characteristic of the NVC W5 *Alnus glutinosa* – *Carex paniculata* will be encouraged and it is likely that species such as greater tussock sedge (*Carex paniculata*), lesser pond-sedge (*Carex acutiformis*), meadowsweet (*Filipendula ulmaria*) and marsh thistle (*Cirsium palustre*) will be planted.

The resulting woodland in Area 2 will continue to provide breeding habitat for common woodland birds and a commuting route for bats. The woodland will also provide habitat for reptiles. Roosting habitat for bats will also be created through the erection of bat boxes.

5.5. Scrub and grassland mosaic

A scrub-grassland mosaic will be established on land adjacent to the Great Breach Dyke south (Area 3) and within glades and on the edges of Woodland Way (Area 2). Sycamore trees will be removed from land adjacent to the Great Breach Dyke, although all dead trees will remain *in-situ* as they provide valuable habitat for stag beetles and other saproxylic invertebrates. Loggeries will also be provided in these areas to increase the habitat available to stag beetles.

The dominant scrub species in all areas across the site are likely to be hawthorn and elder. Regular maintenance of the scrub-grassland mosaics will be required to prevent the scrub from completely dominating these areas.

The scrub-grassland mosaics will provide valuable habitat for reptiles, nesting habitat for birds such as stonechat and bullfinch and terrestrial foraging habitat for smooth newts. Egg laying sites for grass snakes and refuges for slow worms, grass snakes and common lizards will be provided within these areas. The scrub-grassland mosaics will also comprise some ruderal species which will ensure that a diverse terrestrial invertebrate community is retained on the site and will supply foraging habitat for goldfinches.

5.6. Hedgerows

Hedgerows will be provided along the northern edge of the Business Park and along the edges of the ditch corridors (within the development footprint). Hedgerows will be species-rich and will include species such as wych elm (*Ulmus glabra*), hawthorn, field maple, elder, hazel and crab apple (*Malus sylvestris*).

In combination with a tall ruderal margin, the hedgerows will provide green links across the Business Park site. In addition to providing habitat for breeding birds, hedgerows associated with tall grassland will provide habitat for harvest mice.

6. SHORT TERM ECOLOGICAL MITIGATION

Although the habitat management and creation measures outlined in Section 5 will enhance the nature conservation value of the site in the long term, in the short term, further measures are required to ensure compliance with nature conservation legislation. Such compliance measures will be required for water voles, reptiles, breeding birds and Japanese knotweed and are outlined below.

6.1. Water voles

Water vole populations in Britain have suffered a long-term decline due to habitat degradation and loss resulting in fragmentation and isolation of populations and increased vulnerability to predation pressure from American Mink. As a result of this steep decline in population numbers, the water vole has received legal protection since 1998 as a result of its inclusion on Schedule 5 of the Wildlife and Countryside Act (1981) (as amended). Water voles are protected by Section 9 (4) of the Act which protects the water vole's places of shelter or protection but does not protect the voles themselves. Under the Act, it is an offence to intentionally:

- damage or destroy or obstruct access to any structure or place which water voles use for shelter or protection
- disturb water voles while they are using such a place

Part of the proposals for the Business Park site involve filling in the existing Allders Dyke to the south of Londis and creating a new ditch (the new Allders Dyke) as mitigation further to the east that links into the surrounding dyke system.

A water vole translocation exercise will be undertaken prior to the infilling of the existing stretch of Allder's Dyke into the newly created dyke. A stretch of approximately 130m of the new ditch will be created at least a year in advance of the development to allow at least one growing season for marginal planting to establish. Watervoles will be translocated directly from the existing stretch of Allders Dyke into the new ditch. Release pens will be used to minimise the risk of predation whilst the watervoles establish a burrow system. The new watercourse will be completely fenced and remain isolated from the rest of the system during vegetation establishment and for a set period after release of translocated animals in order to prevent colonisation by other populations.

Trapping is likely to be required over a 2-3 week period: it is recommended that trapping is undertaken daily until no water voles have been caught for a period of 4 days.

It is likely that trapping will be required in conjunction with water vole fencing and habitat degradation to prevent water voles from returning to the ditch. Habitat degradation should commence as soon as trapping is complete. All vegetation should be stripped using metal blade trimmers within the exclusion zone up to a distance of 10m from the water's edge. Existing burrows will be identified and marked prior to trimming to be kept open after the vegetation has been cut so that any water voles remaining are not accidentally buried. The exclusion zone should then be fenced with marine plywood buried to the depth of the water level. A second trapping exercise should be undertaken for several days after the exclusion zone has been established to ensure no water voles are trapped in the ditch. The existing stretch of Allders Dyke will be infilled immediately following the second trapping exercise to ensure that there is no re-colonisation.

It is recommended that the above works are supervised by an ecologist who should be responsible for ensuring that no water voles remain in the ditch prior to infilling. It is recommended that infilling is undertaken immediately the ecologist has declared the exclusion zone to be free of water voles.

Wolver populations in Cross Dyke 1 and Cross Dyke 2 will be protected by erecting a suitably constructed wildlife fence on the outer edge of the ditch corridors prior to the commencement of development activities.

6.2. Reptiles

Grass snake, common lizard and slow worm are on Schedule 5 of the Wildlife and Countryside Act (1981) (as amended). They are protected by Section 9 (1) of the Act and it is illegal to intentionally kill, injure or take these reptile species.

The results of the reptile survey (see Section 2) indicated that all three species may be present across the site. However no animals were recorded in grassland in Area 1 during the reptile survey and the majority of quality habitat for reptiles is felt to exist along the ditch corridors (particularly in Area 3) and in Woodland Way. Consequently, it is felt that reptile fencing combined with a trapping exercise is not required during vegetation clearance and construction of the Business Park in Area 1.

However, it is recommended that all clearance of vegetation is undertaken outside the reptile hibernation period (reptiles hibernate from November to March). If works are required during this time, an ecological watching brief is recommended to avoid potential hibernacula where possible and to dismantle hibernacula under the supervision of the ecologist if necessary. The watching brief ecologist must be present on-site prior to commencement of works to mark out potential hibernacula. If works are to take place outside the hibernation period, all site personnel should be made aware of the risk of finding reptiles and their legal protection. Any reptiles encountered should be allowed to escape to nearby adjacent habitat. It is recommended that vegetation clearance commences at one end of the site and subsequent work is undertaken in one direction only to allow reptiles to escape and to prevent animals becoming marooned in a central island of vegetation that will eventually be lost.

All reptile and amphibian refugia will be fenced during winter and the animals caught will be re-located to the riparian areas of the watercourses, where suitable habitat conditions have been developed, in late spring. The fencing around the watercourses and the vegetation (see fencing for water voles above) can be designed and maintained in such a way as to minimise escapes. Refugia will then be carefully dismantled, preferably by hand in late spring, and animals, including amphibians, removed to the receptor areas. The exclusion fencing around the development area are not likely to be required once vegetation clearance has been conducted as long as the site is kept clear of vegetation.

6.3. Amphibians

Although unsubstantiated by data Alders Dyke is suspected to be a breeding site for smooth newts. Although the species does not receive statutory protection good practice will be observed and the population translocated to the new Alders Dyke. This will be conducted in conjunction with the wolver translocation, prior to infilling of the ditch.

6.4. Breeding Birds

Birds are protected under Section 1 of the Wildlife and Countryside Act and it is illegal to kill, injure or take any wild bird, to take, damage or destroy the nest of any wild bird or to take or destroy an egg of any wild bird.

As such, it is recommended that all vegetation clearance (including vegetation within ditches) is undertaken outside the bird breeding season (the period mid-March to August). Should vegetation clearance be required during this period, this must be undertaken under the supervision of an ecologist.

6.5. Bats

At present this Ecological Masterplan is accompanying outlined planning permission. Therefore precise details of the lighting requirements are not as yet defined. If lighting is required to run along the boundary of woodland way and the proposed road, this could be disruptive to bats and possibly birds, insects, glow-worms and mayfly. To reduce the glare leuvered (hooded), low ultra-violet or lights with filters will be considered.

6.6. Japanese knotweed

Japanese knotweed is on Schedule 9 of the Wildlife and Countryside Act and it is illegal to cause it to grow in the wild (or to cause its spread). Ideally, the stands in Woodland Way should be eradicated through a herbicide treatment programme over a 2 year period. Should there be a need during construction to disturb soil in the vicinity of the stands, any soil within 7m of the outer edge of the stand, and to a depth of 2m should be considered 'contaminated'. Contaminated soil should either be disposed of as 'special waste', or buried on site to a depth of 5m. Alternatively, plant fragments and soil could be burnt in a designated 'sterile area' on-site. Appropriate disinfection procedures must be employed to prevent fragments of the plant being carried off the site on wheels or tracks. The entire procedure should be supervised by an ecologist.

6.5 Monitoring

Best practice with regard to translocation of animals, in this case water voles, would include a suitable scale monitoring exercise that should incorporate measurement of survivorship, breeding success and recruitment in the receptor area. Translocation individuals, and their offspring, identified by PIT tags should be monitored using field sign surveys and live trapping for a set period post mitigation.

Suitable monitoring of bird activity should be conducted post construction to provide a measure of the affect on these animals.

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APPENDIX 1. PLANT SPECIES LIST.

Species recorded in Area 1 (during 1998 and 2002 survey)		
Common Name	Scientific name	DAFOR score
Herbs and grasses		
Common couch	<i>Agropyron repens</i>	LF
Creeping bent	<i>Agrostis stolonifera</i>	LF
Meadow foxtail	<i>Alopecurus pratensis</i>	S
Burdock	<i>Arctium lappa</i>	O
False oat-grass	<i>Arrhenatherum elatius</i>	O-LF
Intermediate winter-cress	<i>Barbarea intermedia</i>	S (few plants on spoil heap)
Soft brome	<i>Bromus hordaceus</i>	LF
Creeping thistle	<i>Cirsium arvense</i>	LA (east)
Spear thistle	<i>Cirsium vulgare</i>	F
Field bindweed	<i>Convolvulus arvensis</i>	R
Crested dog'stail	<i>Cynosurus cristatus</i>	LD
Cock's-foot	<i>Dactylis glomerata</i>	O - LF
Tufted hair-grass	<i>Deschampsia cespitosa</i>	LF (damp north east corner)
Teasel	<i>Dipsacus fullonum</i>	R
Tall fescue	<i>Festuca arundinacea</i>	LD (east)
Red fescue	<i>Festuca rubra</i>	O
Round-leaved crane's-bill	<i>Geranium rotundifolium</i>	S (few plants on spoil heap)
Hoary mustard	<i>Hirschfeldia incana</i>	LF (spoil heaps)
Meadow barley	<i>Hordeum secalinum</i>	O - LF
Common cat's-ear	<i>Hypochaeris radicata</i>	A
Prickly lettuce	<i>Lactuca serriola*</i>	LF
Grass vetchling	<i>Lathyrus nissolia</i>	S; small patch only
Perennial rye-grass	<i>Lolium perenne</i>	D (west)
Common bird's-foot-trefoil	<i>Lotus corniculatus</i>	S
Spotted medick	<i>Medicago arabica</i>	O
Black medick	<i>Medicago lupulina</i>	R
Timothy	<i>Phleum pratense</i>	LF
Bristly ox-tongue	<i>Picris eichiodes</i>	LF
Hawkweed ox-tongue	<i>Picris hieracioides</i>	LF
Ribwort plantain	<i>Plantago lanceolata</i>	F
Creeping cinquefoil	<i>Potentilla reptans</i>	R
Creeping buttercup	<i>Ranunculus repens</i>	A
Curled dock	<i>Rumex crispus</i>	O
Ragwort	<i>Senecio jacobea</i>	A
Common comfrey	<i>Syphytum officinale</i>	F
Dandelion	<i>Taraxacum officinale agg.</i>	R
Red clover	<i>Trifolium pratense</i>	R
White clover	<i>Trifolium repens</i>	LD (west)
Scentless mayweed	<i>Tripleurospermum inodorum</i>	R
Common nettle	<i>Urtica dioica</i>	R
Ditches		
Creeping bent	<i>Agrostis stolonifera</i>	LD
False fox-sedge	<i>Carex otrubae</i>	LF
Spiked sedge	<i>Carex spicata</i>	S (1 plant on bank slope)
Great willowherb	<i>Epilobium hirsutum</i>	R

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Plicate sweet-grass	<i>Glyceria notata</i>	VLD
Common reed	<i>Phragmites australis</i>	D
Celery-leaved buttercup	<i>Ranunculus scleratus</i>	O
Clustered dock	<i>Rumex conglomeratus</i>	R
Common reed-mace	<i>Typha latifolia</i>	O
Trees and shrubs		
Maple sp	<i>Acer species*</i>	R
Bladder-senna	<i>Colutea arborescens*</i>	R
Hawthorn	<i>Crataegus monogyna</i>	R
Dog rose	<i>Rosa canina</i>	R
Bramble	<i>Rubus fruticosus agg.</i>	R
Elder	<i>Sambucus nigra</i>	R
*indicates non-native species		

Species recorded in Area 2 (during 1998 survey)		
Common Name	Scientific name	DAFOR score
Woodland Way		
Herbs and grasses		
Creeping bent	<i>Agrostis stolonifera</i>	LD
Horse-radish	<i>Armoracia rusticana</i>	LA
False oat-grass	<i>Arrhenatherum elatius</i>	LD
Trees and shrubs		
Sycamore	<i>Acer pseudoplatanus*</i>	LF
Maple sp	<i>Acer species*</i>	
Alder	<i>Alnus glutinosa</i>	LF
Grey alder	<i>Alnus incana</i>	R
Silver birch	<i>Betula pendula</i>	O
Hybrid birch		
	<i>Betula x</i>	R
Hawthorn	<i>Crataegus monogyna</i>	LD
Poplar	<i>Populus sp</i>	LD
Plum	<i>Prunus domestica</i>	R
Blackthorn	<i>Prunus spinosa</i>	O
Bramble	<i>Rubus fruticosus agg.</i>	LD
White willow	<i>Salix alba</i>	LD
Goat willow	<i>Salix caprea</i>	R
Grey willow	<i>Salix cinerea</i>	O
Elder	<i>Sambucus nigra</i>	LF
Manor Farm		
Herbs and grasses		
Mugwort	<i>Artemisia vulgaris</i>	LF
Hastate-leaved orache	<i>Atriplex prostrata</i>	O
Hedge bindweed	<i>Calystegia sepium</i>	O
Shepherd's purse	<i>Capsella bursa-pastoris</i>	O
Fat-hen	<i>Chenopodium album</i>	O
Field bindweed	<i>Convolvulus arvensis</i>	F
Canadian fleabane	<i>Conyza canadensis*</i>	O
Sumatran fleabane	<i>Conyza sumatrensis*</i>	R

Teasel	<i>Dipsacus fullonum</i>	R
Tall fescue	<i>Festuca arundinacea</i>	R
Wall barley	<i>Hordeum murinum</i>	R
Prickly lettuce	<i>Lactuca serriola</i> *	F
Great lettuce	<i>Lactuca virosa</i> *	R
Perennial rye-grass	<i>Lolium perenne</i>	LF
Common mallow	<i>Malva sylvestris</i>	R
Knotgrass	<i>Polygonum aviculare</i>	F
Great plantain	<i>Plantago major</i>	F
Hedge mustard	<i>Sisymbrium officinalis</i>	R
Smooth sow-thistle	<i>Sonchus oleraceus</i>	O
Trees and shrubs		
Bramble	<i>Rubus fruticosus</i> agg.	O
*indicates non-native species		

Species recorded in Area 3 (during 2002 survey)		
Common Name	Scientific name	DAFOR score
Herbs and grasses		
Yarrow	<i>Achillea millefolium</i>	LF
Common bent	<i>Agrostis capillaris</i>	F
Creeping bent	<i>Agrostis stolonifera</i>	F
Greater Burdock	<i>Arctium lappa</i>	O (LD in south east of Area 3)
False oat grass	<i>Arrhenatherum elatius</i>	A
Mugwort	<i>Artemisia vulgaris</i>	LA
Soft brome	<i>Bromus hordaceus</i>	F
Creeping thistle	<i>Cirsium arvense</i>	LD
Spear thistle	<i>Cirsium vulgare</i>	LA
Field bindweed	<i>Convolvulus arvensis</i>	F
Cock's-foot	<i>Dactylis glomerata</i>	F
Wild carrot	<i>Daucus carota</i>	O
Teasel	<i>Dipsacus fullonum</i>	O
Dove's-foot crane's-bill	<i>Geranium molle</i>	O
Hogweed	<i>Heracleum sphondylium</i>	O
Yorkshire-fog	<i>Holcus lanatus</i>	O
Meadow barley	<i>Hordeum secalinum</i>	LA
Perforate St John's-wort	<i>Hypericum perforatum</i>	O
Dead red nettle	<i>Lamium purpureum</i>	LA
Ox-eye daisy	<i>Leucanthemum vulgare</i>	LA
Perennial rye grass	<i>Lolium perenne</i>	A
Common mallow	<i>Malva sylvestris</i>	F
Spotted medick	<i>Medicago arabica</i>	O
Black medick	<i>Medicago lupulina</i>	O
Common cow-wheat	<i>Melampyrum pratense</i>	LF
Ribbed melliot	<i>Melilotus officinalis</i>	O
Field poppy	<i>Papaver rhoeas</i>	LF
Timothy	<i>Phleum pratense</i>	O
Ribwort plantain	<i>Plantago lanceolata</i>	F

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Creeping cinquefoil	<i>Potentilla reptans</i>	LA
Creeping buttercup	<i>Ranunculus repens</i>	LF
Curled dock	<i>Rumex crispus</i>	F
Common ragwort	<i>Senecio jacobaea</i>	F
Hedge mustard	<i>Sisymbrium officinale</i>	F
Prickly sow thistle	<i>Sonchus asper</i>	O
Dandelion	<i>Taraxacum officinale</i> agg.	F
Red clover	<i>Trifolium pratense</i>	
White clover	<i>Trifolium repens</i>	A
Common nettle	<i>Urtica dioica</i>	LD
Common vetch	<i>Vicia sativa</i>	O
Trees and shrubs		
Field maple	<i>Acer campestre</i>	O
Sycamore	<i>Acer pseudoplatanus</i>	LF
Hawthorn	<i>Crataegus monogyna</i>	O
Aspen	<i>Populus tremula</i>	LF
Bramble	<i>Rubus fruticosus</i> agg.	LA
Willow sp.	<i>Salix</i> sp.	LF
Elder	<i>Sambucus nigra</i>	O
Great Breach Dyke		
Creeping bent	<i>Agrostis stolonifera</i>	LD in inundation zone
Common water-plantain	<i>Alisma plantago-aquatica</i>	S
Fool's water-cress	<i>Apium nodiflorum</i>	LF
Sea club-rush	<i>Bolboschoenus maritimus</i>	LD
Water-starwort	<i>Callitriche</i> sp.	S-LD
False fox-sedge	<i>Carex otrubae</i>	O
Greater pond-sedge	<i>Carex riparia</i>	O
Common spike-rush	<i>Eleocharis palustris</i>	LD in patches
Great willowherb	<i>Epilobium hirsutum</i>	F
Sweet-grass	<i>Glyceria</i> sp.	LF
Round-fruited rush	<i>Juncus compressus</i>	few scattered clumps; all features point to this species, ripe fruit needed
Soft rush	<i>Juncus effusus</i>	LF
Common reed	<i>Phragmites australis</i>	D
Celery-leaved buttercup	<i>Ranunculus sceleratus</i>	O-LF
Clustered dock	<i>Rumex conglomeratus</i>	LF
Knotted hedge-parsley	<i>Torilis nodosa</i>	S (one plant on bank slope)
Common reedmace	<i>Typha latifolia</i>	LD

Species recorded in Area 4 (during 1998 and 2002 survey)		
Common Name	Scientific name	DAFOR score
Herbs and grasses		
Creeping thistle	<i>Cirsium arvense</i>	F
Spear thistle	<i>Cirsium vulgare</i>	LA
Teasel	<i>Dipsacus fullonum</i>	O
Perennial rye-grass	<i>Lolium perenne</i>	LF
Ribwort plantain	<i>Plantago lanceolata</i>	F
Curled dock	<i>Rumex crispus</i>	S
Ragwort	<i>Senecio jacobaea</i>	LA
Scentless mayweed	<i>Tripleurospermum inodorum</i>	F

Ditch		
Creeping bent	<i>Agrostis stolonifera</i>	D
Common water-plantain	<i>Alisma plantago-aquatica</i>	O
Celery-leaved buttercup	<i>Ranunculus scleratus</i>	O-LF
Thread-leaved water-crowfoot	<i>Ranunculus trichophyllus</i>	A

Species recorded in Area 5 (during 2002 survey)		
Common Name	Scientific name	DAFOR score
Herbs and grasses		
Yarrow	<i>Achillea millefolium</i>	LF
Common bent	<i>Agrostis capillaris</i>	F
False oat-grass	<i>Arrhenatherum elatius</i>	D
Daisy	<i>Bellis perennis</i>	O
Soft brome	<i>Bromus hordaceus</i>	F
Creeping thistle	<i>Cirsium arvense</i>	LD
Spear thistle	<i>Cirsium vulgare</i>	O
Field bind weed	<i>Convolvulus arvensis</i>	F
Smooth hawk's-beard	<i>Crepis capillaris</i>	R
Cock's-foot	<i>Dactylis glomerata</i>	A
Red fescue	<i>Festuca rubra</i>	LA
Yorkshire-fog	<i>Holcus lanatus</i>	O
Meadow barley	<i>Hordeum secalinum</i>	LD
Perennial rye-grass	<i>Lolium perenne</i>	LD/F
Common bird's-foot trefoil	<i>Lotus corniculatus</i>	R
Black medick	<i>Medicago lupulina</i>	LF
Timothy	<i>Phleum pratense</i>	F
Bristly ox-tongue	<i>Picris echioides</i>	R
Ribwort plantain	<i>Plantago lanceolata</i>	LF
Greater plantain	<i>Plantago major</i>	LA
Creeping cinquefoil	<i>Potentilla reptans</i>	O
Creeping buttercup	<i>Ranunculus repens</i>	LA
Common ragwort	<i>Senecio jacobea</i>	O
Goat's-beard	<i>Tragopogon pratensis</i> agg.	O
White clover	<i>Trifolium pratense</i>	LF
Red clover	<i>Trifolium pratense</i>	LF
Scentless mayweed	<i>Tripleurospermum inodorum</i>	LF
Trees and shrubs		
Hawthorn	<i>Crataegus monogyna</i>	LD
Alder	<i>Alnus glutinosa</i>	O
Ditches		
Creeping bent	<i>Agrostis stolonifera</i>	LD in innundation zone
Sea club-rush	<i>Bolboschoenus maritimus</i>	LD
Water-starwort	<i>Callitriche</i> sp	S-LD
False fox-sedge	<i>Carex otrubae</i>	LD at margin
Yellow flag	<i>Iris pseudacorus</i>	LF
Round-fruited rush	<i>Juncus compressus</i>	few scattered clumps; all features point to this species, ripe fruit needed
Soft rush	<i>Juncus effusus</i>	O
Common reed	<i>Phragmites australis</i>	LD
Reflexed saltmarsh-grass	<i>Puccinellia distans</i>	LA
Celery-leaved buttercup	<i>Ranunculus scleratus</i>	O

Clustered dock	<i>Rumex conglomeratus</i>	LF
Common reed-mace	<i>Typha latifolia</i>	LD

APPENDIX 2. BREEDING BIRD LIST

Breeding Birds Recorded on site in June

Thamesmead Bird Survey Results	Woodland Way (Area 2)	Area 1	Area 3 (Great Breach Dyke)	Area 5 (Northern Triangle)
	Transect 1-2	Transect 3-4	Transect 5-6	Transect 7a-7-8-9
Little Grebe			1 ad (from north side)	2 pairs + 1 young
Mute Swan				1 pair + 3 YG
Mallard				1 fem + 8yg +1fem
Tufted Duck				2 pairs (no young seen)
Coot				1 3 pairs (no young seen)
Moorhen			2 (pair??)	3 pairs
Wood Pigeon	2			5
Green Woodpecker	1 singing			
Great spotted Woodpecker	2			1 juv in dead tree
Swift	20 over			10 over lake
Skylark		2 singing males		
Meadow Pipit		1 flushed		
Blackbird	1 singing		2 calling	2 calling
Song Thrush	2 singing		1 singing	1 singing
Robin	3 singing	1 adjacent		
Stonechat		1 pair in hedge		
Dunnock			3 singing	1 singing
wren	4 singing		4 singing	1 singing
Blue Tit	2 calling			
Long-tailed tit				1 in hedge
Blackcap	1 singing			1 singing
Whitethroat	1 singing	1 adjacent	1 fem +yg	
Chiffchaff	2 singing			
Reed Warbler	2 singing	2 singing	4 singing	5 singing, 1 alarm calling
Goldfinch	1			
Greenfinch			1 singing	
Chaffinch				1 singing male
Reed Bunting				1 singing male
Starling	1			
Jay	1			
Carion Crow	1	1		2
Magpie	1		pair + yg	
Cuckoo				1 singing male

Breeding Birds Recorded in May

Thamesmead Bird Survey Results	Woodland Way (Area 2)	Area 1	Area 3 (Great Breach Dyke)	Area 5 (Northern Triangle)
	Transect 1-2	Transect 3-4	Transect 5-6	Transect 7a-7-8-9
Little Grebe				2 calling birds
Mute Swan				1 male
Canada Goose				pair + 1
Mallard	1 hybrid type		fem + 12 yg	3 males
Gadwall				1 male
Tufted Duck			pair	5 male, 1 female
Grey Heron		1 adjacent		
Coot			pair (nest)	pair (nest) + 4
Moorhen				2 seen
Wood Pigeon	3 flushed		5 flushed	7 flushed
Skylark		2 male onsite + 2 adj		1 male on site
Meadow Pipit		1 sm		
Blackbird	2 sm	1 adjacent	1 sm	
Song Thrush	1 sm	1 adjacent		
Robin	4 sm			1 sm
Duncock			1 sm	
wren	9 sm		3 sm	
Great Tit		1	pair	
Blue Tit		3		1
Blackcap	3 sm			1 sm
Whitethroat	2 sm	1 adjacent		
Reed Warbler	2sm		2sm	3sm
Goldfinch				1 flushed
Greenfinch	2sm			
Chaffinch	1sm			1 sm
Reed Bunting				1 male
Starling		2	10	100
Carrion Crow		1 20adj		
Maggie				1
Mistle Thrush	1 sm			

Appendix 2. Breeding Birds
Breeding Birds Recorded in April 2002

Thamesmead Bird Survey Results	Woodland Way (Area 2)	Area 1	Area 3 (Great Breach Dyke)	Area 5 (Northern Triangle)
	Transect 1-2	Transect 3-4	Transect 5-6	Transect 7a-7-8-9
Little Grebe				1 calling
Mute Swan				2 (pair)
Canada Goose				2 (pair)
Mallard			2	4 (2 pairs)
Gadwall				6 (3 pairs)
Tufted Duck				2 (pair)
Grey Heron				1
Coot			2	3
Moorhen	1 (ditch)		2	3
Wood Pigeon	28 birds	3	5	13
Green Woodpecker	2 seen		2 seen	
Great spotted Woodpecker	1 heard calling			
Swift	2 overhead			
Swallow	2 overhead			
Skylark		3 sm +2		1 sm
Meadow Pipit		1 sm		1
Yellow Wagtail		1 male		1 male
Pied Wagtail	1			
Blackbird	3 sm + 3		1 sm	
Song Thrush	1 sm		1 sm	
Robin	4 sm		1sm	
Stonechat		2 (pair)		
Wheatear		1		
Dunnock	3 sm	1 sm	2 sm	1 sm
wren	5 sm		2 sm	1 sm
Great Tit	2 sm +1		2 sm +1	1
Blue Tit		1	1	
Long-tailed tit			2 (pair)	
Blackcap	4 sm		2 sm	1 sm
Whitethroat	4 sm	1 sm	1 sm	2 sm
Chiffchaff	3 sm			
Reed Warbler	1 (ditch)	4 sm (ditch)		2 (sm)
Goldfinch	1			
Greenfinch	2 sm +1		2 sm	
Chaffinch	1 sm			
Linnet		4	2	1
Reed Bunting		1 sm		
Starling	2	6	8	2
Jay	1			
Carion Crow	6	11	3	
Magpie	6		1	4

02.03373/002A

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NOTES

KEY

- SITE BOUNDARY
- SWAMP AND MANGIAL HABITAT
- OPEN WATER
- NATIVE WOODLAND
- NEUTRAL GRASSLAND
- SCRUB & GRASSLAND MOSAIC
- NATIVE SPECIES-RICH HERSCHEY

Revision Details

By Check Date Revision

Drawing Number D100444/004

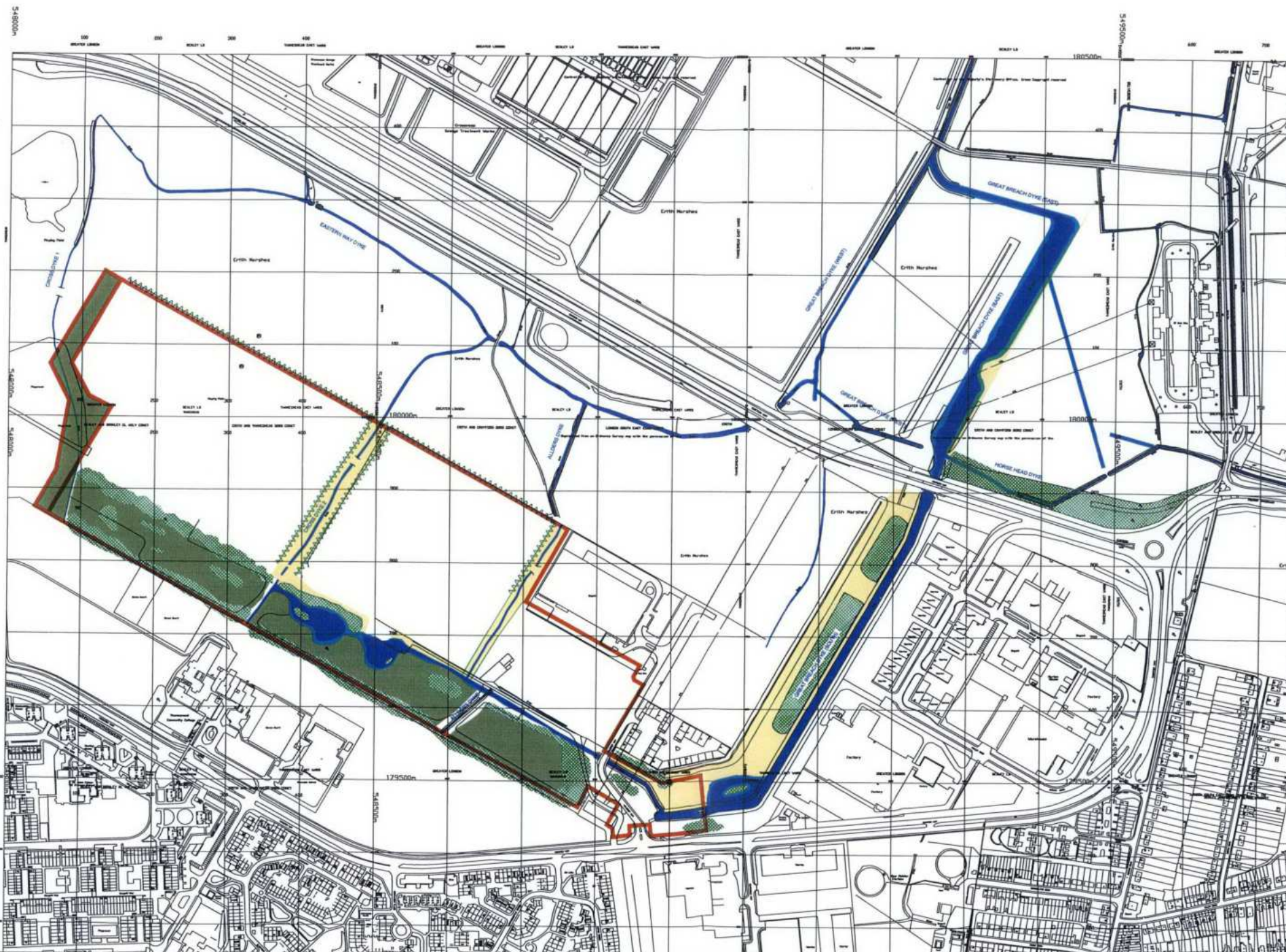
EAST THAMESMEAD BUSINESS PARK

Drawing Title
FIGURE 4
NEW AND RETAINED HABITATS

Scale of A1 1:2500

Drawn	SB	Checked	SB	Del Check	SB	Approved	SB
Check	SB	SB	SB	SB	SB	Date	SEPT 02

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NOTES

KEY

- AREA 1
- AREA 2
- AREA 3
- AREA 4
- AREA 5
- SITE BOUNDARY



Revision	Details	By	Date	Surfing
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Drawing Number: D100444/001

EAST THAMESMEAD BUSINESS PARK

FIGURE 1
ECOLOGICAL MASTER
PLAN STUDY AREAS

Scale at A1 1:5000	Drawn SB	Detailed	Approved
Check JF	Tech Check	Det Check	Date SEPT 02

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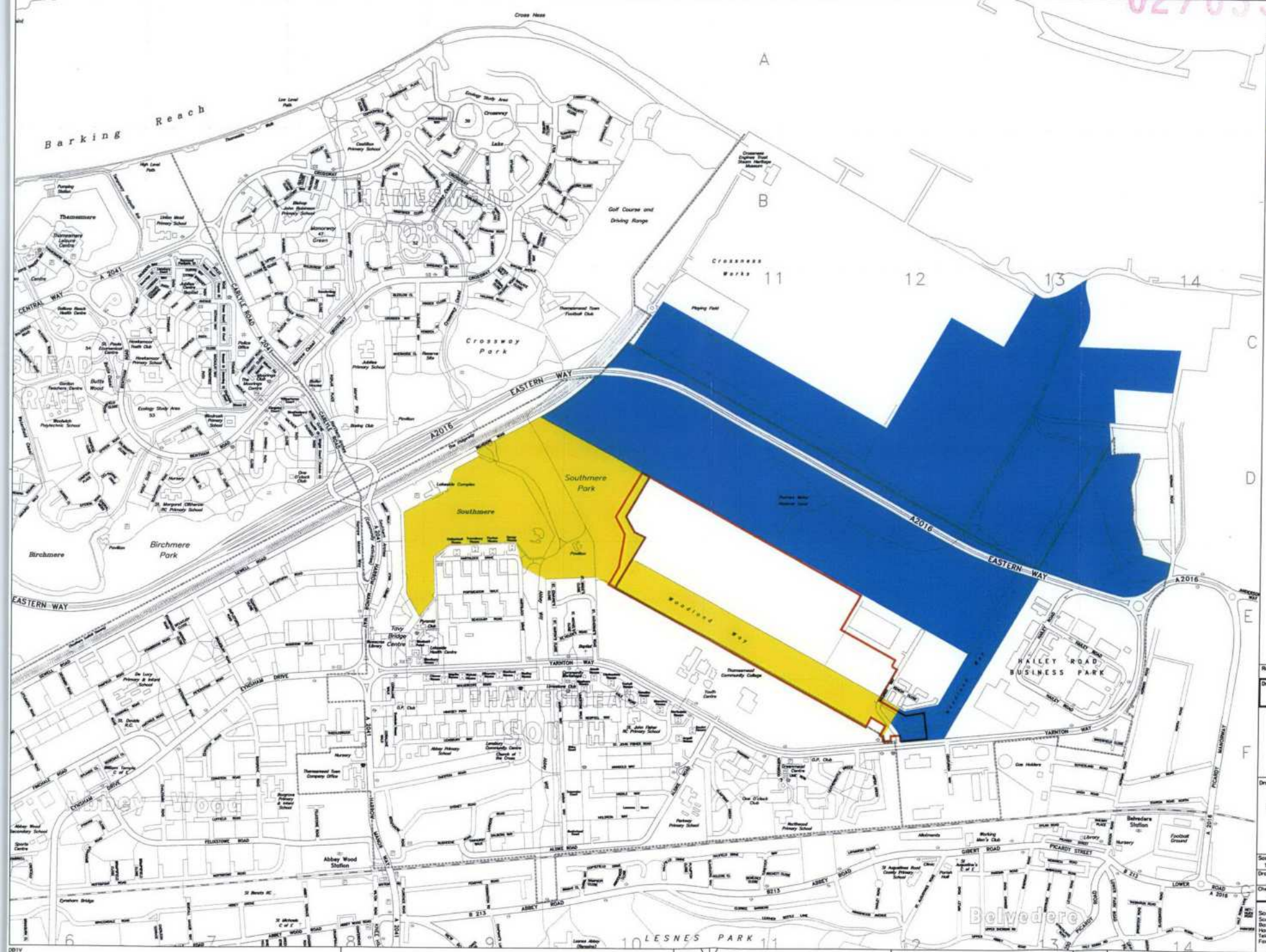
02/03373/OUTER

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NOTES

KEY

- M41 ERITH MARSHES AREA OF METROPOLITAN IMPORTANCE FOR NATURE CONSERVATION
- BX B112 SOUTHERME PARK AREA OF BOROUGH IMPORTANCE FOR NATURE CONSERVATION



Revision Details		By	Date	Initials
Drawing Number		D100444/002		
EAST THAMESMEAD BUSINESS PARK				
Drawing Title				
FIGURE 2 LOCATION OF SITES OF IMPORTANCE FOR NATURE CONSERVATION ADJACENT TO THE PROPOSED DEVELOPMENT				
Scale of A1 1:5000				
Drawn	SB	Detailled	Approved	
Check	JT	Tech Check	Del Check	Date
				06/07/02
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NOTES

KEY

- SITE BOUNDARY
- FENCE
- SWAMP
- OPEN WATER
- POOR SEMI-IMPROVED GRASSLAND
- BROAD-LEAVED WOODLAND
- TALL HERBACEOUS VEGETATION
- MARSHY GRASSLAND
- DENSE SCRUB
- SCATTERED SCRUB
- SCATTERED TREES
- TARGET NOTE NUMBER
- Ae *Arrhenatherum elatius*
- Lp *Isotria medeolae*
- Rf *Rubus fruticosus* spp.
- Sn *Silene alba*
- Cm *Chenopodium murale*
- Sn *Sedum album*
- Ag *Alnus glutinosa*
- Pop *Populus* sp.
- Ph *Phragmites australis*
- Ph *Phragmites australis*

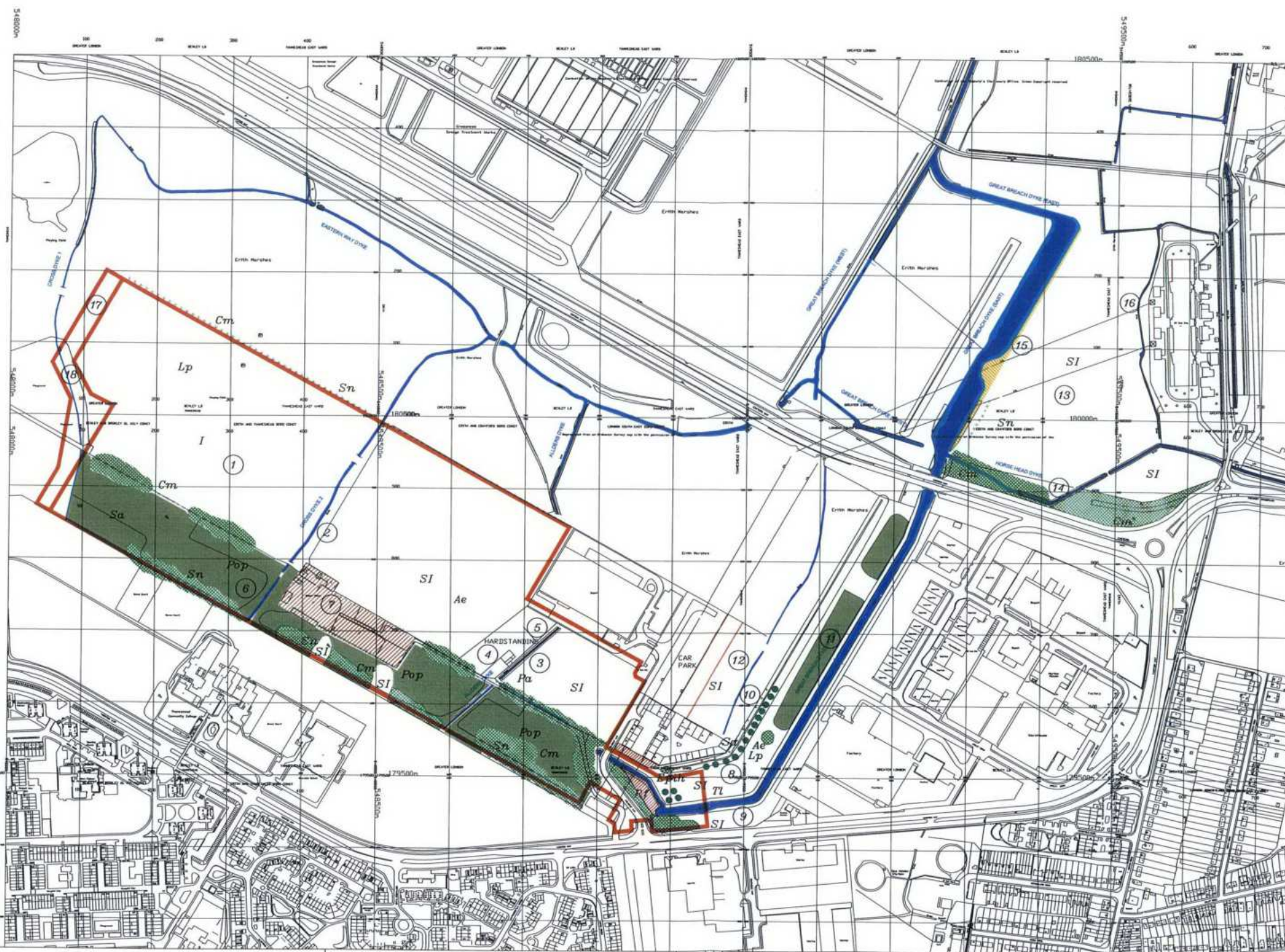
Revision	Number	Date	By	Check	Scale
1	D100444/003				

EAST THAMESMEAD BUSINESS PARK

FIGURE 3
PHASE 1
HABITAT MAP

Drawn	Detail	Approved
SB	Tech Check	Det Check
Check	Date	SEPT 02

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DATED 24 January 2005

THE MAYOR AND BURGESSES
OF THE LONDON BOROUGH OF BEXLEY

-and-

TILFEN LAND LIMITED

-and-

GALLIONS HOUSING ASSOCIATION LIMITED

**AGREEMENT UNDER SECTION 106 OF
THE TOWN AND COUNTRY PLANNING
ACT 1990**

relating to the property known as Land at
Eastern Thamesmead Industrial Estate
Extension, Waldrist Way, Erith

Application Ref: 02/03373/OUTEA

Legal Services
London Borough of Bexley
Bexley Civic Offices
Broadway
Bexleyheath
Kent DA6 7LB
PG/S32/9/236



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THIS AGREEMENT is made the 24th day of January 2005
BETWEEN

- (1) **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF BEXLEY** of Civic Offices Broadway Bexleyheath Kent DA6 7LB ("the Council"); and
- (2) **TILFEN LAND LIMITED** (Company Registration No. 03685753) whose registered office is situate at 133 Nathan Way, West Thamesmead Business Park, London SE28 0AB ("the Developer") and
- (3) **GALLIONS HOUSING ASSOCIATION LIMITED** (Company Registration No. 03832795) of Harrow Manor Way, Thamesmead, London SE2 9XH ("Gallions")

WHEREAS:

- A** The Council is the Local Planning Authority for the purposes of the Town and Country Planning Act 1990 (as amended) and the local Highway Authority for the purposes of the Highways Act 1980 for the area in which the Site is situated.
- B** The Developer is the registered proprietor of the land and premises known as land at Eastern Thamesmead Industrial Estate registered at H M Land Registry under Title No. SGL609072 shown (for identification purposes only) edged red on the plan annexed hereto ("**Land A**") situate within the London Borough of Bexley
- C** Gallions is the registered proprietor of the land shown (for identification purposes only) edged blue on the plan annexed hereto ("**Land B**") being part of land registered at HM Land Registry under Title No. SGL616783 situate within the London Borough of Bexley.
- D** By written application dated 20 September 2002 and bearing statutory register number 02/03373/OUTEA the Developer applied to the Council for outline planning permission to develop Land A and Land B ("**the Site**") by the construction of a B1/B8 Business Park in three phases including landscape and ecological works and details of design, external appearance and siting for Phase 1 ("**the Development**").
- E** Having regard to the provisions of the development plan and to all other material considerations, the Council by resolution dated 13 January 2005 resolved that

power be delegated to the Head of Development Control to grant planning permission subject to conditions pursuant to the said application and subject to the Developer and the Council entering into this Agreement to make provision for regulating the Development and to secure the matters hereinafter referred to.

- F The Council has agreed to issue the Planning Permission upon completion of this Agreement in the form set out in **Annex 1** to this Agreement.

NOW THIS AGREEMENT WITNESSETH as follows:

1. **INTERPRETATION**

- 1.1 In this Agreement in addition to the parties hereinbefore referred to the following words and expressions shall where the context so requires or admits have the following meanings:-
- 1.2 Any references to an Act of Parliament shall include any modifications extensions or re-enactment thereof for the time being in force and shall also include all instruments orders plans regulations permissions and directions for the time being made issued or given thereunder or deriving validity therefrom.
- 1.3 Words importing the singular number only shall include the plural number and vice versa and where any party to this Agreement comprises two or more persons or bodies relevant obligations contained in this Agreement on behalf of such persons or bodies shall be deemed to be joint and several unless otherwise specifically provided herein.
- 1.4 Words importing persons shall include corporations and vice versa
- 1.5 The headings in this Agreement are for ease of reference only and shall not be applicable in the interpretation of this Agreement.
- 1.6 Any reference to **"the Council"** in this Agreement shall include any statutory successor authority or authorities, and any references to **"the Developer"** or **"Gallions"** in this Agreement shall include their successors in title.

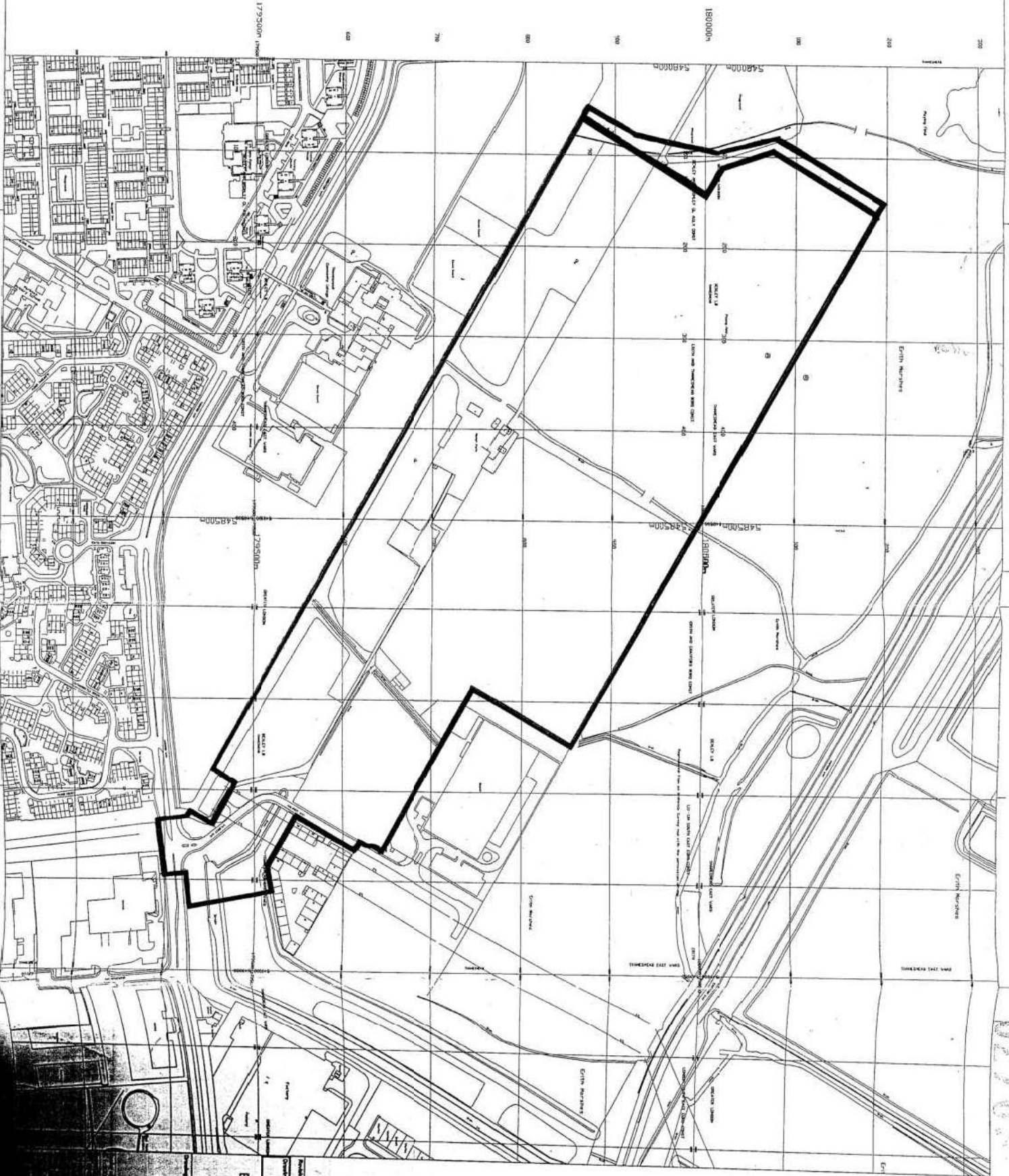
1007E

THIS DRAWING MAY BE USED ONLY FOR
WRITTEN DIMENSIONS SHALL BE USED

NOTES

LEGEND

ETDP SITE



Project Number	0100444/002
Drawing Number	0100444/002
Revision	
By	
Check	
Date	
Project	

EAST THAMESMEAD
BUSINESS PARK

APPLICATION SITE
BOUNDARY

1.7 For the purpose of such parts, if any, of this Agreement as may be subject to the rule against perpetuities, the perpetuity period applicable to this Agreement shall be eighty (80) years from the date hereof.

2. **DEFINITIONS**

2.1 Throughout this Agreement the following words and expressions shall have the following meanings unless the context otherwise provides or dictates:

2.2 **"the Act"** means the Town and Country Planning Act 1990 and Regulations made thereunder.

2.3 **"Air Quality Contribution"** means the sum of £15,000 to be paid to the Council by the Developer and to be applied by the Council towards the conduct of air quality monitoring.

2.4 **"Application"** means the written application dated 20 September 2002 bearing the statutory register number 02/03373/OUTEA, plans and other documentation submitted therewith including the Application Plans.

2.5 **"Application Plan"** and/or **"Application Plans"** mean all approved plans and drawings accompanying and forming part of the Application or any variations to the said plans as subsequently approved by the Council and any other Plan or Plans submitted following the grant of outline Planning Permission pursuant to details relating to reserved matters and approved by the Council.

2.6 **"Area 5"** means the area within the Site so identified in the Ecological Master Plan.

2.7 **"Assistant Director of Environmental Services (Strategic Planning and Regeneration)"** means the officer for the time being employed by the Council in that capacity or such other suitably qualified officer of the Council as the Council may reasonably nominate.

2.8 **"Commencement of Development"** shall only for the purposes of this Agreement mean the carrying out of a material operation pursuant to the Planning Permission initiated in accordance with the provisions of Section 56 of the Act on

the Site subject to the proviso that for the purposes of this Agreement development shall not include Site clearance or the Site investigation works required by paragraphs (a) and (b) attached to Condition 24 of the Planning Permission.

- 2.9 **"Conditions"** means the conditions set out in the Planning Permission and any other conditions subject to which subsequent written approvals are granted relating to matters reserved in the Planning Permission.
- 2.10 **"Cycle Route"** means a cycle route along Yarnton Way to be provided by the Council.
- 2.11 **"Cycle Route Contribution"** means the sum of £10,000 to be paid to the Council by the Developer as a financial contribution towards the Council's provision of the Cycle Route.
- 2.12 **"the Development"** means the development of the Site authorised by the Planning Permission.
- 2.13 **"development"** shall have the meaning given by Section 55 of the Town and Country Planning Act 1990.
- 2.14 **"Ecological Master Plan"** means the document entitled Ecological Master Plan East Thamesmead Business Park Version 2 September 2002 as submitted with the Application.
- 2.15 **"Greenwich Waterfront Transit Contribution"** means the sum of £10,000 to be paid to the Council by the Developer as a financial contribution towards the conduct of a feasibility study on the extension of the Greenwich Waterfront Transit System.
- 2.16 **"Greenwich Waterfront Transit System"** means a bus or tram mode of transport on a segregated route.
- 2.17 **"Head of Development Control"** means the officer for the time being employed by the Council in those capacities or such other officer as he/she may direct.

- 2.18 **"Head of Legal Services"** means the Solicitor for the time being employed by the Council in that capacity or such other legal officer of the Council as the Council may reasonably nominate.
- 2.19 **"Highway Authority"** means the Council acting in its capacity as Highway Authority.
- 2.20 **"the Highway Works"** mean the works specified in the Planning Permission and the works referred to in **Schedule 1** hereto to be completed prior to the first occupation of Phase 1.
- 2.21 **"Innovation Centre"** means a centre operated to the specification as set out in **Annex 2**.
- 2.22 **"landscaping"** shall include hard and soft landscaping to be provided in accordance with the Planning Permission and approvals thereunder.
- 2.23 **"the Management Plan"** means a plan for the management of the Development which shall include details of the management and maintenance of communal parking areas, access roads, landscaped areas and other communal facilities or areas provided as part of the Development and shall detail the operation of the management suite identified as Building A on Application Plan A4572/103G Development Parameters Plan.
- 2.24 **"Pedestrian/Cycle Route"** means a pedestrian/cycle route through the Development to connect up with the existing footpath network in Southmere Park to be provided by the Developer in accordance with details to be submitted to and approved by the Council (such approval not to be unreasonably withheld or delayed).
- 2.25 **"Phase 1"** means the first phase of the Development details of which have been submitted to the Council and which will include buildings 1000 (as identified in Application Plans A4572/603A, /604A and /605A), 1100 (as identified in Application Plans A4572/202J and /205G), and 1200 (as identified in Application Plans A4572/204G and /207G); the ecological works associated with Alders Dyke;

the drainage dyke south of the new access road; the active management of Area 5 in the Ecological Master Plan; the woodland management; the reconstruction of Waldrist Way and the modified junction at Waldrist Way and Yarnton Way including a width restrictor as shown on Application Plans A4572/105D Phasing and A4572/102G Illustrative Masterplan or as may otherwise be agreed by the Council

- 2.26 **"Phase 2"** means the second phase of the Development details of which are to be submitted to the Council which will include works as shown on Application Plan A4572/105D Phasing
- 2.27 **"Phase 2a"** means the part of Phase 2 as shown on Application Plan A4572/103G Development Parameters Plan.
- 2.28 **"Phase 2b"** means the part of Phase 2 as shown on Application Plan A4572/103G Development Parameters Plan.
- 2.29 **"Phase 3"** means the third phase of the Development details of which are to be submitted to the Council which will include works as shown on Application Plan A4572/105D Phasing.
- 2.30 **"Phase 3a"** means the part of Phase 3 as shown on Application Plan A4572/103G Development Parameters Plan.
- 2.31 **"Phase 3b"** means the part of Phase 3 as shown on Application Plan A4572/103G Development Parameters Plan.
- 2.32 **"the Planning Permission"** means the outline planning permission for the Development granted subject to the Conditions pursuant to the Application in the form attached at **Annex 1** hereto and shall include any subsequent written approvals granted thereunder.
- 2.33 **"the Plan"** means the plan annexed hereto.
- 2.34 **"public holiday(s)"** shall mean the day(s) declared to be observed as Public Holiday(s) or holiday(s) under the Banking and Financial Dealings Act 1971 and all other nationally recognised public holidays.

- 2.35 **"Public Transport Contribution"** means the sum of £15,000 to be paid to the Council by the Developer as a financial contribution towards the provision of environmental improvements to the physical infrastructure of access to public transport nodes in the area of the Development.
- 2.36 **"Resources Scheme"** means the Council's scheme for promoting the use of local labour within the London Borough of Bexley the details of which are set out in **Annex 3** hereto.
- 2.37 **"the Site"** shall mean Land A and Land B shown (for identification purposes only) edged red and blue respectively on the Plan.
- 2.38 **"Statutory Undertaker"** means a statutory undertaker as defined in Section 329(1) of the Highways Act 1980 and British Telecommunications Plc.
- 2.39 **"Waiting Restrictions Contribution"** means the sum of £5,000 to be paid to the Council by the Developer as a financial contribution towards the investigation and implementation if required of area wide waiting restrictions.
- 2.40 **"Water Drainage Management Plan"** means a plan for the management of water drainage within the Site which shall include specific details concerning arrangements for the control of water levels in the dykes with an agreed low water level.

3. **STATUTORY PROVISIONS**

- 3.1 **THIS AGREEMENT** is made pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990, and all other powers and enabling enactments which may be relevant for the purpose of giving validity hereto or facilitating the enforcement of the obligations herein contained with the intent to bind the parties hereto and Site.
- 3.2 Covenants in this Agreement falling within the provisions of Section 106 of the Act shall be deemed to be planning obligations to which the said Section shall apply.

4. **CONDITION PRECEDENT**

4.1 Except for **clauses 6, 8.1, and 8.2, 13.1, 18 and 37** the obligations and covenants in this Agreement shall not take effect until the Developer implements the Planning Permission ("**the Implementation Date**") by commencing development pursuant to the terms of the Planning Permission PROVIDED ALWAYS that the carrying out of Site clearance or the Site investigation works required by paragraphs (a) and (b) attached to Condition 24 of the Planning Permission shall not be deemed to be Commencement of Development; and

4.2 It is hereby agreed that in the event of the Planning Permission being quashed as a result of legal proceedings or being revoked or shall expire then this Agreement shall absolutely determine and become null and void but without prejudice to the rights of either party against the other provided that the sums paid by the Developer to the Council under clauses 8.2 and 13.1 shall not be refunded.

5. **COVENANTS AND OBLIGATIONS**

5.1 The Developer hereby covenants with the Council that this Agreement and each and every covenant contained herein shall be binding on and enforceable against the Developer and its successors in title to the Site and any other person or persons claiming any interest through or under the Developer.

5.2 No person shall be liable for breach of a covenant contained in this Agreement after he/she shall have parted with his interest in the Site or the part in respect of which such breach occurs but without prejudice to any liability for any subsisting breach of contract prior to parting with such interest.

6. **PHASING OF DEVELOPMENT**

The Development shall be carried out sequentially in accordance with Application Plan A4572/105D Phasing and for the avoidance of doubt the phases of the Development shall be completed in ascending numerical order or as may be otherwise agreed in writing by the Council.

7. **SITE CLEARANCE ETC**

The Developer shall prior to the Commencement of Development submit to the Council for approval (such approval not to be unreasonably withheld or delayed) details of site clearance works to be carried out on the Site including waste processing of material derived from the Site and for noise and dust attenuation during construction and the Developer hereby undertakes to carry out the Development in accordance with the details so approved by the Council.

8. **HIGHWAY AND RELATED WORKS**

8.1 Prior to the Commencement of Development the Developer shall enter into an Agreement or Agreements with the Council pursuant to Section 38 and/or Section 278 of the Highways Act 1980 or any other provision of law deemed appropriate providing for the carrying out of the Highway Works (but to the extent only that the Highway Works involve land within the Site or land forming part of the existing highway(s)) together with such bonding as the Council may reasonably require and the Developer hereby undertakes to carry out and complete at the Developer's own cost all such works.

8.2 The Developer covenants with the Council to pay the Cycle Route Contribution to the Council for it to design and carry out all necessary works in connection with the provision and future maintenance of the Cycle Route, and the said sum shall be paid to the Council on completion of this Agreement. The Council hereby covenants with the Developer that the said sum shall be applied for the purpose herein provided and for no other purpose.

8.3 The Developer shall pay to the Council the sum of TWO THOUSAND POUNDS (£2,000) in respect of advertising and all other reasonable costs and expenses incurred by the Council in the preparation and obtaining of each traffic order issued in respect of the Highway Works involved in the Development. The Developer shall pay the Council within 14 days of the Developer's receipt of any written demand from the Council.

- 8.4 Prior to first occupation of Phase 1 the Developer covenants to construct at its own cost a toucan crossing on Yarnton Way in accordance with details to be submitted to and approved by the Council (such approval not to be unreasonably withheld or delayed).
- 8.5 The Developer covenants with the Council to pay the Waiting Restrictions Contribution to the Council on commencement of Phase 2.
- 8.6 The Council covenants with the Developer to use the Waiting Restrictions Contribution towards the investigation of the need for and the implementation of area wide waiting restrictions in the event that the Development causes overspill parking in adjacent streets and for no other purpose.

9. **GREEN TRAVEL PLAN**

- 9.1 The Developer covenants with the Council not to bring the Development into use or occupation until a travel plan ("**the Travel Plan**") designed to reduce car traffic by encouraging employees of occupiers of the Development to use public transport, the proposed minibus service and other environmentally friendly transport with clear objectives and a package of measures to encourage sustainable travel, discourage car use and encourage staff to comply with component elements of the plan and set clear targets with specific dates has been submitted to and approved by the Council (such approval not to be unreasonably withheld or delayed).
- 9.2 The Travel Plan shall include, but is not limited to;
- 9.2.1 the provision of a minibus service for the transport of employees to and from the Development as referred to in clause 17 of this Agreement
- 9.2.2 the review of parking in relation to the Development prior to the implementation of Phase 3 and the implementation of remedial strategies identified by the said review; and
- 9.2.3 the setting up of procedures for periodic monitoring and reviewing to ensure that the said objectives and measures are satisfactorily implemented and to allow for

the introduction of alternative measures as agreed by the Council (such approval not to be unreasonably withheld or delayed).

- 9.3 The Development shall be operated and occupied in accordance with the approved Travel Plan.

10. **CONSTRUCTION TRAFFIC**

The Developer covenants with the Council as follows:-

- 10.1 At all times during the course of the Development to maintain on the Site a wheel cleaning facility and to ensure that all construction vehicles emerging from the Site onto the adjoining public highways make use of such facility.
- 10.2 To reimburse the Council within twenty eight days of a demand the proper cost of making good any damage to or moving any mud or debris from the roads pavements or land adjoining the Site and any services therein (the condition of which is evidenced by an agreed photographic and annotated survey) completed prior to Commencement of Development arising out of or by reason of the redevelopment of the Site.
- 10.3 To comply with such proper and reasonable directions as may be given by the Council from time to time acting through their Assistant Director of Environmental Services (Strategic Planning and Regeneration) or such officer appointed for the purpose with regard to the route to be followed by contractors' plant and equipment and vehicles entering or leaving the Site.
- 10.4 To ensure that all works of demolition and/or construction and ancillary operations (including the movement of heavy goods vehicles to and from the Site) which are audible at the boundary of the Site are carried out only between the hours of 08.00 hours and 18.00 Monday to Friday and between 08.00 and 12.00 on Saturday, and at no time on Sunday and public holidays unless prior written approval of the Council has been obtained such approval not to be unreasonably withheld or delayed.

11. **INNOVATION CENTRE**

The Developer shall provide within Phase 1 of the Development a building to be constructed and operated as an Innovation Centre in accordance with the Application Plans and the specification at **Annex 2**.

12. **PUBLIC TRANSPORT CONTRIBUTION**

12.1 The Developer covenants with the Council to pay the Public Transport Contribution to the Council prior to Commencement of the Development.

12.2 The Council covenants with the Developer to use the Public Transport Contribution towards the provision of environmental improvements to the physical infrastructure of access to public transport nodes in the area of the Development and thereafter to repay to the Developer any money which has not been spent within ten years of the date of payment.

13. **GREENWICH WATERFRONT TRANSIT CONTRIBUTION**

13.1 The Developer covenants with the Council to pay the Greenwich Waterfront Transit Contribution to the Council on completion of this Agreement.

13.2 The Council covenants with the Developer to use the Greenwich Waterfront Transit Contribution towards the conduct of a feasibility study on the extension of the Greenwich Waterfront Transit System and thereafter to repay to the Developer together with interest thereon at the base lending rate of the Royal Bank of Scotland plc from time to time any money which has not been spent within ten years of the date of payment.

14. **PEDESTRIAN/CYCLE ROUTE**

The Developer covenants with the Council to provide that part of the Pedestrian/Cycle Route within Phase 1 prior to first occupation of Phase 1 and to provide the remainder of the Pedestrian/Cycle Route prior to first occupation of Phase 2.

15. **PUBLIC ACCESS**

The Developer covenants with the Council that prior to the first occupation of Phase 2 access to the Pedestrian/Cycle Route through the Site shall be available to the public at all times unless otherwise agreed in writing by the Council who will take into account any safety and security concerns and have due regard to any advice of the police, fire authority or other body with statutory responsibility for health, safety or security.

16. **PEDESTRIAN/CYCLE BRIDGE**

The Developer covenants to provide prior to first occupation of Phase 1 at its own cost a new pedestrian/cycle bridge alongside the existing road bridge on Waldrist Way in accordance with details submitted to and approved by the Council (such approval not to be unreasonably withheld or delayed.)

17. **MINIBUS SERVICE**

17.1 The Developer covenants with the Council that subsequent to the first occupation of Phase 2 and from a date to be specified by the Council the Developer shall provide a minibus service for the Development to transport those persons employed in connection with the Development to and from the surrounding local area which service shall be operated in accordance with details as agreed between the Council and the Developer (such agreement not to be unreasonably withheld or delayed).

17.2 The use of the minibus service shall be monitored by the Developer for a period of twelve months following its introduction whereafter the Developer shall keep the need for the minibus service under review and submit the results of the review together with any suggested amendments or alterations to the minibus service to the Council for approval.

18. **WATER DRAINAGE MANAGEMENT PLAN**

The Developer covenants with the Council that prior to the Commencement of Development the Developer shall submit the Water Drainage Management Plan to

the Council for approval (such approval not to be unreasonably withheld or delayed.)

19. AIR QUALITY CONTRIBUTION

19.1 The Developer covenants with the Council to pay the Air Quality Contribution to the Council as follows:

19.1.1 The sum of £5,000 to be paid on Commencement of Development; and

19.1.2 The sum of £10,000 to be paid on the commencement of Phase 2.

19.2 The Council covenants with the Developer to use the Air Quality Contribution towards the conduct of air quality monitoring and thereafter to repay to the Developer together with interest thereon at the base lending rate of the Royal Bank of Scotland plc from time to time any money which has not been spent within ten years of the date of payment.

20. VEHICLES ON SITE

The Developer covenants with the Council that any occupier operating its own fleet of HGVs from the Site shall provide a systematic and documented maintenance and replacement programme for HGVs under the occupier's control to ensure that exhaust emissions are kept to the lowest reasonable level which shall be agreed in writing with the Council.

21. BROADBAND INTERNET ACCESS

Prior to the first occupation of any unit in Phase 1 the Developer covenants with the Council to provide broadband wide bandwidth internet access within Phase 1 of the Development and to provide the same facility to each of Phases 2 and 3 prior to their respective first occupation.

22. ALLOCATION OF FLOORSPACE TO B8 USE

The Developer covenants with the Council that

22.1 the floorspace within Phases 2 and 3 of the Development to be occupied by businesses/activities within Use Class B8 shall be limited to no more than 50% of the floorspace of any such Phase;

22.2 Phase 1 shall only be occupied by the Innovation Centre and businesses/activities within use class B1; and

22.3 within each of Phases 2a 2b 3a and 3b no more than 50% of floorspace shall be occupied by activities within use Class B8.

23. **MANAGEMENT PLAN**

Prior to commencement of Phase 1 the Developer covenants to submit a Management Plan in respect of Phase 1 to the Council for approval (such approval not to be unreasonably withheld or delayed) and the Developer shall thereafter amend such Management Plan in respect of each stage of the Development as each Phase is progressed and resubmit the amended Management Plan to the Council for approval (such approval not to be unreasonably withheld or delayed).

24. **ECOLOGICAL MASTER PLAN**

The Developer covenants with the Council that prior to commencement of Phase 1 the Developer shall adopt and implement the Ecological Master Plan and in particular the active management of Area 5.

25. **LOCAL EMPLOYMENT**

Recognising national and local policies relating to regeneration of the local economy, the need for generating local employment and encouraging sustainable travel patterns the Developer covenants with the Council to ensure that any jobs created by the operation of the Development are notified to the Council's local labour Resources Scheme with a view to recruiting where possible from within the locality.

26. **PUBLIC FOOTPATH**

The Developer agrees to co-operate with the Council in respect of an order to be made by the Council diverting public footpath FP1 from the line marked A-B-C on the plan at **Annex 4** hereto to a line marked D-E-C on the said plan.

27. **GALLIONS**

27.1 Gallions hereby consent to the completion of this Agreement and to the construction of the Pedestrian/Cycle Route referred to in **clauses 2.24 and 14** hereof.

27.2 The Developer hereby covenants to indemnify Gallions in respect of any liabilities actions demands proceedings costs and expenses arising directly or indirectly as a result of having entered into this Agreement.

28. **LIMIT OF CONSENTS**

28.1 It is hereby agreed and declared that nothing herein contained or implied shall prejudice or affect the Council's rights powers duties discretions and obligations in the exercise of their functions as a Local Planning Highway or Byelaw Authority or in their capacity in relation to any regulatory or enforcement activities and the rights powers duties discretions and obligations of the Council under all public and private statutes byelaws orders and regulations may be as fully and effectively exercised in relation to the Site as if this Agreement had not been effected

28.2 No consent issued pursuant to the provisions of this Agreement shall constitute a consent for the purposes of any statutory powers vested in the Council other than those expressly referred to herein and no consent shall be valid or deemed to be given pursuant to this Agreement unless it is given in writing in accordance with the requirements of this Agreement.

29. **SEVERANCE**

If any term provision clause or sub-clause of this Agreement or the application thereof to any person or circumstances shall to any extent be invalid or unenforceable the same shall be severable from the remainder of this Agreement and the remainder of this Agreement or the application of such term or provision to persons or circumstances other than those as to which such term or provision is held invalid or unenforceable shall not be affected thereby, and each term and

provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

30. **REPRESENTATIONS**

Each party to this Agreement acknowledges that this agreement has not been entered into in reliance wholly or partly on any statement or representations made by or on behalf of the other party except any such statement or representation that is expressly set out in this Agreement.

31. **MODIFICATION OF AGREEMENT**

No modification alteration or waiver of any of the provisions of this Agreement except as otherwise herein provided shall be effective unless the same is in accordance with section 106A or section 106B of the Town and Country Planning Act 1990 or any statutory re-enactment thereof or is in writing under seal and signed by the party against which the enforcement of such modification alteration or waiver is sought.

32. **NON-WAIVER**

The failure of any party at any time to require performance by any other party of any provisions of this Agreement shall in no way affect the right of such party to require performance of that provision.

33. **SERVICE OF NOTICES**

- 33.1 The provisions of Section 196 of the Law and Property Act 1925 (as amended) shall be deemed to be incorporated herein and save as otherwise specifically provided any notice to be given pursuant to this Agreement shall be in writing and shall be sufficiently given if delivered personally or sent by first class post or sent by facsimile confirmed in either case by post to the party to be served at the address specified herein or at such other address as such party may from time to time notify to the other and any such notice shall be deemed to have been given:-

- (a) if delivered personally or sent by facsimile as aforesaid on the date of delivery or transmission unless such date is not a working day or is after 5pm on a working day in which event on the next working day or
- (b) if sent by first class post on the second working day after the date of posting.

33.2 A working day shall be any day from Monday to Friday inclusive other than Christmas Day Good Friday or a public holiday in England.

33.3 The address of each of the parties is as follows:-

THE BEXLEY LONDON BOROUGH COUNCIL
The London Borough of Bexley
Wyncham House
207 Longlands Road
Sidcup
Kent DA15 7JH

TILFEN LAND LIMITED
133 Nathan Way
West Thamesmead Business Park
London
SE28 0AB

GALLIONS HOUSING ASSOCIATION
Harrow Manor Way
Thamesmead
London
SE2 9XH

34. **LOCAL LAND CHARGES/LAND REGISTRY**

34.1 The Council will register this Agreement in its register of Local Land Charges and with HM Land Registry.

34.2 The Developer hereby agrees to the Council applying to the Chief Land Registrar to enter a notice of this Agreement as a land charge pursuant to the Land Charges Act 1972 and the Developer hereby undertakes at its own expense to produce any documents and take all such reasonable steps as are necessary to enable such application(s) to proceed.

34.3 Where in the opinion of the Developer the covenants and obligations of this Agreement have been satisfied and/or completed the Developer shall be entitled to make application to the Council for a certificate to the effect that the covenants

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and obligations of this Agreement have been satisfied and/or completed, and upon being so satisfied the Council shall issue a certificate to such effect and forthwith remove the relevant entry from the Register of Local Land Charges

35. **VALUE ADDED TAX**

35.1 Any sum stated to be payable under or by virtue of the provisions of this Agreement shall be deemed to have been stated exclusive of any VAT which may be or become payable in respect thereof and the Developer shall pay and keep the Council indemnified from and against all value added tax including any interest and penalty thereon which may from time to time be charged on any monies payable by the Developer under this Agreement provided the Council complies with its obligations under **Clauses 35.2 and 35.3.**

35.2 The Council shall on request by the Developer submit a valid Value Added Tax invoice to the Developer and the Developer shall not be liable to pay VAT until it has received a valid and lawful VAT Invoice for the sum claimed.

35.3 The Council shall act promptly at all times so as to notify the Developer should the appropriate Government department make any enquiry or raise any demand as to payment of VAT including any interest and penalty thereon as to any sums payable by the Developer under this Agreement.

36. **APPROVALS**

Where under the terms and provisions of this Agreement the Developer is required to obtain any approval consent or agreement from the Council the Council hereby agree and undertake not to unreasonably withhold or delay such approval consent or agreement.

37. **LEGAL FEES**

The Developer agrees to pay upon demand the reasonable legal fees of the Council in negotiating preparing and completing this Agreement whether or not this Agreement is completed.

IN WITNESS WHEREOF the parties have executed this Agreement as a Deed the day and year first above written

Schedule 1

Highway Works

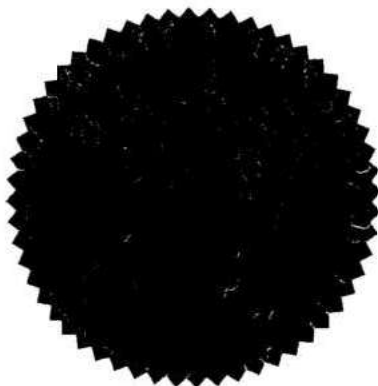
Undertake surveys of the existing carriageway, drainage and street lighting of Waldrist Way and the bridge structure carrying Waldrist Way across the drainage dyke, to determine works to be carried out to enable the Council to enter into a legal agreement with the Developer, under Sections 38 and 278 of the Highways Act 1980.

The Section 38/278 agreement mentioned above shall also include a scheme of traffic islands, including a width restrictor, at the junction of Yarnton Way, the provision of a toucan crossing on Yarnton Way in accordance with clause 8.4 of this Agreement, the provision of a roundabout in Waldrist Way at its junction with the main access road to the development and the provision of a pedestrian/cycle route linking Yarnton Way (via Waldrist Way) and the pedestrian/cycle route in Southmere Park to include a pedestrian/cycle bridge in accordance with clause 16 of this Agreement.

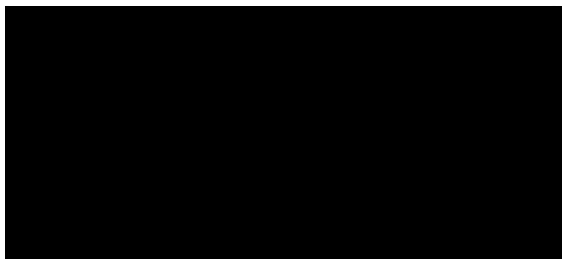
THE COMMON SEAL of the MAYOR AND
BURGESSES OF THE LONDON
BOROUGH OF BEXLEY was hereunto
affixed in the presence of:-

)
)
)
)
)

29708



D



EXECUTED as a Deed by TILFEN LAND
LIMITED acting by its director and
director/secretary:

)
)
)
)



Director/Authorised Signatory

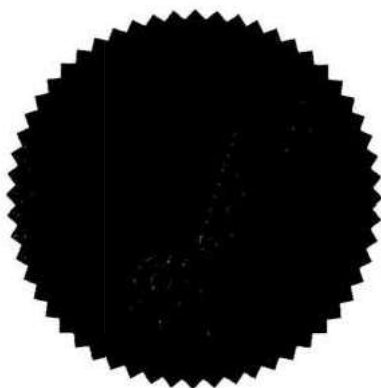
Director/Authorised Signatory

THE COMMON SEAL OF GALLIONS
HOUSING ASSOCIATION LIMITED
was hereunto affixed in the presence of:

)
)
)
)



Director/Authorised Signatory



Director/Authorised Signatory

ANNEX 1

Draft Planning Permission



DRAFT

Development and Public Protection
Wyncham House
207 Longlands Road
Sidcup Kent DA15 7JH
Telephone 020 8303 7777

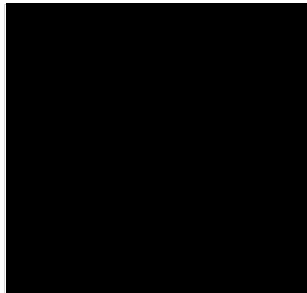
Head of Development Control:
Mrs S M Clark

**GRANT OF OUTLINE PLANNING PERMISSION
TO DEVELOP LAND SUBJECT TO CONDITIONS**

Reference Code :
02/03373/OUTEA

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER
1995**

TO :



TAKE NOTICE that Bexley Council, the Local Planning Authority under the Town and Country Planning Acts, **HAS GRANTED OUTLINE PLANNING PERMISSION** for the development of land situated at :

Land At The Eastern Thamesmead Industrial Estate Extension
Waldrist Way
Erith
Kent

For Outline application for the construction of a B1 / B8 business park in 3 phases including landscape and ecological works and details of reserved matters of design, external appearance and siting for Phase 1.

Referred to in the application for Outline Planning Permission for development received on 24th September 2002, (As amended on 9th September 2004)

SUBJECT TO THE CONDITIONS as attached

Date of Decision :

DRAFT

Head of Development Control

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED



Reference Code
02/03373/OUTEA

DRAFT

CONDITIONS AND REASONS

- 1 Approval of the details of the landscaping of the site, or alternative details of the siting, design, external appearance of the buildings, (hereinafter called the reserved matter) of phase 1 shall be obtained from the Local Planning Authority before any development on that phase is commenced.

Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990.

- 2 Approval of the details of the siting, design, external appearance of the building(s), and the landscaping of the site (hereinafter called the reserved matters) of Phases 2 and 3 shall be obtained from the Local Planning Authority before any development on those phases is commenced.

Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990.

- 3 Application for approval of the details referred to in conditions 1 and 2 must be made not later than the expiration of five years beginning with the date of the grant of this outline planning permission.

Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990.

- 4 The development to which this permission relates must be begun not later than whichever is the later of the following dates:-

- (a) The expiration of five years from the date of the grant of this outline planning permission, or
- (b) The expiration of three years from the final approval of the details referred to in Conditions 1 and 2 above, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990.

- 5 The proposed development shall be carried out sequentially in accordance with the phasing plan A4572/105D. The proposed ecological mitigation proposals in respect of each phase shall be carried out at the start of each phase as part of an overall phasing strategy for the site which shall be supplemented by a phasing method statement, to include details of the timing of ground clearance work, to be submitted to, and agreed in writing by, the Local Planning Authority, before the commencement of development.

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Reason: To ensure the development proceeds in an appropriate sequence and the appropriate mitigation and compensation measures identified in the Environmental Statement are provided at the appropriate time, and to ensure the development is undertaken with due regard to sensitive breeding times.

- 6 The total gross floorspace of the development hereby approved shall not exceed 63200m². This shall be divided across the phases with a maximum floorspace in (i) phase 1 of 10718m²; (ii) phase 2 of 21,892m²; and (iii) phase 3, 30590m².

Reason: To ensure the development accords with the application assessed under the Environmental information submitted in support of the application.

- 7 The proposed use of the development hereby approved shall be restricted as follows:
- (i) Phase 1: buildings 1100 and 1200 shall be used for uses only within Class B1 (a), (b) or (c) of the Town and Country Planning Use Classes Order 1987 as amended. Building 1000 shall only be used as an Innovation Centre;
 - (ii) Phase 2: the buildings shall only be used for Class B1(a), (b) or (c), or Class B8. No more than 50 per cent of the floorspace in either Phase 2A or 2B shall be occupied for uses within Class B8 of the Town and Country Planning Use Classes Order 1987 as amended.
 - (iii) Phase 3: the buildings shall only be used for Class B1(a), (b) or (c), or Class B8 of the Town and Country Planning Use Classes Order 1987 as amended. No more than 50 per cent of the floorspace in either Phase 3a or 3b shall be occupied for uses within Class B8 of the Town and Country Planning Use Classes Order 1987 as amended.

Reason: To ensure the development accords with the application assessed under the Environmental information submitted in support of the application.

- 8 The layout of Phases 2a, 2b, 3a and 3b shall include a range of building footprints the largest single footprint in any one of these phases shall not exceed 4600m².

Reason: To ensure the development has an adequate variety of form and scale of building in the interests of the visual amenities of the area.

- 9 Any building located within 30m of the north-eastern boundary, that with Erith Marshes on land owned by Thames Water, shall be restricted to a maximum height of 10m.

Reason: To ensure the development pays appropriate regard to the open character of the Erith Marshes in the interests of the character and appearance of the locality.

- 10 All buildings shall be contained within the "phase building windows" identified on plan A4572/103G - Development parameters plan.

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Reason: To ensure the development accords with the application assessed under the environmental information submitted in support of the application.

- 11 No part of the development will be used for or converted into residential accommodation.

Reason: To minimise flood risk to occupants.

- 12 The finished floor level of the top floor of all buildings will be set at 300mm above the modelled flood level as approved by the Local Authority in conjunction within the Environment Agency.

Reason: To minimise flood risk to occupants.

- 13 Prior to the commencement of the development hereby, approved details of the internal arrangements of each building along with evacuation routes to upper floors and an evacuation plan covering all other measures associated with flood evacuation including escape routes and signage within and outside the buildings, shall be submitted to and approved in writing by the Local Planning Authority. The approved works and the evacuation plan will then be implemented in full prior to occupancy.

Reason: To minimise flood risk to occupants.

- 14 Surface water source control measures shall be carried out in accordance with details which shall have been submitted to, and approved in writing by, the Local Planning Authority before development commences. Any scheme or details prepared and submitted pursuant to this condition shall be consistent with the mitigation measures described in the Environmental Statement and Ecological Master plan and will not be approved if it may have effects significantly different to those considered in the Environmental Statement.

Reason: To prevent the increased risk of flooding and to improve water quality.

- 15 Prior to the commencement of development a strategy for enhancement of the ditch network including its phased implementation shall be submitted to, and approved in writing by, the Local Planning Authority. Any scheme or details prepared and submitted pursuant to this condition shall be consistent with the mitigation measures described in the Environmental Statement and Ecological Master plan and will not be approved if it may have effects significantly different to those considered in the Environmental Statement.

Reason: To conserve and enhance the ecological value and wetland character of the site.

- 16 No unit in any phase shall be occupied until the detailed scheme for the enhancement of the existing ditch network within that phase as required by condition 15 has been approved and implemented to the satisfaction of the Local Planning Authority. Any scheme or details prepared and submitted pursuant to this condition shall be consistent with the mitigation measures described in the Environmental Statement and Ecological



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Master plan and will not be approved if it may have effects significantly different to those considered in the Environmental Statement.

Reason: To conserve and enhance the ecological value and wetland character of the site.

- 17 The new ditches, wetland and ponds shall be constructed in accordance with details which shall be submitted to, and approved in writing by, the Local Planning Authority before the development on any phase commences. Any scheme or details prepared and submitted pursuant to this condition shall be consistent with the mitigation measures described in the Environmental Statement and Ecological Master plan and will not be approved if it may have effects significantly different to those considered in the Environmental Statement.

Reason: To ensure that the habitat creation enhances the conservation value of the site and provides undisturbed refuges for wildlife using this important wildlife site.

- 18 No development approved by this permission shall be commenced until a detailed scheme, incorporating the recommendations included in the Ecological Master Plan, to protect and enhance the ecological value of the site has been approved by and implemented to the satisfaction of the Local Planning Authority. Any scheme or details prepared and submitted pursuant to this condition shall be consistent with the mitigation measures described in the Environmental Statement and Ecological Master plan and will not be approved if it may have effects significantly different to those considered in the Environmental Statement.

Reason: To protect and conserve the watercourses and the associated habitats.

- 19 No development approved by this permission shall be commenced until a detailed scheme for the eradication of Japanese knotweed has been approved by and implemented to the satisfaction of the Local Planning Authority. Any scheme or details prepared and submitted pursuant to this condition shall be consistent with the mitigation measures described in the Environmental Statement and Ecological Master plan and will not be approved if it may have effects significantly different to those considered in the Environmental Statement.

Reason: To control the spread of an invasive plant.

- 20 No property on phases 2 and 3 shall be occupied until a detailed scheme for mitigation of the loss of the ruderal vegetation, the London-scarce round-leaved crane's bill and associated invertebrate assemblages is implemented to the satisfaction of the Local Planning Authority. This habitat should be replaced by the use of green/brown roofs on the top of the development. Any scheme or details prepared and submitted pursuant to this condition shall be consistent with the mitigation measures described in the Environmental Statement and Ecological Master plan and will not be approved if it may have effects significantly different to those considered in the Environmental Statement.

Reason: To conserve and enhance the ecological value of the site.

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- 21 Buffer zones 35 metres alongside Cross Dyke 2 and 30 metres wide alongside the Allders Dyke and all other ditches shall be established in accordance with details which shall be submitted to, and approved in writing by, the Local Planning Authority before the development commences. Any scheme or details prepared and submitted pursuant to this condition shall be consistent with the mitigation measures described in the Environmental Statement and Ecological Master plan and will not be approved if it may have effects significantly different to those considered in the Environmental Statement.

Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

- 22 There shall be no storage of materials within the buffer zone of any watercourse, Woodland Way or Area 5. These areas must be suitably marked and protected during development and there shall be no access during development within this area. There shall be no fires, dumping or tracking of machinery within this area.

Reason: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

- 23 No development approved by this permission shall be commenced in any part of phases 2 or 3 until a scheme for 'brown roofs' for the buildings in that phase, has been approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with a programme for planting and maintenance related to stages of completion of the development. Any scheme or details prepared and submitted pursuant to this condition shall be consistent with the mitigation measures described in the Environmental Statement and Ecological Master plan and will not be approved if it may have effects significantly different to those considered in the Environmental Statement.

Reason: To conserve and enhance the ecological value of the site.

- 24 No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the Local Planning Authority for approval.
- (a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the sites uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the Local Planning Authority prior to investigations commencing on site.
- (b) The site investigation, including relevant soil, soil gas and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.



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- (c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.
- (d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination should be fully assessed and an appropriate remediation scheme submitted to the Local Planning Authority for approval.
- (e) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean up criteria shall be included in the closure report together with the necessary documentation detailing what materials have been removed from the site.

Reason: To prevent harm to human health and pollution of the environment.

- 25 Soakaways shall only be used in areas on site where they would not present a risk to groundwater. If permitted, their location must be approved in writing by the Local Planning Authority.

Reason: To prevent pollution of controlled waters.

- 26 No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed two metres in depth below existing ground level.

Reason: To prevent pollution of groundwater.

- 27 No soakaways shall be constructed in contaminated ground.

Reason: To prevent pollution of groundwater.

- 28 Clean, uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramiconly shall be permitted as infill material.

Reason: To prevent pollution of controlled waters.

- 29 The construction of the surface water drainage system or any phase thereof shall be carried out in accordance with details submitted to, and approved in writing by, the

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Local Planning Authority before the development phase with which it is associated commences. Any scheme or details prepared and submitted pursuant to this condition shall be consistent with the mitigation measures described in the Environmental Statement and Ecological Master plan and will not be approved if it may have effects significantly different to those considered in the Environmental Statement.

Reason: To prevent pollution of the water environment.

- 30 The development hereby permitted shall provide car parking on the site and within any phase of the development at a standard of 1 space per 100m² of gross floor area and 1 lorry space for every 250m² gross floor area, excluding the first 250m², of each unit. No unit shall be occupied until such time as the car parking and lorry parking associated with the unit is available.

Reason: In the interests of highway safety and the free-flow of traffic.

- 31 Prior to the commencement of development details of traffic calming measures to be provided along the main access road for the development shall be submitted to, and approved in writing by, the Local Planning Authority. The agreed measures will be implemented for each phase prior to the first occupation of any unit in that phase.

Reason: In the interests of highway safety.

- 32 Prior to the commencement of development details of the junction improvements at Yarnton Way/Waldrist Way to preclude right turn out HGV movements, shall be submitted to, and approved in writing by the Local Planning Authority. The agreed junction improvements shall be completed prior to the first occupation of any unit.

Reason: In the interests of highway safety.

- 33 Prior to the commencement of development in any phase details of the sightlines and pedestrian visibility splays associated with any road junctions, parking spaces, etc, shall be submitted to, and approved in writing by, the Local Planning Authority. The agreed sightlines and visibility splays shall be provided prior to the occupation of any unit with which they are associated and the defined clear areas maintained at all times thereafter.

Reason: In the interests of highway safety.

- 34 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 as amended, the space shown reserved on Phase 1 for the parking of cars shall be used for or available for such use at all times.

Reason: Development without provision of adequate facilities for the parking of motor vehicles is likely to inconvenience other road users and be detrimental to amenity.



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- 35 Detailed plans and drawings with respect to the matters reserved for subsequent approval for Phases 2 and 3 shall show adequate space to the satisfaction of the Local Planning Authority reserved for the parking of cars and this space shall be used for or available for such use at all times.

Reason: Development without provision of adequate facilities for the parking of motor vehicles is likely to inconvenience other road users and be detrimental to amenity.

- 36 The use of the land for car parking shall not be commenced until the site has been laid out, surfaced and drained to the satisfaction of the Local Planning Authority.

Reason: To secure satisfactory standards of access for the proposed development.

- 37 Detailed plans and drawings with respect to the matters reserved for subsequent approval shall show adequate space to the satisfaction of the Local Planning Authority reserved for the parking, loading and unloading of commercial vehicles and this space shall be used or available for such use at all times.

Reason: To ensure that parking, loading and unloading takes place on the site and off the highway.

- 38 Prior to the commencement of development details of the proposed cycle and pedestrian facilities, including the cycleway/footway through the site, shall be provided and agreed in writing by the Local Planning Authority. No unit shall be occupied until the identified facilities associated with that phase have been provided in accordance with the agreed details.

Reason: To ensure there is adequate and satisfactory access to the site by means other than the private car.

- 39 Prior to the commencement of development details of the improvements to Waldrist Way shall be submitted to, and approved in writing by, the Local Planning Authority. No unit in the development shall be occupied until the agreed works have been completed.

Reason: To ensure Waldrist Way is constructed to an adoptable standard.

- 40 Prior to the first occupation of any part of the development Waldrist Way shall be provided with a width of carriageway that satisfactorily accommodates all types of heavy goods vehicle traffic travelling in both directions simultaneously and a minimum 3 metre wide footway/footpath/cycle facilities in accordance with details submitted to, and approved in writing by, the Local Planning Authority before the commencement of development.

Reason: In the interests of highway safety.

- 41 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted



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to, and approved in writing by, the Local Planning Authority before the development commences. The landscape management plan shall be carried out as approved. Any scheme or details prepared and submitted pursuant to this condition shall be consistent with the mitigation measures described in the Environmental Statement and Ecological Master plan and will not be approved if it may have effects significantly different to those considered in the Environmental Statement.

Reason: To protect/conservate the natural features and character of the area.

- 42 No development approved by this permission shall be commenced until a planting scheme has been approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with a programme for planting and maintenance related to stages of completion of the development. Any scheme or details prepared and submitted pursuant to this condition shall be consistent with the mitigation measures described in the Environmental Statement and Ecological Master plan and will not be approved if it may have effects significantly different to those considered in the Environmental Statement.

Reason: To protect, restore or replace the natural features of importance within or adjoining the watercourse.

- 43 A strategy for servicing the whole of the site and of individual phases and/or buildings within the site shall be submitted to, and agreed in writing by, the Local Planning Authority prior to the commencement of development. Such details shall be submitted and approved in writing by the Local Planning Authority before they are erected and the agreed details shall be implemented prior to the first occupation of the unit or phase as appropriate with which they are associated.

Reason: In the interests of the character, appearance, accessibility, ecology and security of the site.

- 44 Audible reversing alarms shall not be operated on vehicles manoeuvring outside of any of the building envelopes between the hours of 23.00 hours and 06.00 hours the following morning.

Reason: In the interests of the amenities of occupiers of nearby properties.

- 45 The rating level of the noise emitted from the site shall not exceed the existing background noise level by more than 5dB at any time at nearby residential premises. The measurement and assessment shall be made according to BS4142:1997. The measurement and assessment periods used shall be in accordance with the periods adopted in that standard.

Reason: In the interests of the amenities of occupiers of nearby properties.

- 46 The level of noise emitted from the site shall not exceed 52dB LAeq (1 hour) when measured 1 metre from the boundary of the Bexley Business Academy.



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Reason: In the interests of the amenity of the occupants of the Academy.

- 47 External loudspeakers shall not be used on any part of the site without the prior written approval of the Local Planning Authority. This condition shall not apply to the use of any alarm serving the premises either for cases of emergency or for the purposes of routine testing of such alarms.

Reason: In the interests of the occupiers of nearby properties.

- 48 Before development of any phase is commenced a schedule of materials and finishes and, where so required by the Local Planning Authority, samples of such materials and finishes to be used for the external walls and roofs of the proposed building(s) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity.

- 49 Details of any external lighting (including design, appearance, lighting contour plan, etc) shall be submitted to, and approved in writing by, the Local Planning Authority before it is installed. Any approved scheme(s) shall be implemented prior to the first use or occupation of that part of the development with which they are associated.

Reason: In the interests of the character, appearance, amenity, ecology of the area.

- 50 Development approved by this permission shall not be commenced unless the method of piling foundations has been submitted to, and approved in writing by, the Local Planning Authority. The piling shall thereafter be undertaken only in accordance with the approved details.

Reason: The site is contaminated/potentially contaminated and piling could lead to the contamination of groundwater in the underlying aquifer.

- 51 No development shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure that adequate archaeological records can be made in respect of the site and in the interest of the heritage of the area.

- 52 Development should not be commenced until:

- a) full details of the water supply infrastructure requirements, including anticipated flow rates, and detailed site plans have been submitted to, and approved in writing by, the Local planning authority (in consultation with Thames Water).
- b) where this development forms part of a larger development, arrangements have been made to the satisfaction of the local planning authority (in consultation with Thames Water) for the provision of adequate water supplies for the whole of the development.

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Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.

53 Notwithstanding the information previously submitted prior to the commencement of development a construction methodology to cover the following points shall be submitted to and agreed in writing by the Local Planning Authority:

- Proposed demolition and construction methods and techniques (including vehicle movements to and from the site)
- Proposed days/hours of work
- Proposed means of minimising noise and vibration (including any piling), and compliance with BS 5228
- Proposed means of minimising dust emissions etc.
- Proposed construction site lighting; and
- Operatives' parking area(s), site storage and any site building(s)

The agreed construction methodology shall be implemented during the implementation of the development works hereby approved.

Reason: To protect residential amenity, highway safety and nature conservation during the demolition and construction stages of the development.

INFORMATIVES :-

- 1 The decision to grant planning permission has been taken having regard to the policies and proposals in the London Plan and the Bexley Unitary Development Plan (2004) set out below, and to all relevant material considerations, including Supplementary Planning Guidance, where appropriate:

London Plan:-

Policy 2A.2 - Opportunity Areas
Policy 2A.7 - Strategic Employment Locations
Policy 3B.1 - Developing London's economy
Policy 3B.5 - Strategic Employment Locations
Policy 3B.6 - Supporting innovation
Policy 3B.12 - Improving the skills and employment opportunities for Londoners
Policy 3C.2 - Matching development to transport capacity
Policy 3C.22 - Parking strategy
Policy 3D.7 - Realising the value of open space
Policy 3D.12 - Biodiversity and nature conservation
Policy 4B.1 - Design principles for a compact city
Policy 4B.3 - Maximising the potential of sites
Policy 4B.6 - Sustainable design and construction
Policy 4B.14 - Archaeology
Policy 4C.6 - Flood plains
Policy 4C.8 - Sustainable drainage

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Policy 5C.1 - The strategic priorities for East London
Policy 5C.2 - Opportunity Areas in East London

Unitary Development Plan (2004):-

Policy G1 - Quality of environment and economy
Policy G3 - Planning gain
Policy G6 - Housing land supply
Policy G7 - Development Standards
Policy G8 - Flood risks
Policy G10 - Thames Gateway
Policy G13 - Metropolitan Open Land
Policy G14 - Industry and Commerce
Policy G16 (previously G15B) - Transport and accessibility
Policy G17 (previously G15A) - Sustainable transport choices
Policy G23 (previously G21) - Provision of on and off-street parking in the borough
Policy G24 (previously G22) - Industrial and business growth
Policy G26 (previously G24) - Protect and seek to conserve and enhance those features of the built and natural environment
Policy G34 (previously G31) - Matters of pollution and energy efficiency
Policy G36 (previously G33) - Applications in conflict with the Plan
Policy ENV14 - Metropolitan Open Land
Policy ENV15 - Metropolitan Open Land - acceptable uses
Policy ENV17 - Green Chain
Policy ENV18 - Green Chain - conservation and landscaping
Policy ENV23 - Areas of metropolitan importance for nature conservation
Policy ENV24 - Sites of borough importance for nature conservation
Policy ENV26 - Linear routes including footpaths
Policy ENV31 - Landscaping and wildlife protection
Policy ENV39 - Built Environment
Policy ENV40 (previously ENV39A) - Contaminated land
Policy ENV41 (previously ENV39B) - Air Quality Assessment
Policy ENV59 (previously ENV57) - Energy efficiency
Policy ENV60 (previously ENV58) - Crime prevention
Policy E1 - Criteria for industrial and commercial development
Policy E3 - Primary employment areas
Policy T1 (previously T1A) - Travel plans for major developments
Policy T6 (previously T3) - Traffic generation in residential areas
Policy T16 (previously T13) - Pedestrians
Policy T17 (previously T14) - Off-street car parking spaces in their developments
Policy TAL10 - Public rights of way - diversions
Policy TS1 - Business development areas (Sites A on the Proposals Map)

and Design and Development Control Guidelines

This informative is only intended as a summary of the reasons for granting planning permission. For further detail on the decision please see the application report by contacting the Development Control Division on 020 8303 7777 extension 4912.

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ANNEX 2

Innovation Centre Specification

INNOVATION CENTRE SPECIFICATION

A Business Innovation Centre (BIC) is a local or regional partnership structure which provides SMEs with a full range of services focusing on innovation for industry or services to industry. It identifies, selects and supports budding entrepreneurs and their project, or existing SMEs. The BIC reflects a broad-ranging consensus and mobilises local potential within the framework of a global approach. It allocates public and private resources to initiatives that contribute, through their innovative nature and economic relevance, to wealth and job creation and to activity diversification. It also promotes SME access to the international market and to co-operation. The form of the building may be described in more detail as follows:

Physical Attributes: A landmark building with appropriate parking and landscaping shall be provided. The building's design shall be modern and representative of innovation and shall draw on principles of sustainable architecture.

Internally, the Innovation Centre shall be sub-divided to meet the needs of modern start-ups and SME's. Meeting venues shall also be provided and shared facilities will be available to tenants shall also include break-out areas, first-aid room, kitchenettes and ablution facilities. An appropriate amount of floor space shall also be provided to accommodate the Centre's management and service functions.

Management and Services: The Innovation Centre shall be appropriately staffed with qualified persons able to deliver Business, Innovation, Networking and Incubation Services. In particular these services may include:

- Business planning and marketing advice
- Strategic management advice
- Intellectual property rights and patenting advice
- Facilities management
- Reception service
- Secretarial service
- Bookkeeping service and day-to-day business organisation
- Courier service
- Total on-site financial and business planning and marketing advice services to include:
 - strategic counselling
 - mentoring
 - reviewing financial options
 - guidance on business plans
 - guidance on marketing strategies and plans
 - basic tax and business establishment advice
 - employment law
- Entrepreneur/innovator development programme, and its services may include:
 - Assisting with technology audits of companies in the area;
 - arranging seminars, workshops and field trips
 - hosting missions
 - hosting B2B networking events
 - student placement
 - research networks
 - commercialisation of ideas
 - providing access to manufacturing advice and training programmes.

- Assisting entrepreneurs with:
 - access to finance - loans, equity, business angels
 - access to grant intermediaries
 - grant funding
- 24/7 security access shall be provided.

Infrastructure Requirements: In addition to the provision of modern utility services (water, electricity and sewage) a telephony and communication system with broadband shall be provided.

ANNEX 3

Resources Scheme

RESOURCES

Service for employers

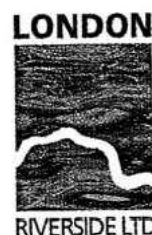
For all your
recruitment needs

- reducing your costs,
- providing recruitment solutions
- identifying training and funding initiatives

Telephone: 020 8310 2149

Fax: 020 8310 0029

Website: www.bexley.gov.uk



RECRUITMENT!

It's expensive and time consuming when you get it right, it's a potential disaster and financial loss when it goes wrong!

WE CAN HELP

We bring together employers and job seekers and provide access to available funding and training initiatives to help during the first stages of employment or pre-employment.

The service is called **RESOURCES** - it's free and it really works!

HOW?

By matching your recruitment needs with the skills and experience of job seekers

We offer an impartial service – matching your person specification with the skills and experience of job seekers who are looking for work, alternative employment or returning to the labour market

Our experienced interviewers do the initial matching for you

We will interview all applicants before they are entered onto the skills database. You can be sure candidates are motivated and trained to the degree they claim

Reducing your recruitment costs and time spent filling vacancies
We undertake the initial marketing and short-listing. Final selection is then carried out by your own company staff using your selection material

Identifying funding initiatives and training packages

Customised recruitment support
We can do as much or as little as you require to ensure your vacancy is filled by the right candidate

Incentives could include

- Accessing individuals via work experience (trainees remain on benefits whilst training)
- Pre-arranged work trials
- New Deal 25yr+ (provides £75 per week for up to 26 weeks towards training a new recruit or can be split into half for that person and half for an existing employee to up skill.
- Funds for specific one off courses to address skills shortages
- Links to any government programme designed to help you recruit the right person

The list is endless and it can be time consuming for employers to find the right source of help

WE DO ALL THIS FOR YOU, SAVING YOU TIME AND MONEY

WHAT'S IN IT FOR YOU?

Benefits to local employers

- **Fast track recruitment process** – we understand your recruitment needs and match them with suitably trained, qualified and motivated applicants
- **Reduction in your recruitment costs** – we do the initial marketing and short-listing for you and there are no agency fees to pay
- **Identification of funding support available from the Council and other agencies** – we identify funding packages to help you during the first stages of employment or prior to employment
- **Tailored training solutions** - we advise on available training initiatives and find realistic solutions

We work with you to meet your recruitment and training needs leaving you time to develop your business!

HOW DO YOU GET INVOLVED?

**It couldn't be simpler –
just contact us for any of the following:**

telephone 020 8310 2149

- Register your company
- Register your current vacancies
- Request a visit or phone call
- Would like access to a trainee
- Would like to provide work experience
- Considering implementing in-house training
 - Expanding your company
- Consider options to redundancies

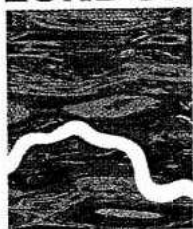
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jobcentreplus



**Resources is also linked to similar schemes in
Lewisham, Greenwich, Newham and Tower Hamlets.
If a local match via Resources cannot be made we will be
able to advertise in the above areas through our
extensive partnership links**

**Remember 020 8310 2149 is THE recruitment hot line!
We do not charge agency or advertising fees**

**We customise to suit your needs
We keep paperwork to a minimum**

B R I G H T E R P L A C E F O R B U S I N E S S

RESOURCES...

A NEW APPROACH TO YOUR RECRUITMENT NEEDS

WORKING WITH YOU...

- Providing recruitment solutions
- Identifying training and funding initiatives
- Reducing your costs

Resources brings together employers and job seekers and provides access to available funding and training initiatives to help during the first stages of employment or pre-employment. It's **FREE** and it really works!

HOW ?

BY MATCHING YOUR RECRUITMENT NEEDS WITH THE SKILLS AND EXPERIENCE OF JOB SEEKERS

We offer an impartial service – matching your person specification with the skills and experience of job seekers who are looking for work, alternative employment or returning to the labour market

OUR EXPERIENCED INTERVIEWERS DO THE INITIAL MATCHING FOR YOU

We will carry out a thorough interview with all applicants and verify applicants' qualifications before they are entered onto the skills database. You can be sure candidates are motivated and trained to the degree they claim

REDUCING YOUR RECRUITMENT COSTS AND TIME SPENT FILLING VACANCIES

We undertake the initial marketing and short-listing. Final selection is then carried out by your own company staff using your selection material

IDENTIFYING FUNDING INITIATIVES AND TRAINING PACKAGES

Each short-listed candidate will have a pre identified funding package attached to their application form before it is sent to you.

This will include any funding that is available to you to help with training the individual during the first stages of employment or prior to employment. All Bexley Council, Employment Service, Solotec programmes and selected college schemes will be identified.

INCENTIVES COULD INCLUDE

- Accessing individuals via work experience (trainees remain on benefits whilst training)
- Pre-arranged work trials
- New Deal 25yr+ (provides £75 per week for up to 26 weeks towards training a new recruit or can be split into half for that person and half for an existing employee to up skill.
- Single Regeneration funds for specific one off courses or £300 TEC funds for extended induction training

The list is endless and it can be time consuming for employers to find the right source of help.

WE DO ALL THIS FOR YOU, SAVING YOU TIME AND MONEY



WHAT'S IN IT FOR YOU?

BENEFITS TO LOCAL EMPLOYERS

- **Fast track recruitment process** –
we understand your recruitment needs and match them with suitably trained, qualified and motivated applicants
- **Reduction in your recruitment costs** –
we do the initial marketing and short-listing for you and there are no agency fees to pay
- **Identification of funding support available from the Council and other agencies** –
we identify funding packages to help you during the first stages of employment or prior to employment
- **Tailored training solutions** -
we advise on available training initiatives and provide access to the NVQ database and the suitability of each course to your needs

WE WORK WITH YOU TO MEET YOUR RECRUITMENT AND TRAINING NEEDS

LEAVING YOU TIME TO DEVELOP YOUR BUSINESS!

HOW DO YOU GET

IT COULDN'T BE SIMPLER - JUST CONTACT US FOR ANY OF THE FOLLOWING:

telephone 020 8310 2149

- Register your company
- Register your current vacancies
- Request a visit or phone call
- Would like access to a trainee
- Would like to provide work experience
- Considering implementing in-house training
- Expanding your company
- Consider options to redundancies

Or you can contact us by fax on
020 8310 0029 or
visit our Web Site

WWW.Bexley.Gov.Uk

Resources will also be linked to similar schemes in Lewisham, Greenwich, Newham and Tower Hamlets. If a local match via Resources cannot be made we will be able to advertise in the above areas through the Jobnet partnership

REMEMBER 020 8310 2149
IS THE RECRUITMENT HOT LINE!

WE DO NOT CHARGE AGENCY OR
ADVERTISING FEES

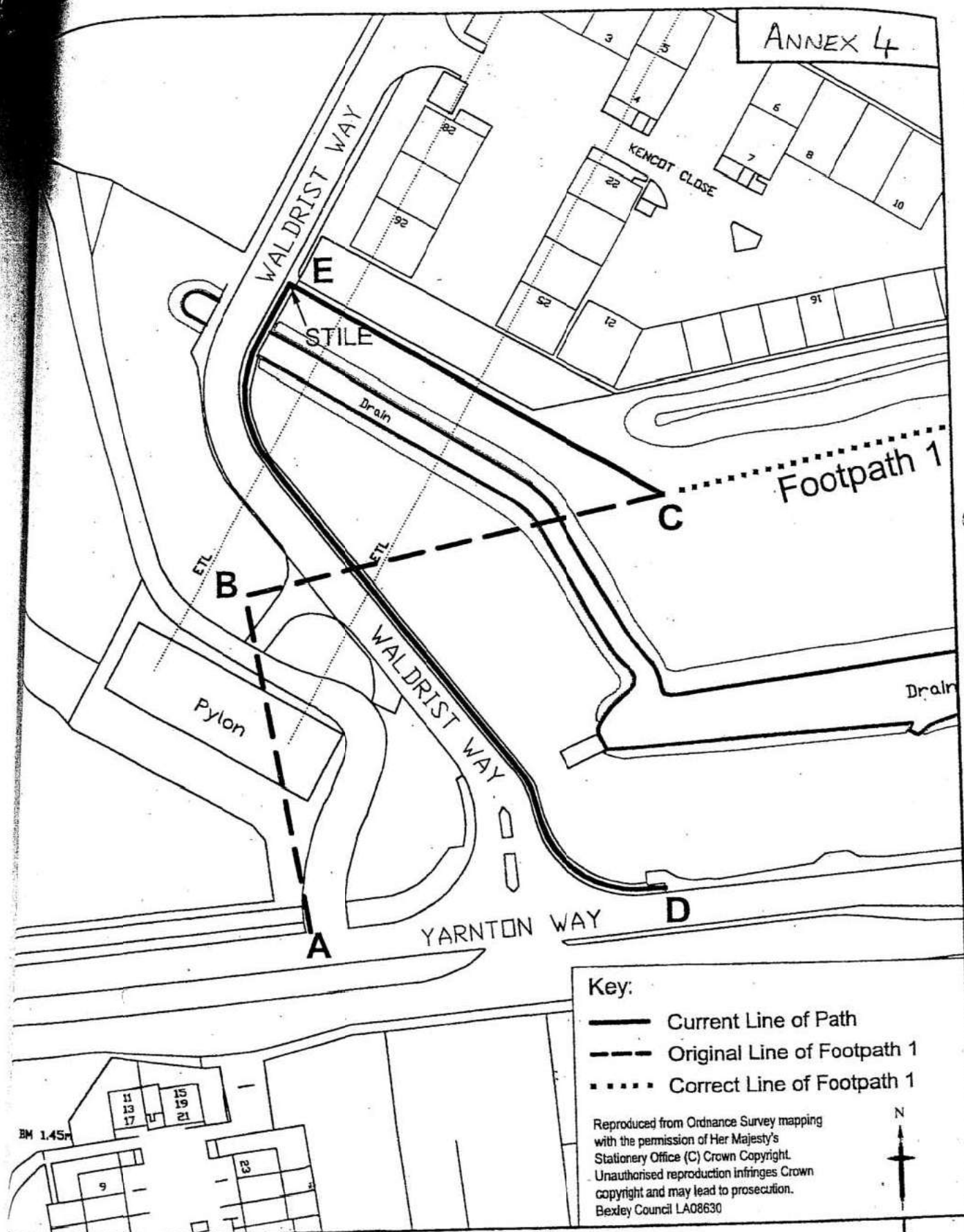


**Employment
Service**



ANNEX 4

Footpath Plan



Drawing No. 001

Footpath 1 - Yarnton Way / Waldrist Way, Erith

CAD File
001 Yarnton Way.dwg

Drawn
RJC

Scale
1:1000 @ A4

Date
7.4.03

Last Update

DIRECTORATE OF ENVIRONMENTAL
AND REGENERATION SERVICES
Highways and Amenities
Bexley Civic Offices,
Broadway, Bexleyheath, Kent DA6 7LB
020 8303 7777
RightsOfWay@bexley.gov.uk



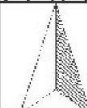
Drawing No.
001



REF NO: 02/03373/OUTEA

Land at the Eastern Thamesmead Industrial Estate Extension,
Waldrist Way

Scale:
1:5000



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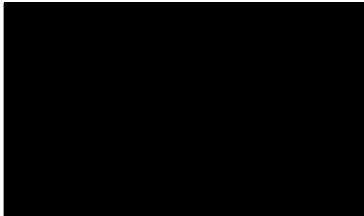
ANNEX B



Development and Public Protection
Wyncham House
207 Longlands Road
Sidcup Kent DA15 7JH
Telephone 020 8303 7777

Head of Development Control: Mrs S M Clark

To:



Decision



TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

**GRANT OF PERMISSION TO DEVELOP
LAND SUBJECT TO CONDITIONS**

Reference Code :
07/08166/FULM

TAKE NOTICE that Bexley Council, the Local Planning Authority under the Town and Country Planning Acts, **HAS GRANTED PERMISSION** for the development of land situated at :

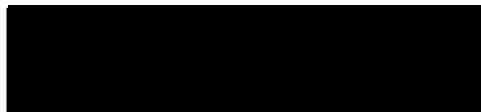
Land West Of Electricity Generating Station
Norman Road
Belvedere
Kent

For Creation of a seasonal wetland on 0.47 hectare of the site and the remaining 0.84 hectare converted to a species rich neutral grassland.

Referred to in the application for permission for development received on 1st August 2007.

SUBJECT TO THE CONDITIONS as attached.

Date of Decision: 12th October 2007



Head of Development Control

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED



Reference Code :
07/08166/FULM

CONDITIONS AND REASONS

- 1 The development hereby permitted shall be begun within 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) .

- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and any approval granted subsequently pursuant to this permission.

Reason: To prevent any unacceptable deviation from the approved plans.

- 3 No development approved by this permission shall be commenced until a detailed scheme for the wetland has been submitted to and approved in writing by the Local Planning Authority. This is to include details of construction methods, materials and timings of works.

Reason: To protect and conserve the existing species and habitats on site and to ensure best practice measures are included in the design of these features and mitigation for loss of habitat.

- 4 No development approved by this permission shall be commenced until a detailed scheme for the new ditch has been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect and conserve the existing habitats on site and to ensure best practice measures are included in the design of these features and mitigation for loss of habitat.

- 5 No development approved by this permission shall be commenced until a planting scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with a programme for planting and maintenance related to stages of completion of the development.

Reason: To protect, restore or replace the natural features of importance within or adjoining the watercourse.

- 6 All water crossings shall be by clear spanning structures (from banktop to banktop) that will not impede the river corridor and allow the migration of both channel and bank species.

Reason: This will maintain a continuous buffer strip and provide a corridor for the passage of wildlife and reduce the risk of pollution from run-off. This is of great importance due to the considerable water vole population on the Horsehead Dyke and the need to maintain a continuous buffer zone for foraging and burrowing. Habitat of water vole is protected under the Wildlife and Countryside Act 1981 and therefore development must not impact on their habitat.

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED

- 7 A Buffer Zone 8 metres wide alongside the Horsehead Dyke shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. This buffer zone shall be measured from the top of the bank and shall be free of structures, hard standing and fences.

Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor. Water voles inhabit the Horsehead Dyke and therefore there is to be no encroachment into buffer zone habitat which is used for foraging and burrowing.

- 8 A Buffer Zone 5 metres wide alongside the Belvedere Substation Ditch shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. This buffer zone shall be measured from the top of the bank and shall be free of structures, hard standing and fences.

Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

- 9 A Buffer Zone 5 metres wide alongside the new wetland shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. This buffer zone shall be measured from the top of the bank and shall be free of structures, hard standing and fences.

Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

- 10 No development approved by this permission shall be commenced until a detailed scheme for fencing shall be submitted to and approved in writing by the Local Planning Authority and no fences other than those approved under the scheme shall be erected on the site.

Reason: To ensure an appropriate means of enclosure is used that safeguards the ecological quality of the locality and does not adversely affect the landscape appearance of the area.

- 11 No development approved by this permission shall be commenced until details of the management of the grazing of the site shall be submitted to and approved in writing by the Local Planning Authority. The stocking levels and grazing regime shall only be carried out in accordance with the agreed management strategy.

Reason: In the interests of the biodiversity and ecology of the area.

INFORMATIVES :-

- 1 Under the terms of the Water Resources Act 1991, the prior agreement of the Environment Agency is required for discharging dewatering water from any excavation or development to a surface watercourse.

The applicant should be aware that under the terms of the Water Resources Act 1991 and the

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED

Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works within 8 metres of a main river.

2 The decision to grant planning permission has been taken having regard to the policies and proposals in the Bexley Unitary Development Plan (2004) set out below, and to all relevant material considerations, including Supplementary Planning Guidance, where appropriate:

Policy G14 - Industry and commerce

Policy G18 - Road network

Policy G21 - Traffic management

Policy G24 - Industrial and business growth

Policy G26 - Conservation of the natural and built environment

Policy E3 - Primary Employment Areas

Policy ENV15 - Metropolitan Open Land - acceptable uses

Policy ENV16 - Metropolitan Open Land - recreation, conservation and landscaping

Policy ENV23 - Areas of Metropolitan Importance for Nature Conservation

This informative is only intended as a summary of the reasons for granting planning permission.

For further detail on the decision please see the application report by contacting the Development Control Division on 020 8303 7777 extension 5992.

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED

IMPORTANT NOTES AND STATEMENT OF YOUR RIGHTS

Planning Related Permissions

The attached decision does not, in any way, obviate the necessity of complying with any other enactment, byelaw, or other provision whatsoever, or of obtaining from the appropriate authority, any permission, consent, approval or authorisation which may be required.

Planning permission does not over-ride any restrictive covenants, or legal rights and interests, which other people (including this Council) may have over the land or property.

When planning permission is given it is normally subject to certain conditions. Failure to comply with such conditions can result in a Breach of Condition Notice (Section 187A, Town and Country Planning Act 1990) being served by the Council, against which there is no right of appeal.

Alterations to Approved Plans

If for any reason you need to change the approved plans you should consult the Planning Department to see if any further permission is necessary. You are advised that amendments are not normally acceptable without the fresh submission of another application except for very minor changes.

Building Control

Please note that an application for approval under Planning Control is separate from that required under the Building Act and Regulations. If you want to erect a new building, extend or alter, put an existing building to a different use, or alter a controlled service or fitting, you will probably require approval under the Building Act. Additionally, any work associated with your proposal which involves alteration to the above, or below ground drainage system will probably also need to be included in the application to the Building Control Division.

Most new building works have to be checked to make sure that the buildings will be safe and habitable - that is structurally sound with adequate drainage, ventilation and protection against damp, cold, fire and noise. Access facilities for disabled people and energy conservation are also important considerations. These are safeguards for the protection of the health and safety of the general public now and in the future.

Provision for Disabled Persons

Where certain planning permissions are granted applicants are particularly reminded of additional responsibilities placed upon them, with regard to provisions for the benefit of the disabled, by virtue of the Chronically Sick and Disabled Persons Act 1970 together with the "British Standard Code of Practice for Access of the Disabled to Buildings".

Where the proposal relates to:-

- (i) a building or premises to which the public are to be admitted (whether on payment or otherwise), then attention is drawn to sections 4 and 7 of that Act.
- (ii) offices, shops, factories or railway related premises, then attention is drawn to sections 7 and 8A of that Act.
- (iii) educational establishments including higher and further education, then attention is drawn to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" (Published on behalf of the Secretary of State in 1984).

Appeal Procedures:

1. Planning Permission and Listed Building and Conservation Area Consents

Any applicant who is aggrieved by a refusal of a consent or permission, or the imposition of conditions may appeal to the Secretary of State for the Environment **WITHIN SIX MONTHS** of the date of the decision notice.

The legal provisions are set out in Section 78 of the Town and Country Planning Act, 1990 (as amended by Section 17 of the Planning and Compensation Act 1991). There are provisions for serving a purchase notice on the Council if, following a decision, the land or building becomes what is legally termed "incapable of reasonably beneficial use" in its existing state.

These provisions are set out in Part V1 of the Town and Country Planning Act, 1990 but are complicated and you would be advised to seek professional advice.

2. Advertisement Applications

All advertisements are subject to the standard conditions which are shown on the decision. You may appeal **WITHIN EIGHT WEEKS** of the date of the decision notice, to the Secretary of State, Department of the Environment, in accordance with Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations, 1992.

Appeals for 1 and 2 above must be made on forms available from:-

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay, Bristol, BS1 6PN TELEPHONE NO. 0117-372 6372
WEBSITE <http://www.planning-inspectorate.gov.uk>

3. Trees

The applicant's rights of appeal against the decision of the Council in respect of works to trees covered by a Tree Preservation Order, are set out in Section 23 of the Town and Country Planning (Tree Preservation Order) Regulations, 1969. An appeal must be lodged with the Secretary of State **WITHIN 28 DAYS** of receipt of this notice.

Appeal forms for 3 above only, are available from:-

Government Office for London
Riverwalk House
157-161 Millbank
London SW1P 4RR

Please Note

In all cases the Secretary of State for the Environment has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State for the Environment is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could have been so granted otherwise than subject to the statutory requirements to the provisions of the development order and to any directions given under the order.

07 / 08166

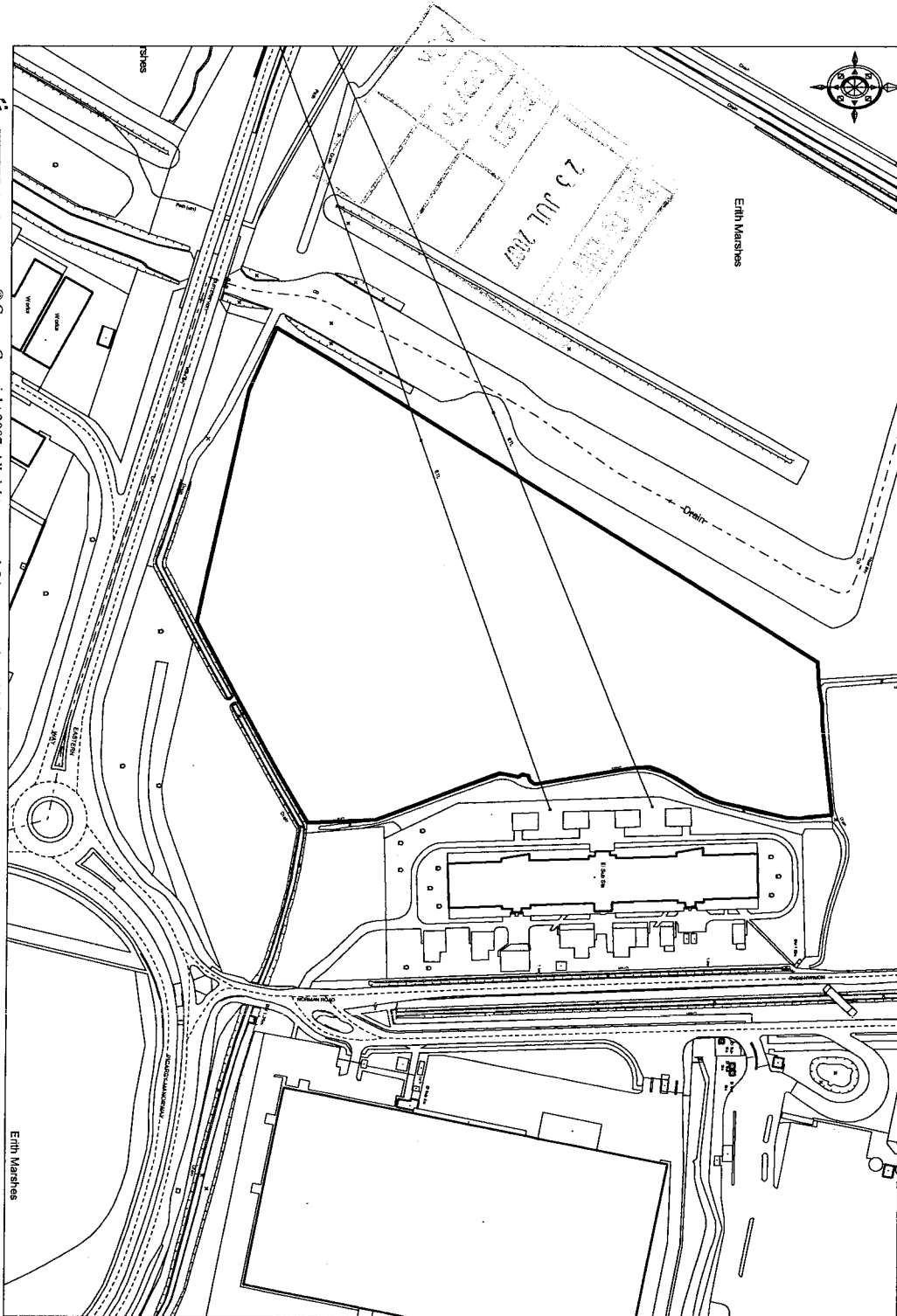
FULM

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Ordnance
Survey

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Full planning application for creation of a seasonal wetland at grassland in the northern triangle at Norman Road (Area 5), Erith

0150118200000000

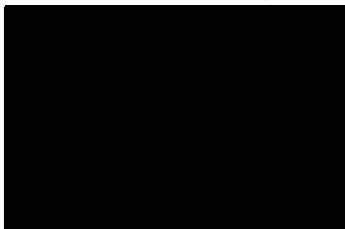


LONDON BOROUGH OF
BEXLEY

Development and Public Protection
Wyncham House
207 Longlands Road
Sidcup Kent DA15 7JH
Telephone 020 8303 7777

Head of Development Control: Mrs S M Clark

To:



TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

**GRANT OF PERMISSION TO DEVELOP
LAND SUBJECT TO CONDITIONS**

Reference Code :
08/01834/FUL

TAKE NOTICE that Bexley Council, the Local Planning Authority under the Town and Country Planning Acts, HAS GRANTED PERMISSION for the development of land situated at :

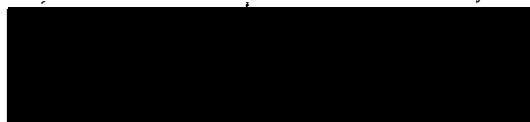
Land West Of Electricity Generating Station
Norman Road
Belvedere
Kent

For Proposal under Section 73 of the Town and Country Planning Act 1990 to undertake the creation of a seasonal wetland on 0.47 hectare of the site and the remaining 0.84 hectare converted to a species rich neutral grassland approved under reference 07/08166/FULM dated 12/10/2007 without compliance with condition 9 which provides a Buffer Zone 5 metres wide alongside the new wetland.

Referred to in the application for permission for development received on 30th January 2008.

SUBJECT TO THE CONDITIONS as attached.

Date of Decision: 20th March 2008



Head of Development Control

Decision



YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED



CONDITIONS AND REASONS

- 1 The development hereby permitted shall be begun within 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) .

- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and any approval granted subsequently pursuant to this permission.

Reason: To prevent any unacceptable deviation from the approved plans.

- 3 No development approved by this permission shall be commenced until a detailed scheme for the wetland has been submitted to and approved in writing by the Local Planning Authority. This is to include details of construction methods, materials and timings of works.

Reason: To protect and conserve the existing species and habitats on site and to ensure best practice measures are included in the design of these features and mitigation for loss of habitat.

- 4 No development approved by this permission shall be commenced until a detailed scheme for the new ditch has been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect and conserve the existing habitats on site and to ensure best practice measures are included in the design of these features and mitigation for loss of habitat.

- 5 No development approved by this permission shall be commenced until a planting scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with a programme for planting and maintenance related to stages of completion of the development.

Reason: To protect, restore or replace the natural features of importance within or adjoining the watercourse.

- 6 All water crossings shall be by clear spanning structures (from banktop to banktop) that will not impede the river corridor and allow the migration of both channel and bank species.

Reason: This will maintain a continuous buffer strip and provide a corridor for the passage of wildlife and reduce the risk of pollution from run-off. This is of great importance due to the considerable water vole population on the Horsehead Dyke and the need to maintain a continuous buffer zone for foraging and burrowing. Habitat of water vole is protected under the Wildlife and Countryside Act 1981 and therefore development must not impact on their habitat.

- 7 A Buffer Zone 8 metres wide alongside the Horsehead Dyke shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. This buffer zone shall be measured from the top of the bank and shall be free of structures, hard standing and fences.

Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor. Water voles inhabit the Horsehead Dyke and therefore there is to be no encroachment into buffer zone habitat which is used for foraging and burrowing.

- 8 A Buffer Zone 5 metres wide alongside the Belvedere Substation Ditch shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. This buffer zone shall be measured from the top of the bank and shall be free of structures, hard standing and fences.

Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

- 9 A Buffer Zone 5 metres wide alongside the new wetland shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. This buffer zone shall be measured from the top of the bank and shall be free of structures, hard standing and fences unless as shown on Drawings D/109762/H/097 Rev C and D/109762/H144.

Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

- 10 No development approved by this permission shall be commenced until a detailed scheme for fencing shall be submitted to and approved in writing by the Local Planning Authority and no fences other than those approved under the scheme shall be erected on the site.

Reason: To ensure an appropriate means of enclosure is used that safeguards the ecological quality of the locality and does not adversely affect the landscape appearance of the area.

- 11 No development approved by this permission shall be commenced until details of the management of the grazing of the site shall be submitted to and approved in writing by the Local Planning Authority. The stocking levels and grazing regime shall only be carried out in accordance with the agreed management strategy.

Reason: In the interests of the biodiversity and ecology of the area.

INFORMATIVES :-

- 1 Under the terms of the Water Resources Act 1991, the prior agreement of the Environment Agency is required for discharging dewatering water from any excavation or development to a surface watercourse.

The applicant should be aware that under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works within 8 metres of a main river.

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED

2 This decision to grant planning permission has been taken:-

i) having regard to the policies and proposals in the Bexley Unitary Development Plan (2004) set out below:-

Policy G26 - Conservation of the natural and built environment

Policy ENV15 - Metropolitan Open Land - acceptable uses

Policy ENV16 - Metropolitan Open Land - recreation, conservation and landscaping

Policy ENV23 - Areas of Metropolitan Importance for Nature Conservation

and to the Policies in the London Plan (2008)

LP3D.10 - Metropolitan Open Land

and

ii) For the following reasons:-

The proposed variation of condition 9 maintains adequate protection for the character of the watercourse and provides undisturbed refuges for wildlife using the river corridor. There are no other changes to the development proposals previously approved under reference 07/08166/FULM and in that regard the conclusions previously reached remain valid.

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED

IMPORTANT NOTES AND STATEMENT OF YOUR RIGHTS

Planning Related Permissions

The attached decision does not, in any way, obviate the necessity of complying with any other enactment, byelaw, or other provision whatsoever, or of obtaining from the appropriate authority, any permission, consent, approval or authorisation which may be required.

Planning permission does not over-ride any restrictive covenants, or legal rights and interests, which other people (including this Council) may have over the land or property.

When planning permission is given it is normally subject to certain conditions. Failure to comply with such conditions can result in a Breach of Condition Notice (Section 187A, Town and Country Planning Act 1990) being served by the Council, against which there is no right of appeal.

Alterations to Approved Plans

If for any reason you need to change the approved plans you should consult the Planning Department to see if any further permission is necessary. You are advised that amendments are not normally acceptable without the fresh submission of another application except for very minor changes.

Building Control

Please note that an application for approval under Planning Control is separate from that required under the Building Act and Regulations. If you want to erect a new building, extend or alter, put an existing building to a different use, or alter a controlled service or fitting, you will probably require approval under the Building Act. Additionally, any work associated with your proposal which involves alteration to the above, or below ground drainage system will probably also need to be included in the application to the Building Control Division.

Most new building works have to be checked to make sure that the buildings will be safe and habitable - that is structurally sound with adequate drainage, ventilation and protection against damp, cold, fire and noise. Access facilities for disabled people and energy conservation are also important considerations. These are safeguards for the protection of the health and safety of the general public now and in the future.

Provision for Disabled Persons

Where certain planning permissions are granted applicants are particularly reminded of additional responsibilities placed upon them, with regard to provisions for the benefit of the disabled, by virtue of the Chronically Sick and Disabled Persons Act 1970 together with the "British Standard Code of Practice for Access of the Disabled to Buildings".

Where the proposal relates to:-

- (i) a building or premises to which the public are to be admitted (whether on payment or otherwise), then attention is drawn to sections 4 and 7 of that Act.
- (ii) offices, shops, factories or railway related premises, then attention is drawn to sections 7 and 8A of that Act.
- (iii) educational establishments including higher and further education, then attention is drawn to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" (Published on behalf of the Secretary of State in 1984).

Appeal Procedures:

1. Planning Permission and Listed Building and Conservation Area Consents

Any applicant who is aggrieved by a refusal of a consent or permission, or the imposition of conditions may appeal to the Secretary of State for the Environment **WITHIN SIX MONTHS** of the date of the decision notice.

The legal provisions are set out in Section 78 of the Town and Country Planning Act, 1990 (as amended by Section 17 of the Planning and Compensation Act 1991). There are provisions for serving a purchase notice on the Council if, following a decision, the land or building becomes what is legally termed "incapable of reasonably beneficial use" in its existing state.

These provisions are set out in Part VI of the Town and Country Planning Act, 1990 but are complicated and you would be advised to seek professional advice.

2. Advertisement Applications

All advertisements are subject to the standard conditions which are shown on the decision. You may appeal **WITHIN EIGHT WEEKS** of the date of the decision notice, to the Secretary of State, Department of the Environment, in accordance with Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations, 1992.

Appeals for 1 and 2 above must be made on forms available from:-

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay, Bristol, BS1 6PN TELEPHONE NO. 0117 372 6372
WEBSITE <http://www.planning-inspectorate.gov.uk>

3. Trees

The applicant's rights of appeal against the decision of the Council in respect of works to trees covered by a Tree Preservation Order, are set out in Section 23 of the Town and Country Planning (Tree Preservation Order) Regulations, 1969. An appeal must be lodged with the Secretary of State **WITHIN 28 DAYS** of receipt of this notice.

Appeal forms for 3 above only, are available from:-

Government Office for London
Riverwalk House
157-161 Millbank
London SW1P 4RR

Please Note

In all cases the Secretary of State for the Environment has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

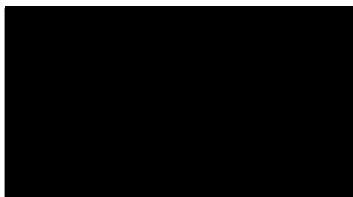
The Secretary of State for the Environment is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could have been so granted otherwise than subject to the statutory requirements to the provisions of the development order and to any directions given under the order.



Development and Public Protection
Wynham House
207 Longlands Road
Sidcup Kent DA15 7JH
Telephone 020 8303 7777

Head of Development Control Mrs S M Clark

To



TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

**GRANT OF PERMISSION TO DEVELOP
LAND SUBJECT TO CONDITIONS**

Reference Code :
07/08166/FULM

TAKE NOTICE that Bexley Council, the Local Planning Authority under the Town and Country Planning Acts, HAS GRANTED PERMISSION for the development of land situated at :

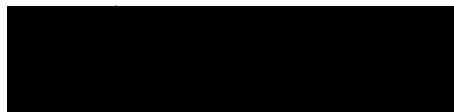
Land West Of Electricity Generating Station
Norman Road
Belvedere
Kent

For . Creation of a seasonal wetland on 0.47 hectare of the site and the remaining 0.84 hectare converted to a species rich neutral grassland.

Referred to in the application for permission for development received on 1st August 2007.

SUBJECT TO THE CONDITIONS as attached.

Date of Decision: 12th October 2007



Head of Development Control

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED

7/08/07

08 / 01834



Reference Code :
07/08166/FULM

CONDITIONS AND REASONS

- 1 The development hereby permitted shall be begun within 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) .

- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and any approval granted subsequently pursuant to this permission.

Reason: To prevent any unacceptable deviation from the approved plans.

- 3 No development approved by this permission shall be commenced until a detailed scheme for the wetland has been submitted to and approved in writing by the Local Planning Authority. This is to include details of construction methods, materials and timings of works.

Reason: To protect and conserve the existing species and habitats on site and to ensure best practice measures are included in the design of these features and mitigation for loss of habitat.

- 4 No development approved by this permission shall be commenced until a detailed scheme for the new ditch has been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect and conserve the existing habitats on site and to ensure best practice measures are included in the design of these features and mitigation for loss of habitat.

- 5 No development approved by this permission shall be commenced until a planting scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with a programme for planting and maintenance related to stages of completion of the development.

Reason: To protect, restore or replace the natural features of importance within or adjoining the watercourse

- 6 All water crossings shall be by clear spanning structures (from banktop to banktop) that will not impede the river corridor and allow the migration of both channel and bank species.

Reason: This will maintain a continuous buffer strip and provide a corridor for the passage of wildlife and reduce the risk of pollution from run-off. This is of great importance due to the considerable water vole population on the Horsehead Dyke and the need to maintain a continuous buffer zone for foraging and burrowing. Habitat of water vole is protected under the Wildlife and Countryside Act 1981 and therefore development must not impact on their habitat.

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED

FUL

08 / 01834

- 7 A Buffer Zone 8 metres wide alongside the Horsehead Dyke shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. This buffer zone shall be measured from the top of the bank and shall be free of structures, hard standing and fences.

Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor. Water voles inhabit the Horsehead Dyke and therefore there is to be no encroachment into buffer zone habitat which is used for foraging and burrowing.

- 8 A Buffer Zone 5 metres wide alongside the Belvedere Substation Ditch shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. This buffer zone shall be measured from the top of the bank and shall be free of structures, hard standing and fences.

Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

- 9 A Buffer Zone 5 metres wide alongside the new wetland shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. This buffer zone shall be measured from the top of the bank and shall be free of structures, hard standing and fences.

Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

- 10 No development approved by this permission shall be commenced until a detailed scheme for fencing shall be submitted to and approved in writing by the Local Planning Authority and no fences other than those approved under the scheme shall be erected on the site.

Reason: To ensure an appropriate means of enclosure is used that safeguards the ecological quality of the locality and does not adversely affect the landscape appearance of the area.

- 11 No development approved by this permission shall be commenced until details of the management of the grazing of the site shall be submitted to and approved in writing by the Local Planning Authority. The stocking levels and grazing regime shall only be carried out in accordance with the agreed management strategy.

Reason: In the interests of the biodiversity and ecology of the area.

INFORMATIVES :-

- 1 Under the terms of the Water Resources Act 1991, the prior agreement of the Environment Agency is required for discharging dewatering water from any excavation or development to a surface watercourse.

The applicant should be aware that under the terms of the Water Resources Act 1991 and the

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED

08 / 01834

FUL

Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works within 8 metres of a main river.

2 The decision to grant planning permission has been taken having regard to the policies and proposals in the Bexley Unitary Development Plan (2004) set out below, and to all relevant material considerations, including Supplementary Planning Guidance, where appropriate:

Policy G14 - Industry and commerce
Policy G18 - Road network
Policy G21 - Traffic management
Policy G24 - Industrial and business growth
Policy G26 - Conservation of the natural and built environment
Policy E3 - Primary Employment Areas
Policy ENV15 - Metropolitan Open Land - acceptable uses
Policy ENV16 - Metropolitan Open Land - recreation, conservation and landscaping
Policy ENV23 - Areas of Metropolitan Importance for Nature Conservation

This informative is only intended as a summary of the reasons for granting planning permission.

For further detail on the decision please see the application report by contacting the Development Control Division on 020 8303 7777 extension 5992.

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED

FUL

08 / 01834

IMPORTANT NOTES AND STATEMENT OF YOUR RIGHTS

Planning Related Permissions

The attached decision does not, in any way, obviate the necessity of complying with any other enactment, byelaw, or other provision whatsoever, or of obtaining from the appropriate authority, any permission, consent, approval or authorisation which may be required.

Planning permission does not over-ride any restrictive covenants, or legal rights and interests, which other people (including this Council) may have over the land or property.

When planning permission is given it is normally subject to certain conditions. Failure to comply with such conditions can result in a Breach of Condition Notice (Section 187A, Town and Country Planning Act 1990) being served by the Council, against which there is no right of appeal.

Alterations to Approved Plans

For any reason you need to change the approved plans you should consult the Planning Department to see if any further permission is necessary. You are advised that amendments are not normally acceptable without the fresh submission of another application except for minor changes.

Building Control

Please note that an application for approval under Planning Control is separate from that required under the Building Act and Regulations. If you want to erect a new building, extend or alter, put an existing building to a different use, or alter a controlled service or fitting, you will probably require approval under the Building Act. Additionally, any work associated with our proposal which involves alteration to the above, or below ground drainage system will probably also need to be included in the application to the Building Control Division.

Most new building works have to be checked to make sure that the buildings will be safe and habitable - that is structurally sound with adequate drainage, ventilation and protection against damp, cold, fire and noise. Access facilities for disabled people and energy conservation are also important considerations. These are safeguards for the protection of the health and safety of the general public now and in the future.

Provision for Disabled Persons

Where certain planning permissions are granted applicants are particularly reminded of additional responsibilities placed upon them, with regard to provisions for the benefit of the disabled, by virtue of the Chronically Sick and Disabled Persons Act 1970 (together with the "British Standard Code of Practice for Access of the Disabled to Buildings").

Where the proposal relates to:-

- i) a building or premises to which the public are to be admitted (whether on payment or otherwise), then attention is drawn to sections 4 and 7 of that Act.
- ii) offices, shops, factories or railway related premises, then attention is drawn to sections 7 and 8A of that Act.
- iii) educational establishments including higher and further education, then attention is drawn to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" (Published on behalf of the Secretary of State in 1984)

STANDARD NOTES

Appeal Procedures:

1. Planning Permission and Listed Building and Conservation Area Consents

Any applicant who is aggrieved by a refusal of a consent or permission, or the imposition of conditions may appeal to the Secretary of State for the Environment WITHIN SIX MONTHS of the date of the decision notice.

The legal provisions are set out in Section 78 of the Town and Country Planning Act, 1990 (as amended by Section 17 of the Planning and Compensation Act 1991). There are provisions for serving a purchase notice on the Council if, following a decision, the land or building becomes what is legally termed "incapable of reasonably beneficial use" in its existing state.

These provisions are set out in Part VI of the Town and Country Planning Act, 1990 but are complicated and you would be advised to seek professional advice.

2. Advertisement Applications

All advertisements are subject to the standard conditions which are shown on the decision. You may appeal WITHIN EIGHT WEEKS of the date of the decision notice, to the Secretary of State, Department of the Environment, in accordance with Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations, 1992.

Appeals for 1 and 2 above must be made on forms available from:-

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay, Bristol, BS1 6PN TELEPHONE NO. 0117 372 6372
WEBSITE <http://www.planning-inspectorate.gov.uk>

3. Trees

The applicant's rights of appeal against the decision of the Council in respect of works to trees covered by a Tree Preservation Order, are set out in Section 23 of the Town and Country Planning (Tree Preservation Order) Regulations, 1969. An appeal must be lodged with the Secretary of State WITHIN 28 DAYS of receipt of this notice.

Appeal forms for 3 above only, are available from:-

Government Office for London
Riverwalk House
157-161 Millbank
London SW1P 4RR

Please Note

In all cases the Secretary of State for the Environment has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State for the Environment is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could have been so granted otherwise than subject to the statutory requirements to the provisions of the development order and to any directions given under the order.

PLANNING AND BUILDING CONTROL
BEXLEY LONDON BOROUGH
PLANNING DEPARTMENT
WYNCHAM HOUSE
207 LONGLANDS ROAD
SIDCUP, KENT, DA15 7JH

FUL

08/01834

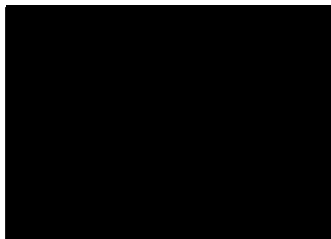


LONDON BOROUGH OF
BEXLEY

Development and Public Protection
Wyncham House
207 Longlands Road
Sidcup Kent DA15 7JH
Telephone 020 8303 7777

Head of Development Control: Mrs S M Clark

To:



TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

GRANT OF PERMISSION TO DEVELOP LAND SUBJECT TO CONDITIONS	Reference Code : 08/01834/FUL
--	--

TAKE NOTICE that Bexley Council, the Local Planning Authority under the Town and Country Planning Acts, HAS GRANTED PERMISSION for the development of land situated at :

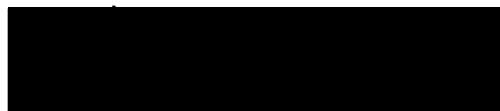
Land West Of Electricity Generating Station
Norman Road
Belvedere
Kent

For Proposal under Section 73 of the Town and Country Planning Act 1990 to undertake the creation of a seasonal wetland on 0.47 hectare of the site and the remaining 0.84 hectare converted to a species rich neutral grassland approved under reference 07/08166/FULM dated 12/10/2007 without compliance with condition 9 which provides a Buffer Zone 5 metres wide alongside the new wetland.

Referred to in the application for permission for development received on 30th January 2008.

SUBJECT TO THE CONDITIONS as attached.

Date of Decision: 20th March 2008



Head of Development Control

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED



CONDITIONS AND REASONS

- 1 The development hereby permitted shall be begun within 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) .

- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and any approval granted subsequently pursuant to this permission.

Reason: To prevent any unacceptable deviation from the approved plans.

- 3 No development approved by this permission shall be commenced until a detailed scheme for the wetland has been submitted to and approved in writing by the Local Planning Authority. This is to include details of construction methods, materials and timings of works.

Reason: To protect and conserve the existing species and habitats on site and to ensure best practice measures are included in the design of these features and mitigation for loss of habitat.

- 4 No development approved by this permission shall be commenced until a detailed scheme for the new ditch has been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect and conserve the existing habitats on site and to ensure best practice measures are included in the design of these features and mitigation for loss of habitat.

- 5 No development approved by this permission shall be commenced until a planting scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with a programme for planting and maintenance related to stages of completion of the development.

Reason: To protect, restore or replace the natural features of importance within or adjoining the watercourse.

- 6 All water crossings shall be by clear spanning structures (from banktop to banktop) that will not impede the river corridor and allow the migration of both channel and bank species.

Reason: This will maintain a continuous buffer strip and provide a corridor for the passage of wildlife and reduce the risk of pollution from run-off. This is of great importance due to the considerable water vole population on the Horsehead Dyke and the need to maintain a continuous buffer zone for foraging and burrowing. Habitat of water vole is protected under the Wildlife and Countryside Act 1981 and therefore development must not impact on their habitat.

- 7 A Buffer Zone 8 metres wide alongside the Horsehead Dyke shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. This buffer zone shall be measured from the top of the bank and shall be free of structures, hard standing and fences.

Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor. Water voles inhabit the Horsehead Dyke and therefore there is to be no encroachment into buffer zone habitat which is used for foraging and burrowing.

- 8 A Buffer Zone 5 metres wide alongside the Belvedere Substation Ditch shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. This buffer zone shall be measured from the top of the bank and shall be free of structures, hard standing and fences.

Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

- 9 A Buffer Zone 5 metres wide alongside the new wetland shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. This buffer zone shall be measured from the top of the bank and shall be free of structures, hard standing and fences unless as shown on Drawings D/109762/H/097 Rev C and D/109762/H144.

Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

- 10 No development approved by this permission shall be commenced until a detailed scheme for fencing shall be submitted to and approved in writing by the Local Planning Authority and no fences other than those approved under the scheme shall be erected on the site.

Reason: To ensure an appropriate means of enclosure is used that safeguards the ecological quality of the locality and does not adversely affect the landscape appearance of the area.

- 11 No development approved by this permission shall be commenced until details of the management of the grazing of the site shall be submitted to and approved in writing by the Local Planning Authority. The stocking levels and grazing regime shall only be carried out in accordance with the agreed management strategy.

Reason: In the interests of the biodiversity and ecology of the area.

INFORMATIVES :-

1 Under the terms of the Water Resources Act 1991, the prior agreement of the Environment Agency is required for discharging dewatering water from any excavation or development to a surface watercourse.

The applicant should be aware that under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works within 8 metres of a main river.

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED

2 This decision to grant planning permission has been taken:-

i) having regard to the policies and proposals in the Bexley Unitary Development Plan (2004) set out below:-

Policy G26 - Conservation of the natural and built environment

Policy ENV15 - Metropolitan Open Land - acceptable uses

Policy ENV16 - Metropolitan Open Land - recreation, conservation and landscaping

Policy ENV23 - Areas of Metropolitan Importance for Nature Conservation

and to the Policies in the London Plan (2008)

LP3D.10 - Metropolitan Open Land

and

ii) For the following reasons:-

The proposed variation of condition 9 maintains adequate protection for the character of the watercourse and provides undisturbed refuges for wildlife using the river corridor. There are no other changes to the development proposals previously approved under reference 07/08166/FULM and in that regard the conclusions previously reached remain valid.

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED

IMPORTANT NOTES AND STATEMENT OF YOUR RIGHTS

Planning Related Permissions

The attached decision does not, in any way, obviate the necessity of complying with any other enactment, byelaw, or other provision whatsoever, or of obtaining from the appropriate authority, any permission, consent, approval or authorisation which may be required.

Planning permission does not over-ride any restrictive covenants, or legal rights and interests, which other people (including this Council) may have over the land or property.

When planning permission is given it is normally subject to certain conditions. Failure to comply with such conditions can result in a Breach of Condition Notice (Section 187A, Town and Country Planning Act 1990) being served by the Council, against which there is no right of appeal.

Alterations to Approved Plans

If for any reason you need to change the approved plans you should consult the Planning Department to see if any further permission is necessary. You are advised that amendments are not normally acceptable without the fresh submission of another application except for very minor changes.

Building Control

Please note that an application for approval under Planning Control is separate from that required under the Building Act and Regulations. If you want to erect a new building, extend or alter, put an existing building to a different use, or alter a controlled service or fitting, you will probably require approval under the Building Act. Additionally, any work associated with your proposal which involves alteration to the above, or below ground drainage system will probably also need to be included in the application to the Building Control Division.

Most new building works have to be checked to make sure that the buildings will be safe and habitable - that is structurally sound with adequate drainage, ventilation and protection against damp, cold, fire and noise. Access facilities for disabled people and energy conservation are also important considerations. These are safeguards for the protection of the health and safety of the general public now and in the future.

Provision for Disabled Persons

Where certain planning permissions are granted applicants are particularly reminded of additional responsibilities placed upon them, with regard to provisions for the benefit of the disabled, by virtue of the Chronically Sick and Disabled Persons Act 1970 together with the "British Standard Code of Practice for Access of the Disabled to Buildings".

Where the proposal relates to:-

- (i) a building or premises to which the public are to be admitted (whether on payment or otherwise), then attention is drawn to sections 4 and 7 of that Act.
- (ii) offices, shops, factories or railway related premises, then attention is drawn to sections 7 and 8A of that Act.
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Appeal Procedures:

1. Planning Permission and Listed Building and Conservation Area Consents

Any applicant who is aggrieved by a refusal of a consent or permission, or the imposition of conditions may appeal to the Secretary of State for the Environment **WITHIN SIX MONTHS** of the date of the decision notice.

The legal provisions are set out in Section 78 of the Town and Country Planning Act, 1990 (as amended by Section 17 of the Planning and Compensation Act 1991). There are provisions for serving a purchase notice on the Council if, following a decision, the land or building becomes what is legally termed "incapable of reasonably beneficial use" in its existing state.

These provisions are set out in Part V1 of the Town and Country Planning Act, 1990 but are complicated and you would be advised to seek professional advice.

2. Advertisement Applications

All advertisements are subject to the standard conditions which are shown on the decision. You may appeal **WITHIN EIGHT WEEKS** of the date of the decision notice, to the Secretary of State, Department of the Environment, in accordance with Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations, 1992.

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WEBSITE <http://www.planning-inspectorate.gov.uk>

3. Trees

The applicant's rights of appeal against the decision of the Council in respect of works to trees covered by a Tree Preservation Order, are set out in Section 23 of the Town and Country Planning (Tree Preservation Order) Regulations, 1969. An appeal must be lodged with the Secretary of State **WITHIN 28 DAYS** of receipt of this notice.

Appeal forms for 3 above only, are available from:-

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157-161 Millbank
London SW1P 4RR

Please Note

In all cases the Secretary of State for the Environment has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State for the Environment is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could have been so granted otherwise than subject to the statutory requirements to the provisions of the development order and to any directions given under the order.

Environment and Regeneration Services
Wyncham House
207 Longlands Road, Sidcup, Kent, DA15 7JH
Tel: 020 8303 7777 Ext:
Fax: 020 8308 7897
DX31807 Bexleyheath www.bexley.gov.uk

m/r	KS/TP/07/08166/FULM & 08/01834/FUL	Direct Dial	0208 308 7772
y/r	Cwb/tilfen/821/07/mar09/03 & may09/01	Date	04 June 2009

The person dealing with this matter is Mr K. Stone

Blue Sky Planning Limited,
Bourne House,
475 Godstone Road,
Caterham,
Surrey, CR3 OBL.

For the attention of Mr Craig Blatchford.

Dear Sirs,

Re: Land West of electricity generating station, Norman Road, Belvedere
Planning Permission 07/08166/FULM and 08/1834/FUL.

I refer to your letter dated 11th March 2009 concerning the abovementioned development proposals and your subsequent letter dated 29th May 2009 with the enclosed plan – D109762/H/225 rev A entitled – ecological works boundaries and areas.

Under application reference 07/08166/FULM planning permission was granted for the 'Creation of a seasonal wetland on 0.47 hectare of the site and the remaining 0.84 hectare converted to a species rich neutral grassland' subject to conditions.

Following the aforementioned approval consent was granted, under application 08/1834/FUL, for a 'proposal under Section 73 of the Town and Country Planning Act 1990 to undertake the creation of a seasonal wetland on 0.47 hectare of the site and the remaining 0.84 hectare converted to a species rich neutral grassland approved under reference 07/08166/FULM dated 12/10/2007 without compliance with condition 9 which provides a Buffer Zone 5 metres wide alongside the new wetland.' This permission was granted subject to the same conditions with the exception of condition 9 that was amended as requested.

The second permission, 08/1834/FUL, granted a full consent for the works and there has been an exchange of correspondence discharging the requirements for the submission and approval of details under various conditions. It would therefore be this permission that would give consent for the works should they be carried out.

You have drawn my attention to three anomalies that have come to light in your preliminary investigations in advance of the implementation of the works and on which you have sought my views. I have now also received a plan on which these are detailed as referred to above.

Firstly, there is a concern that there are minor differences between the identified site areas on different plans and in the documentation included in the submission and that the site location plan does not explicitly include both banks of the ditch but appears to be drawn along the length of the ditch. You are concerned that this is not clear. I can confirm that the Authority in considering the application had regard to the fact the ditch was included within the proposed works as is clearly demonstrated by the references in the officer's report to Committee and the imposition of conditions requiring further details of these works to be submitted. The details of the works were indeed subsequently submitted to the Council and in consultation with the Environment Agency found to be acceptable.

Secondly, you note that the site area in the documents appears to have been inadvertently transposed, in that the documents (and the subsequent permission) refer to the 'Species rich neutral grassland' as having an area of 0.84ha when it should have been 0.53ha and the 'Seasonal wetland' as having an area of 0.47 ha when it should have been 0.79 ha. It is noted that the location and areas identified on the scaled plans are correct, but the stated dimensions in the documentation are incorrect. The total site area of the works is comparable, 1.32 ha for both areas as compared to 1.31 ha, and therefore the area of land affected by the works would not be significantly greater albeit that this would be in different proportions. The error played down the extent of the area that would be provided as seasonal wetland which in the context of the marshes is the more valuable habitat. The nature, location and extent of the areas was identified on the plans and these were available to the consultees when their views were sought.

Finally in relation to the second point the 1.3ha reference in the description of development relates to the extent of the area where the actual works to create the seasonal wetland and the species rich neutral grassland would take place. The site location plan delineates a much greater area over which Tilfen have control and which included other compensatory works including the ditch. This wider area within the red line amounts to circa 8ha. Again the scaled plans identifying the extent of the site area were available for consultees and any interested parties to view and fully detailed and explained the works to be carried out.

You have sought confirmation that a further formal planning application is not required and that the Authority would not take enforcement action against Tilfen Land should it undertake the works detailed in that application.

I can confirm that in the context of the minor omissions/anomalies/errors identified above that I am of the opinion these do not go to the heart of the determination of the application and that the proposed works were plainly understood by the Council in determining the application, by consultees in

responding to the consultations and by third parties. Whilst there are ambiguities in the details these are not such that would invalidate the permission and the implementation of the consent (as explained and clarified above) in accordance with the details submitted with the application and the approval of the information submitted pursuant to the conditions would not result in a material variation of the planning consent and thereby a breach of planning control.

I will attach the recently provided composite plan D109762/H/225 rev A – entitled 'Ecological works boundaries and areas' to the permission to further clarify the extent and location of the works that have been granted consent.

I hope this clarifies the Council's position and should you require any further assistance in this regard please do not hesitate to contact me.

Yours Faithfully

A solid black rectangular box used to redact the signature of Susan Clark.


Susan Clark
Head of Development Control


BLUE

P L A N N I N G

Your
Ref
Our Ref Cwb/tilfen/821/07/may09/01
Date 29 May 2009

Ken Stone
Planning Department
LB Bexley
Wyncham House
207 Longlands Road
Sidcup
Kent DA15 7JH



Dear Mr Stone

**BELVEDERE-LAND WEST OF ELECTRICITY GENERATING STATION, NORMAN ROAD
PLANNING PERMISSION 07/08166/FULM and 08/01834/FUL**

I refer to my letter of 11 March regarding the above (further copy attached for your convenience) and your request for a composite drawing addressing the various minor anomalies. Please find enclosed Drawing No. D109762/H/225 Rev A.

We would also point out that the overall application site area is as quoted on the enclosed drawing (circa 8ha).

As requested, we would appreciate your written confirmation that in the extent to which there are minor anomalies, the Council do not consider that a further formal planning application is required to regularise the position and that in any event the Council would not take any enforcement action against Tilfen Land should it undertake the proposed works.

Please contact me should you require any further information at this stage.

Yours sincerely



Craig Blatchford MRTPI
Director
On Behalf of Blue Sky Planning Ltd

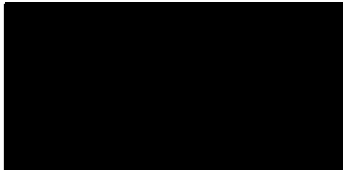
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BLUE

P L A N N I N G

Your
Ref
Our Ref Cwb/tilfen/821/07/mar09/03
Date 11 March 2009

Ken Stone
Planning Department
LB Bexley
Wyncham House
207 Longlands Road
Sidcup
Kent DA15 7JH



Dear Mr Stone

**BELVEDERE-LAND WEST OF ELECTRICITY GENERATING STATION, NORMAN ROAD
PLANNING PERMISSION 07/08166/FULM and 08/01834/FUL**

I refer to our meeting last Friday morning, 6 March, regarding the proposed ecological management works to the above site (also known as "Area 5") (meeting also attended by Simon Newsholme, Development Director, Tilfen Land Ltd). The purpose of the meeting was to discuss the minor anomalies between various plans and drawings, etc and to agree that these are de minimus and do not necessitate a further formal planning application by Tilfen Land.

- 1) The drawings submitted with 07/08166/FULM comprised a Site Location Plan and the following drawings prepared by Scott Wilson-D109762/H/101 Rev C, D109762/H/097 Rev B and D109762/H/098/ Rev C. The Scott Wilson drawings clearly indicate within a red line boundary all of the proposed works, including works to the ditch adjoining the Electricity Generating Station to the east. However, all or part of the ditch could be interpreted as being outside of the red line on the Site Location Plan. Given the scale of this plan, it is not clear.
- 2) The site areas of the proposed "seasonal wetland" and the "species rich neutral grassland" have been transposed in the proposed description of development. The extent of the areas is clearly shown on the Scott Wilson drawings. However, the correct site areas should be circa 0.53ha (not 0.84ha) for the "species rich neutral grassland" and 0.79ha (not 0.47ha) for the "seasonal wetland".
- 3) The overall application site area stated on the application forms is 1.3 ha. This would correspond with the total area of the "seasonal wetland" and "species rich neutral grassland" as stated in the proposed description of development. The overall application site area (i.e. the land within the red line boundary) is circa 6ha.

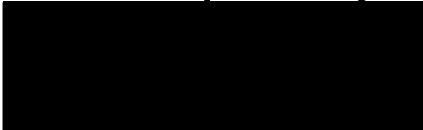
As discussed, the full extent of the proposed works are clearly stated on the Scott Wilson drawings and the supporting information (e.g. Planning Statement dated July 2007 prepared by CB Richard Ellis, the Detailed Methodology for the Creation of a Wetland and Surrounding Grassland at Norman Road (Area 5) prepared by Scott Wilson, etc). Furthermore, it is agreed that it is clear from the formal consultation responses, your Report to Committee and the subsequent discharge of conditions that the full extent of the proposed works was known by all relevant parties. Therefore, we agreed at our meeting last Friday that the aforementioned anomalies had, in your opinion, no bearing on the Council's decision to grant planning permission or to subsequently discharge conditions.

As requested, we would appreciate your written confirmation that in the extent to which there are minor anomalies, the Council do not consider that a further formal planning application is required to

regularise the position and that in any event the Council would not take any enforcement action against Tilfen Land should it undertake the proposed works.

Please contact me should you require any further information at this stage.

Yours sincerely



Craig Blatchford MRTPI
Director
On Behalf of Blue Sky Planning Ltd
Cc S Newsholme Esq – Tilfen Land Ltd



A circle with a horizontal radius line extending from the center to the right edge, labeled with the letter 'r'.

1. THE AREAS OF THE FEATURES SHOWN ON THIS DRAWING ARE MEASURED TO THE OUTER EXTENTS OF THE FEATURE, I.E. THE TOP OF THE SLOPES ON THE WETLANDS AND SPECIES RICH GRASSLAND AND THE BOTTOM OF THE SLOPE OF THE SPOR. POND

THE SITE - 80,240m²

- 2 JUN 2009	
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INFORMATION

Client
TILFEN LAND
THAMESMEAD

AREA 5

ECOLOGICAL WORKS BOUNDARIES AND AREAS

Signed at A1		1:1000	
Drawn by	Approved A.A.		
Stage 1 checked A.A.	Stage 2 checked	Officiated	Date 18.06.06

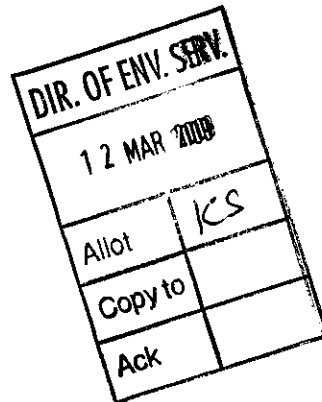
Scott Wilson
Accident Police
Beeching View, Southgate
Harrowgate, RG21 4JG
Telephone: (01298) 310200
Fax: (01298) 310201
www.scottwilson.co.uk


BLUE

P L A N N I N G

Your
Ref
Our Ref Cwb/tilfen/821/07/mar09/03
Date 11 March 2009

Ken Stone
Planning Department
LB Bexley
Wyncham House
207 Longlands Road
Sidcup
Kent DA15 7JH



Dear Mr Stone

**BELVEDERE-LAND WEST OF ELECTRICITY GENERATING STATION, NORMAN ROAD
PLANNING PERMISSION 07/08166/FULM and 08/01834/FUL**

I refer to our meeting last Friday morning, 6 March, regarding the proposed ecological management works to the above site (also known as "Area 5") (meeting also attended by Simon Newsholme, Development Director, Tilfen Land Ltd). The purpose of the meeting was to discuss the minor anomalies between various plans and drawings, etc and to agree that these are de minimus and do not necessitate a further formal planning application by Tilfen Land.

- 1) The drawings submitted with 07/08166/FULM comprised a Site Location Plan and the following drawings prepared by Scott Wilson-D109762/H/101 Rev C, D109762/H/097 Rev B and D109762/H/098/ Rev C. The Scott Wilson drawings clearly indicate within a red line boundary all of the proposed works, including works to the ditch adjoining the Electricity Generating Station to the east. However, all or part of the ditch could be interpreted as being outside of the red line on the Site Location Plan. Given the scale of this plan, it is not clear.
- 2) The site areas of the proposed "seasonal wetland" and the "species rich neutral grassland" have been transposed in the proposed description of development. The extent of the areas is clearly shown on the Scott Wilson drawings. However, the correct site areas should be circa 0.53ha (not 0.84ha) for the "species rich neutral grassland" and 0.79ha (not 0.47ha) for the "seasonal wetland".
- 3) The overall application site area stated on the application forms is 1.3 ha. This would correspond with the total area of the "seasonal wetland" and "species rich neutral grassland" as stated in the proposed description of development. The overall application site area (i.e. the land within the red line boundary) is circa 6ha.

As discussed, the full extent of the proposed works are clearly stated on the Scott Wilson drawings and the supporting information (e.g. Planning Statement dated July 2007 prepared by CB Richard Ellis, the Detailed Methodology for the Creation of a Wetland and Surrounding Grassland at Norman Road (Area 5) prepared by Scott Wilson, etc). Furthermore, it is agreed that it is clear from the formal consultation responses, your Report to Committee and the subsequent discharge of conditions that the full extent of the proposed works was known by all relevant parties. Therefore, we agreed at our meeting last Friday that the aforementioned anomalies had, in your opinion, no bearing on the Council's decision to grant planning permission or to subsequently discharge conditions.

As requested, we would appreciate your written confirmation that in the extent to which there are minor anomalies, the Council do not consider that a further formal planning application is required to

Blue Sky Planning Limited
Bourne House 475 Godstone Road Caterham CR3 0BL
www.blueskyplanning.co.uk

regularise the position and that in any event the Council would not take any enforcement action against Tilfen Land should it undertake the proposed works.

Please contact me should you require any further information at this stage.

Yours sincerely



Craig Blatchford MRTPI
Director
On Behalf of Blue Sky Planning Ltd
Cc S Newsholme Esq – Tilfen Land Ltd

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Planning Control Committee

Agenda

(Internal ref x_111007_pcc_a00)

Minutes of Meeting

Members are requested to attend

Date/Time THURSDAY, 11 OCTOBER 2007 – 7.30 P.M.
Venue BEXLEY CIVIC OFFICES (COUNCIL CHAMBER)
Contact Officer Mrs F Skipper
Direct Line [REDACTED]

NOTE: Members are reminded to bring with them to the meeting the separately circulated Town Planning Applications/Delegated Planning Applications Document (Emerald Green Cover) (Agenda Items 9 & 10).

NB: Detailed plans etc. relating to the major planning applications on the agenda will be available for inspection by Members from 6pm on the evening of the meeting.

Item	Title	Ward
1.	<u>Apologies for Absence</u>	
2.	<u>Substitute Members</u>	
3.	<u>Minutes – 20 September 2007</u>	
4.	<u>Declarations Of Interests</u>	
5.	Standing Order 65(6)	
6.	<u>Addendum To The Bexley (2004) Unitary Development Plan</u>	
7.	<u>Conservation Advisory Committee – 13 September 2007</u>	Various
8.	<u>Application No. 07/07848/FUL – No.62 Crayford High Street, Crayford</u> - Application deferred under the “Guidelines for Handling Planning Applications and Appeals Where Members Wish to Determine Planning Applications Contrary to Officer Recommendation”.	Crayford
9.	<u>Town Planning Applications</u> (1) Applications where notice has been given by members of the public of their intention to speak at the meeting (2) Applications without address in the following order: C – Other Applications Recommended for Permission D – Other Applications Recommended for Refusal E – Advertisement Applications Recommended for Consent	Various
10.	<u>Delegated Planning Decisions</u>	Various
11.	<u>Town Planning Appeals Decisions</u>	

Membership:

Councillors Brian Beckwith, Chris Brockwell, Harbans Singh Buttar, David Cammish, John Eastaugh, Jackie Evans, Helen Fuller, John Fuller (Vice-Chairman), R M Gillespie, Geraldene Lucia-Hennis, Howard Marriner, Peter Reader, Mrs June Slaughter (Chairman) and Mike Slaughter. (12/2)

Substitute Members:

Conservative Group Labour Group

the proposed additional section to the top of the existing floodlight column does not detract from the open character of the MOL as the main column is already present. The equipment cabinets are located within the confines of the football club and if coloured green will also not have a significant impact on the openness of the MOL.

The Unitary Development Plan's (2004) Green Chain policies advise that the Council will protect the Green Chain and promote it as a recreational resource and visual amenity. The policies also advise that any development should be suitably screened and landscaped. Given the assessment made above with regard to the impact on the MOL, it is considered that the proposal will not have an adverse impact on the function of the Green Chain.

The site is also located within an area of local importance for nature conservation but given the small scale of the development proposal and the fact that this is within an existing football club, the proposal will not have an adverse impact on nature conservation.

Health

The Government acknowledges in PPG8 and elsewhere that health considerations and public concern about them can in principle be material planning considerations. However, it is the Government's firm view that the planning system is not the place for determining health safeguards, and it remains Central Government's responsibility to decide what measures are necessary to protect public health. Provided a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary, according to PPG8, for a Local Planning Authority to consider further the health aspects and concerns about them when processing an application for planning permission or prior approval. This application includes a Declaration of Conformity with ICNIRP Public Exposure Guidelines and site-specific field strengths have been provided in accordance with the request by Environmental Health. These demonstrate that the field strengths produced by the equipment would be substantially below the ICNIRP public exposure guidelines.

Other issues

An objector has complained about the impact of the existing floodlights but these were granted planning consent some 16 years ago. Whilst the proposal involves an increase in the height of the column, there is no increase in the height of the floodlights and therefore refusal of the application on this ground could not be substantiated.

Conditions are proposed with regard to the hours of use of the floodlights and their angle to replicate the conditions imposed on the original consent for the floodlights.

The drawings submitted with the application advise that the floodlights are to be attached to a winch system that allows them to be lowered for maintenance purposes. This arrangement will prevent any conflict with exclusion areas immediately around the antennas themselves when maintaining the floodlights.

RECOMMENDATION - Approve, subject to:

CONDITIONS:

1. 5004 – (Statutory Condition)
2. 1503 – (Approved Plans)
3. 4501 – (Details of materials, colouring of the equipment cabinets)
4. The floodlighting hereby approved shall be angled so that the light emitted shines directly onto the playing area of the football pitch.

Reason: To safeguard the amenities of neighbouring properties.

5. The floodlighting hereby approved shall only be used on weekdays between 8am and 10pm and not at all on Sundays.

Reason: To safeguard the amenities of neighbouring properties.

----- END -----

Land West Of Electricity Generating Station, Norman Road, Belvedere

Creation of a seasonal wetland on 0.47 hectare of the site and the remaining 0.84 hectare converted to a species rich neutral grassland

PLAN NO. 07/08166/FULM

APPLICANT – Tilfen Land

Site Plan

Minute

DESCRIPTION OF SITE AND SURROUNDINGS

The application site is a 1.31 hectares (3.21 acres) area of flat open grassland and drainage dykes located to the north of Eastern way and west of Norman Road in Belvedere. The site is part of a wider area forming the remnants of the Erith marshes. To the east of the site is one of the principle employment areas for the borough the 'Belvedere Industrial Area', while to the north is the site of the recently approved Energy from Waste power station to be developed by Riverside Resource Recovery Limited (RRRL) and beyond which is the river Thames. Towards the northwest and west is the Thames water nature reserve and beyond which is the sewerage treatment plant. To the south across Eastern way is a further parcel of industrial land known as the Hailey Road industrial estate as well as further areas of open land owned by Thames water.

The eastern boundary of the site has a shallow ditch running some 300 metres in length which provides an overflow for the ditch on the northern boundary. The southern boundary is formed by an east-west running dyke that discharges into the horse head dyke which runs north to discharge into the Thames at the Great Breach outfall.

PROPOSAL

The description of development on the application form describes the proposed development as the creation of a season wetland on 0.47 hectare of the site and the remaining 0.84 hectare converted to species rich neutral grassland.

The application is supported by a Planning Statement and copies of the East Thamesmead Business Park - Ecological Masterplan and East Thamesmead Business Park – Ecological Management Plan and a document entitled Viridion Business Park - 'Detailed methodology of the creation of a wetland and surrounding grassland at Norman Road (Area 5).

When planning permission was granted for the development of the Eastern Thamesmead Industrial Estate extension land for a business park included within the conditions and legal agreement was the requirement to undertake various ecological enhancements. The ecological master plan associated with the development identified an area referred to as Area 5 which was an area of land owned by Tilfen in the area of the Horse Head Dyke. This planning application seeks consent for the engineering works associated with the detailed working up of the ecological enhancements outlined in the masterplan and compensation measures related to that development proposal.

The proposed works are divided into various activities:

Earthworks

The eastern ditch will be re-profiled and the northern part of the site will be re-profiled and a scrape taken to lower its level by c 200mm below the invert level of the existing outfall at the southern end. This will be an area of some 0.47 hectare which will be seasonally inundated. Side slopes will be graded to provide access for grazing animals.

A further area some 0.84 hectare will be excavated to a depth of 200mm below existing ground level to remove top soil the exposed sub soil will be prepared and planted. This may on occasion seasonally inundate.

The excavated soil will be recycled to create a shallow raised area at the north end of the site this will be graded shallowly to the existing improved ditch and to a new ditch to the south of the raised area which will be connected to the eastern ditch. The eastern ditch will be re-graded and cleared of debris and silt to improve flow.

Planting

Some limited planting of marsh plants will be undertaken in order to improve colonisation. Planting would be concentrated in a few areas and once established root pieces would be dug from these areas and used for any new planting. This will restore typical Thames Estuary grazing marsh grassland community on the site.

The 0.84 hectare of stripped ground and the mound will be prepared and sown with a species-rich wild flower mix.

New Ditches

The eastern ditch adjacent to the old power station will be re-graded and a new ditch will be created with profiles generally similar to those set out in the Ecological Management Plan.

CONSULTATIONS

Drainage: No comments.

Environmental Health: No objections in principle to this application.

Natural England: Although this application will affect an area of nature conservation Natural England is of the opinion that this could be outweighed by the potential benefits of the proposed creation of a seasonal wetland and species-rich neutral grassland adjacent to the electricity generating station.

Therefore we make no formal objection to this proposal; however should you know of any reason why Natural England should comment on this application please let us know as soon as possible.

Natural England does not formally object to this proposal and the Council should ensure that any and all relevant nature conservation issues are addressed and considered.

Environment Agency: The Environment Agency has no objections to the proposal, subject to the imposition of the following planning conditions, should planning permission be granted. (To avoid duplication the conditions are not set out here but they are included in the recommendation as conditions 3 to 9)

London Wildlife Trust: No comments received.

National Grid: National Grid has a 400, 000 volt underground cable and overhead power lines that cross the site National Grid has no objections in principle to the redevelopment of this site however the development proposals for the site must ensure that suitable arrangements are made to protect National Grid's high Voltage Cables and power lines and allow on-going access to the cables and power lines for maintenance:

- No building or other erection should be constructed over or under the high voltage underground electricity transmission cable or within the restricted zone
- Unrestricted and safe access to the cables must be maintained at all times.
- Ground cover above cables should not be reduced or increased.

- Trees and shrubs should not be planted within 3 metres of the cable trench.

REPRESENTATIONS

No individual letters have been received in response to the site notices and newspaper adverts however three responses have been received from various interest groups and an adjoining owner, these are detailed below.

Natural Environment Focus Group: Objects to the proposal.

Two main reasons are cited firstly that the proposals are in breach of the Bexley Local Biodiversity Action Plan and secondly that the proposals are in breach of the Ecological Master Plan.

Concern is raised that there should be no net loss of grazing marsh and whilst the two scrapes appear acceptable the proposal for the raised area is in breach of this requirement. As the raised area would produce a grassland too dry to fall within the definition of grazing marsh.

The surplus material could be utilized by Cory Environmental/RRRL.

There is no mention in the ecological masterplan of any such raised area therefore the proposals are contrary to the masterplan.

Bexley Civic Society

The Society welcomes this development especially as it is being undertaken in conjunction with Crossness Nature Reserve. The Society hopes that the Planning Control Committee find no hidden difficulties in examining this proposal, and is able to approve it.

Riverside Resource Recovery Limited

The area to the north of this application site will be used for the temporary storage of materials in conjunction with the development of the power station. RRRL, whilst broadly welcoming the ecological enhancements, wishes to object pending clarification of flood risk matters.

It is noted that water levels will be managed to periodically flood areas of the site RRRL seeks assurances that this will not result in increased chance of flooding of its site. To this end RRRL request an FRA is carried out together with an assessment of the affect on the water handling capacity of the adjoining ditch network.

The ecological enhancements have the potential to constrain future development opportunities on the adjacent site and it is requested that this impact be minimised wherever possible and in particular that the Great Crested Newts are not encouraged.

The creation of the mound would be an alien feature within the landscape and that the mound lies within the flood plain.

RELEVANT PLANNING HISTORY

There is no planning history on this site that is directly relevant to this planning application however the proposed works are intrinsically linked with the planning approval for the development of the land at the East Thamesmead Industrial estate extension granted under planning permission 02/03373/OUTEA in January 2005 as it seeks consent for works associated with some of the ecological enhancement works associated with that development.

PLANNING POLICIES

National Guidance

PPS1 – Sustainable Development

In the context of this application it is important to note that the core principle underpinning planning is set out as sustainable development. Four aims of sustainable development are set out in the PPS and include social progress which recognises the needs of everyone; effective protection of the environment; the prudent use of natural resources; and the maintenance of high and stable levels of economic growth and employment.

PPS9 – Biodiversity and Geological Conservation.

This sets out the government's policies on protection of Biodiversity and Geological conservation through the planning system. The key principles identified in the PPS include guidance that decisions should aim to maintain, and enhance, restore or add to biodiversity and geological interests as well as encouragement that development proposals where the principal objective is to conserve or enhance biodiversity and geological conservation interests should be permitted. It further advises that the aim of planning decisions should be to prevent harm to biodiversity and geological conservation interests.

PPS25 – Development and Flood Risk

The aim of planning policy on development and flood risk are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding. The basis of policy is to appraise, manage and reduce risk from flooding.

Regional Guidance

London Plan (2006)

Policy 3D.9 Metropolitan Open Land

The Mayor will and Boroughs should maintain the protection of Metropolitan Open Land (MOL) from inappropriate development. Any alterations to the boundary of MOL should be undertaken by boroughs through the UDP process, in consultation with the Mayor and adjoining Authorities.

Land designated as MOL should satisfy one or more of the following criteria:

- Land that contributes to the physical structure of London by being clearly distinguishable from the built-up area;

- Land that includes open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism which serve the whole or significant parts of London;
- Land that contains features or landscapes of historic, recreational, nature conservation or habitat interest, of value at a metropolitan or national level;
- Land that forms part of a green chain and meets one of the above criteria.

Other policy documents that have been referred to:-
 East London Sub Regional Development Framework
 The Mayors Biodiversity Strategy
 Further alterations to the London Plan

Unitary Development Plan (2004)

Policy G14 In the primary employment areas, secondary employment areas and preferred office locations defined on the Proposals Map, the Council will support proposals for industry and commerce which assist the development of the local economy provided they comply with Policies G1 to G9 and are appropriate in scale and type of development for their location.

New industrial or office development may be permitted on land outside these areas provided it is for the erection or use of a small-scale building and complies with Policies G1 to G9 above and other relevant policies.

Policy G18 The Council will manage or improve the borough's network of roads according to their function in the hierarchy of roads shown on the proposals map and in accordance with the following road classification.

Strategic Roads: National or regional routes – Transport for London Road Network in this borough (formerly Trunk Roads) A2 and A20, serving mainly longer distance vehicle movements and connecting all parts of Greater London to the national road network.

London Distributor Roads: Most other 'A' classified roads in the borough, other than strategic roads and some other roads, providing through traffic movements and links to strategic roads.

Borough Distributor Roads (local distributors): 'B' classified roads other than London distributor roads, 'C' classified roads and some unclassified roads, catering primarily for movement within the borough.

Local Access Roads: Roads, the principal purpose of which is to provide access to land and buildings in the immediate vicinity, primarily for use by residents and pedestrians.

Policy G21 The Council will seek to make the best use of existing transport infrastructure by:

1. Encouraging the maintenance and improvement of existing public transport services within and serving the Borough to establish high quality and efficient networks and interchanges with easy and convenient access;
2. introducing traffic management measures to reallocate road space in appropriate circumstances and to improve safety for all road users and especially for pedestrians and cyclists, assist public transport services, and reduce the impact of traffic and parking on the environment, particularly in sensitive areas such as residential and shopping streets or near schools; and
3. directing through traffic and lorries onto Strategic Roads, London Distributor Roads and other appropriate routes.

Policy G24 Subject to Policies G1 to G9 and other relevant policies, the Council will promote the borough as a centre of industrial and business growth by encouraging the provision of:

1. modern accommodation and the renewal of older business estates to create a better working environment; and
2. modern workspace for expanding small and medium businesses.

Policy G26 The Council will protect and seek to conserve and enhance those features of the built and natural environment which contribute to the special character of London or of this part of London. This will include:-

1. Conservation Areas and buildings of architectural and historic interest;
2. sites of archaeological interest;
3. the protection of important views;
4. the River Thames and Thames-side, including the Thames Marshes and associated watercourses;
5. the River Cray and Cray valley;
6. the Abbey ridge;
7. Sites of Special Scientific Interest;
8. Sites of nature conservation importance;
9. Green Chains and corridors;
10. high quality agricultural land; and Heritage Land.

Policy E3 The Council will encourage industrial and commercial uses to locate in the Primary Employment Areas shown on the Proposals Map in accordance with the area policies set out in this chapter and Chapter 12 (Thames-side). Land and buildings in the Primary Employment Areas will be safeguarded for industrial and commercial uses as appropriate to each area.

Policy ENV15 Within Metropolitan Open Land, there will be a presumption against permitting the construction of new buildings, or the change of use of land or buildings for purposes other than:

1. agriculture and forestry;
2. predominantly open air recreation;
3. nature conservation;
4. educational and institutional uses in extensive grounds;
5. cemeteries; or
6. other uses which would maintain the open character or visual amenities of Metropolitan Open Land.

Policy ENV16 The Council will seek to enhance recreational opportunities and take appropriate action in areas shown as Metropolitan Open Land to conserve and enhance the landscape, promote nature conservation, and secure suitable screening and landscaping for built development.

Policy ENV23 The Council will resist development, including changes of use, which would damage or destroy habitats in any statutory local nature reserve or in the following areas of metropolitan importance for nature conservation:

Crayford Marshes;
Erith Marshes;
the River Thames, including its banks, foreshore and tidal creeks;

Lesnes Abbey Woods;
Joydens Wood / Chalk Wood and Gattons Plantation; and
the River Cray and adjacent lands at Foots Cray Meadows, Hales Field, land to the east of Bexley recreation ground, Crayford Rough and Barnes Cray Pastures;

as shown on the Proposals Map.

ASSESSMENT

The main issue for consideration in the determination of this application relates to the impact of the proposed development works on the biodiversity and ecological habitats within and surrounding the application site and within the context of this consideration whether the proposals are consistent with the policy framework within which the development proposals ought to be considered.

National policy in the form of PPS1 and PPS9 seeks to ensure that local planning authorities provide effective protection of the environment and should aim to maintain, and enhance, restore or add to biodiversity and geological interests.

The regional planning context is set by the London Plan and the land the subject of the application is on land identified as Metropolitan Open Land which is afforded protection for amongst other reasons as it is land that contains features or landscape of historic, recreational, nature conservation or habitat interest, of value at a metropolitan or national level. In this instance the site has been identified as being part of the remnants of Erith Marshes. This is a priority habitat as detailed in the UK and Bexley Biodiversity Action Plans.

At the local level the Unitary Development Plan identifies the area as Metropolitan Open Land consistent with the higher level London Plan as well as being identified as an Area of Metropolitan Importance for Nature Conservation under Policy ENV23. This policy framework seeks to protect such areas and resist development which would damage or destroy habitats and provides a presumption against permitting the construction of new buildings, or the change of use of land or buildings for purposes other than within a specified list consistent with maintaining the open character of the area.

The development proposals are principally geared towards the re-creation of an area of wetland, lowering the land level and increasing the propensity for that area to seasonally inundate thereby re-creating the grazing marsh land habitat, reducing levels of a further area of land and creating an area of species rich neutral grassland, re-

profiling an existing ditch and replanting to enhance the habitat potential for protected species, in particular water vole, and to create an additional stretch of new ditch adding to the enhanced habitat offer of the development land. Associated with these works the top soil removed from the depressions will be deposited in an area in the northern part of the site and this will raise land levels in that area.

English Nature and the Environment Agency have been consulted and neither have objected to the application. The applicant has engaged with the Environment Agency in the production of the detailed specification and sought specific advice on areas of habitat creation. The development proposals are principally aimed at the enhancement of the biodiversity of this area and in this context PPS9 would support that consent should be granted. The nature of the proposed works would improve a priority habitat and are consistent with the aims of Policy ENV23 as an Area of Metropolitan Importance for Nature Conservation and ENV15 in that the proposals retain the open character of the land.

The main issue of objection from the NEFG relates to the area of land that is to be raised which will become too dry to be grazing marsh and therefore they argue would be lost as priority habitat. However this is a small portion of the land which is not being permanently 'lost' to development. The land remains 'open' albeit that the area is increased in height by some 1m across its area. This is a small proportion of the site overall and significant benefits are being achieved across the remainder of the site. The alternative to raising a small area of land on the site would be to transport the excavated material off the site with the consequent vehicle movements and potential concerns related to the sustainability of such a move. It has been suggested that this soil could be utilized on the adjacent RRRL however there has been no agreement of such an arrangement and this could still be an outcome as it is not precluded by the grant of this consent.

On balance it is concluded that the nature of the adverse impact is not so severe as to weigh against the positive contribution the proposed development would make to biodiversity in the locality.

Other matters raised in the correspondence received on this application relate to potential flooding concerns and the impact on the visual amenities of the area.

In respect of flooding issues the Environment Agency have been consulted and raised no objections to the proposed works. The scheme itself does not introduce a form of development that introduces the risk of flooding to people or property, indeed the very nature of grazing marsh is produced by its location in an area liable to water inundation. The works do affect levels within the site but with no significant net change to the overall area and the land remains available as storage capacity with only minor variations.

RRRL have commented that the area of raised ground would be an alien feature in the local landscape. The area of mounding would raise a small proportion of the land in the

area by approximately 1m. It is unlikely this would be noticeable from longer views given the low lying position of the site and the surrounding uses. The immediate locality will be subject to significant change in the coming years with the new Power station and in this context the minor variations in land levels associated with the wider ecological enhancements secured through the implementation of this consent would outweigh any negative impact resultant from the development in this context.

The Environment Agency has suggested a number of conditions which seek to secure detailed arrangements for the planting and profiling of the areas of new habitat and to secure areas to facilitate future maintenance of these areas. As it is proposed to use the area of land for grazing of horses, which is consistent with the nature of the habitat being re-created, conditions are suggested to deal with the detail of the management arrangements and fencing to ensure stocking levels are appropriate and sensitive areas are adequately protected.

Overall it is concluded that the proposed works would result in a positive contribution and enhancement of the biodiversity and ecology of the area and that the proposals are consistent with the policy framework at local regional and national level. The positive benefits that would be derived from the proposals are considered to outweigh any minor adverse impacts that may result from the creation of a small mound on the site from the arisings resultant from the creation of the scrapes and new dyke.

RECOMMENDATION - Approve, subject to:-

CONDITIONS:

1. 5004 – (Statutory condition) (3 years)
2. 1503 – (Approved plans)
3. No development approved by this permission shall be commenced until a detailed scheme for the wetland has been approved by and implemented to the satisfaction of the Local Planning Authority. This is to include details of construction methods, materials and timings of works.

Reason: To protect and conserve the existing species and habitats on site and to ensure best practice measures are included in the design of these features and mitigation for loss of habitat.
4. No development approved by this permission shall be commenced until a detailed scheme for the new ditch has been approved by and implemented to the satisfaction of the Local Planning Authority.

Reason: To protect and conserve the existing habitats on site and to ensure best practice measures are included in the design of these features and mitigation for loss of habitat.
5. No development approved by this permission shall be commenced until a planting scheme for the site has been approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with a programme for planting and maintenance related to stages of completion of the development.

Reason: To protect, restore or replace the natural features of importance within or adjoining the watercourse.
6. All water crossings shall be by clear spanning structures (from banktop to banktop) that will not impede the river corridor and allow the migration of both channel and bank species.

Reason: This will maintain a continuous buffer strip and provide a corridor for the passage of wildlife and reduce the risk of pollution from run-off. This is of great importance due to the considerable water vole population on the Horsehead Dyke and the need to maintain a continuous buffer zone for foraging and burrowing. Habitat of water vole is protected under the Wildlife and Countryside Act 1981 and therefore development must not impact on their habitat.
7. A Buffer Zone 8 metres wide alongside the Horsehead Dyke shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. This buffer zone shall be measured from the top of the bank and shall be free of structures, hard standing and fences.

Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor. Water voles inhabit the Horsehead Dyke and therefore there is to be no encroachment into buffer zone habitat which is used for foraging and burrowing.

8. A Buffer Zone 5 metres wide alongside the Belvedere Substation Ditch shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. This buffer zone shall be measured from the top of the bank and shall be free of structures, hard standing and fences.
- Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.
9. A Buffer Zone 5 metres wide alongside the new wetland shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. This buffer zone shall be measured from the top of the bank and shall be free of structures, hard standing and fences.
- Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.
10. No development approved by this permission shall be commenced until a detailed scheme for fencing shall be submitted to and approved in writing by the Local Planning Authority and no fences other than those approved under the scheme shall be erected on the site.
- Reason: To ensure an appropriate means of enclosure is used that safeguards the ecological quality of the locality and does not adversely affect the landscape appearance of the area.
11. No development approved by this permission shall be commenced until details of the management of the grazing of the site shall be submitted to and approved in writing by the Local Planning Authority. The stocking levels and grazing regime shall only be carried out in accordance with the agreed management strategy.
- Reason: In the interests of the biodiversity and ecology of the area.

Informatives

Under the terms of the Water Resources Act 1991, the prior agreement of the Environment Agency is required for discharging dewatering water from any excavation or development to a surface watercourse.

The applicant should be aware that under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works within 8 metres of a main river.

----- END -----

<p>The George Public House, 74 Bexley High Street, Bexley</p> <p>Provision of 2 awnings to the rear elevation of the Public House to provide a smoking area.</p> <p>PLAN NO. 07/08170/FUL</p> <p>APPLICANTS – Greene King Pub Company</p>

Site Plan

Minute

DESCRIPTION OF SITE AND SURROUNDINGS

“The George” Public House stands on the south side of Bexley High Street opposite the Bourne Road junction. It is contained within the boundary of the Old Bexley Conservation Area and is also a Locally Listed Building. The main building has a central entrance directly from the High Street. To the rear, the property backs onto a rear access/service way, beyond which is the Bexley High Street Car Park. On the left hand side of the rear elevation is a double doorway with windows either side. To the right of a central brick pier are a couple of information boards and a small external seating area. South of the access road is a separate detached area indicated to be within the control of The George Public House. This area contains a detached flat roofed store building divided into two in a garage style format, a bin area and further parking.

PROPOSAL

Permission is sought for the provision of 2 retractable shop style awnings attached to the rear of the existing building extending over the existing small patio area and covering an area of 12m². The use of the area is indicated as a smoking area for patrons of The George Public House only. The applicant has provided the following statements:

“The proposed shop blinds have been designed to be ‘in keeping’ with the existing buildings and will be in a traditional style.”

“The patio area will be softened by the introduction of planted tubs and troughs.”

“The area under the new blinds will be lit using 4 No 20W LV dichroic directional spotlights fixed to a timed automatic photocell and sited so they only illuminate the area under the blinds.”

Councillor Tandy has requested that this application be brought to the Committee for decision.

CONSULTATIONS

Conservation Advisory Committee: No objection is raised to this application.

Environmental Health: There are no objections in principle to this application.

ANNEX C

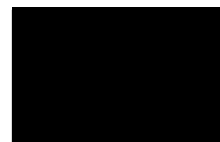
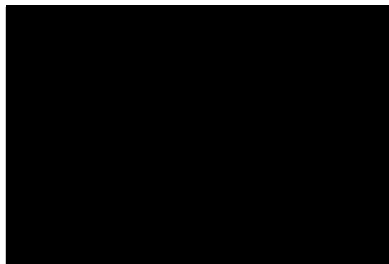


LONDON BOROUGH OF
BEXLEY

Development and Public Protection
Wyncham House
207 Longlands Road
Sidcup Kent DA15 7JH
Telephone 020 8303 7777

Head of Development Control: Mrs S M Clark

To:



**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER
1995**

**GRANT OF OUTLINE PLANNING PERMISSION
TO DEVELOP LAND SUBJECT TO CONDITIONS**

Reference Code :
10/00063/OUTEA

TAKE NOTICE that Bexley Council, the Local Planning Authority under the Town and Country Planning Acts, **HAS GRANTED OUTLINE PLANNING PERMISSION** for the development of land situated at :

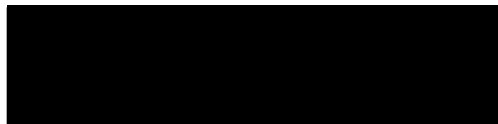
Land At The Eastern Thamesmead Industrial Estate Extension
Waldrist Way
Erith
Kent

For Outline application for the construction of B1/B8 business park in 3 phases including landscape and ecological works and details of reserved matters of design, external appearance and siting for Phase 1. (Application for an extension of the time limit for implementation on the previously approved planning reference 02/03373/OUTEA dated 25.1.2005)

Referred to in the application for Outline Planning Permission for development received on 14th January 2010,

SUBJECT TO THE CONDITIONS as attached

Date of Decision : 30th March 2012



Head of Development Control

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED

CONDITIONS AND REASONS

- 1 Approval of the details of the landscaping of phase 1 as identified on plan A4572/105D – 'phasing', or alternative details of the siting, design external appearance of the buildings, (hereinafter called the reserved matters) of phase 1 shall be obtained from the Local Planning Authority before any development on that phase is commenced.

Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990.

- 2 Approval of the details of the siting, design, external appearance of the building(s), in phases 2 and 3 and the landscaping of phases 2 and 3 (hereinafter called the reserved matters) shall be obtained from the Local Planning Authority before any development on those phases is commenced.

Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990.

- 3 Application for approval of the details referred to in conditions 1 and 2 must be made not later than the expiration of ten years beginning with the date of the grant of this outline planning permission.

Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990.

- 4 The development to which this permission relates must be begun not later than whichever is the later of the following dates:-
- (a) The expiration of ten years from the date of the grant of this outline planning permission, or
 - (b) The expiration of three years from the final approval of the details referred to in Conditions 1 and 2 above, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990.

- 5 The proposed ecological mitigation works as defined in the ecological master plan in respect of each phase shall be carried out as follows:
- (a) The ecological works in phase 2 shall be completed prior to the occupation of any building within phase 2 or 3.
 - (b) The ecological works in phase 3 shall be completed prior to the occupation of any building within phase 3.

Reason: To ensure the appropriate mitigation and compensation measures identified in the Environmental Statement are provided at the appropriate time, and to ensure the development is undertaken with due regard to sensitive breeding times.

The total gross floorspace of the development hereby approved shall not exceed 63,200m². This shall be divided across the phases with a maximum floorspace in (i) phase 1 of 10,718m²; (ii) phase 2 of 21,892m²; and (iii) phase 3 of 30,590m².

Reason: To ensure the development accords with the application assessed under the Environmental information submitted in support of the application.

7 The proposed use of the development hereby approved shall be restricted as follows:

(i) Phase 1: The part of phase 1 comprising the Thames Innovation Centre (2, Veridion Way) shall only be used as an innovation centre and the remainder of phase 1 shall only be used for Class B1(a), (b) or (c) or B8 of the Town and Country Planning Use Classes Order 1987 as amended;

(ii) Phases 2 and 3: the buildings shall only be used for Class B1(a), (b) or (c), or Class B8. No more than 26, 421 sq m of the floorspace shall be occupied for uses within Class B8 of the Town and Country Planning Use Classes Order 1987 as amended.

Reason: To ensure the development accords with the application assessed under the Environmental information submitted in support of the application.

8 Any building located within 30m of the north-eastern boundary, that with Erith Marshes and land owned by Thames Water, shall be restricted to a maximum height of 10m.

Reason: To ensure the development pays appropriate regard to the open character of the Erith Marshes in the interests of the character and appearance of the locality.

9 All buildings shall be contained within the "phase building windows" identified on plan A4572/103G - Development parameters plan.

Reason: To ensure the development accords with the application assessed under the environmental information submitted in support of the application.

10 No part of the development will be used for or converted into residential accommodation.

Reason: To minimise flood risk to occupants.

11 All buildings shall include safe refuge at 4.40m AOD or above.

Reason: To ensure safe access and egress from and to the site

12 Prior to the commencement of the development a Flood Emergency Plan as referred to in the Flood Risk Assessment (January 2010) shall be submitted to and approved in writing by the Local Planning Authority. The Flood Emergency Plan shall include a recommendation that building occupiers sign up to any prevailing flood warning service provided by the Environment Agency.

Reason: To ensure safe access and egress from and to the site.

13 Development shall not begin within a phase until a surface water drainage scheme for that phase has been submitted to and approved in writing by the Local Planning Authority. The approved scheme for a phase shall subsequently be implemented in accordance with the approved details before the development of that phase is completed. Any scheme or details prepared and submitted pursuant to this condition shall be consistent with the mitigation measures described in the Environmental

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED

Statement and Ecological Master Plan and will not be approved if it may have effects significantly different to those considered in the Environmental Statement.

Reason: To prevent the increased risk of flooding and to improve water quality.

- 14 Development within a phase hereby approved shall not commence until a foul drainage strategy for that phase detailing any on and/or off site drainage works for that phase have been submitted to and approved by, the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul water from a phase shall be accepted into the public system until the drainage works referred to in the relevant strategy have been completed in that phase.

Reason: The development may lead to sewerage flooding and in order to avoid adverse environmental impact upon the community.

- 15 Prior to the commencement of development within a phase hereby approved a strategy for enhancement of the ditch network within that phase including its phased implementation shall be submitted to, and approved in writing by, the Local Planning Authority. Any scheme or details prepared and submitted pursuant to this condition shall be consistent with the mitigation measures described in the Environmental Statement and Ecological Master Plan and will not be approved if it may have effects significantly different to those considered in the Environmental Statement

Reason: To conserve and enhance the ecological value and wetland character of the site.

- 16 No building in any phase shall be occupied until the detailed scheme for the enhancement of the existing ditch network within that phase as required by condition 15 has been approved and implemented to the satisfaction of the Local Planning Authority.

Reason: To conserve and enhance the ecological value and wetland character of the site.

- 17 The new ditches, wetland and ponds within a phase shall be constructed prior to the occupation of any building within that phase in accordance with details which shall be submitted to, and approved in writing by, the Local Planning Authority before the development in the relevant phase commences. Any scheme or details prepared and submitted pursuant to this condition shall be consistent with the mitigation measures described in the Environmental Statement and Ecological Master Plan and will not be approved if it may have effects significantly different to those considered in the Environmental Statement

Reason: To ensure that the habitat creation enhances the conservation value of the site and provides undisturbed refuges for wildlife using this important wildlife site.

- 18 No development within a phase approved by this permission shall be commenced until a detailed scheme to protect and enhance the ecological value of that phase has been approved by the Local Planning Authority and no building within a phase shall be occupied until the approved scheme for that phase has been implemented. Any scheme or details prepared and submitted pursuant to this condition shall be consistent with the mitigation measures described in the Environmental Statement and Ecological Master Plan and will not be approved if it may have effects significantly different to those considered in the Environmental Statement

Reason: To protect and conserve the watercourses and the associated habitats.

- 19 A Buffer zone to Cross Dyke 2 being 35 metres from side to side and a buffer zone to Alders dyke being 30m from side to side shall be established in accordance with details which shall be submitted to, and approved in writing by, the Local Planning Authority before the development commences. Any scheme or details prepared and submitted

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED

pursuant to this condition shall be consistent with the mitigation measures described in the Environmental Statement and Ecological Master Plan and will not be approved if it may have effects significantly different to those considered in the Environmental Statement

Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

- 20 There shall be no storage of materials within the buffer zones referred to in condition 19 nor within Woodland belt in the southern part of the site. These areas must be suitably marked and protected during development and there shall be no access during development within these areas. There shall be no fires, dumping or tracking of machinery within this area.

Reason: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

- 21 No development approved by this permission shall be commenced in any parts of phases 2 or 3 until a scheme for 'green' or 'brown roofs' (including a programme for planting and maintenance) for the buildings in the relevant phase, has been approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details. Any scheme or details prepared and submitted pursuant to this condition shall be consistent with the mitigation measures described in the Environmental Statement and Ecological Master Plan and will not be approved if it may have effects significantly different to those considered in the Environmental Statement.

Reason: To conserve and enhance the ecological value of the site.

- 22 Prior to the commencement of development within phase 2 a water vole protection plan for the protection and/or mitigation of damage to populations of water vole within phase 2 (a protected species under the Wildlife and Countryside Act 1981, and its associated habitat) during construction works and once the development is complete shall be submitted to and approved in writing by the Local Planning Authority. The Water Vole Protection Plan shall be carried out in accordance with a timetable for implementation as approved.

The plan shall include the following elements:

- (i) Details of how water voles will be protected during construction.
- (ii) Mitigation and compensation measures for any potential impacts on water voles.

Reason: To protect water vole and habitat within and adjacent to the development site.

- 23 1) No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the Local Planning Authority for approval.

(a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the sites uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the Local Planning Authority prior to investigations commencing on site.

(b) The site investigation, including relevant soil, soil gas and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

2) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination should be fully assessed and an appropriate remediation scheme submitted to the Local Planning Authority for approval.

3) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the remediation works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean up criteria shall be included in the closure report together with the necessary documentation detailing what materials have been removed from the site.

Reason: To prevent harm to human health and pollution of the environment.

- 24 The construction of the surface water drainage system or any phase thereof shall be carried out in accordance with details submitted to, and approved in writing by, the Local Planning Authority before the development phase with which it is associated commences.

Reason: To prevent pollution of the water environment.

- 25 Clean uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic only shall be permitted as imported fill material.

Reason: To prevent pollution of controlled waters.

- 26 The development hereby permitted shall provide car parking on the site and within any phase of the development at a standard of 1 space per 100m² of gross floor area (the provision of 5% disabled spaces shall be in addition to this standard) and 1 lorry space for every 250m² gross floor area, excluding the first 250m², of each unit.

Reason: In the interests of highway safety and the free-flow of traffic.

- 27 Prior to the commencement of development details of traffic calming measures to be provided along the main access road for the development shall be submitted to, and approved in writing by, the Local Planning Authority. The agreed measures will be implemented for each phase prior to the first occupation of any unit in that phase.

Reason: In the interests of highway safety

- 28 Prior to the commencement of development in any phase details of the sightlines and pedestrian visibility splays associated with any road junctions, parking spaces, etc, shall be submitted to, and approved in writing by, the Local Planning Authority. The agreed

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED

sightlines and visibility splays shall be provided prior to the occupation of any unit with which they are associated and the defined clear areas maintained at all times thereafter.

Reason: In the interests of highway safety.

- 29 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 as amended, the car parking spaces in Phase 1 shall be used for or available for the parking of cars at all times.

Reason: Development without provision of adequate facilities for the parking of motor vehicles is likely to inconvenience other road users and be detrimental to amenity.

- 30 Detailed plans and drawings with respect to the matters reserved for subsequent approval for Phases 2 and 3 shall show adequate spaces to the satisfaction of the Local Planning Authority reserved for the parking of cars and these spaces shall be used for or available for such use at all times.

Reason: Development without provision of adequate facilities for the parking of motor vehicles is likely to inconvenience other road users and be detrimental to amenity.

- 31 The use of the land for car parking shall not be commenced until the site has been laid out, surfaced and drained to the satisfaction of the Local Planning Authority.

Reason: To secure satisfactory standards of access for the proposed development.

- 32 Detailed plans and drawings with respect to the matters reserved for subsequent approval shall show adequate space to the satisfaction of the Local Planning Authority reserved for the parking, loading and unloading of commercial vehicles and this space shall be used or available for such use at all times.

Reason: To ensure that parking, loading and unloading takes place on the site and off the highway.

- 33 Prior to the commencement of development within a phase details of the proposed cycle and pedestrian facilities, including the cycleway/footway through that phase, shall be agreed in writing by the Local Planning Authority. No building shall be occupied within a phase until the identified facilities associated with that phase have been provided in accordance with the agreed details.

Reason: To ensure there is adequate and satisfactory access to the site by means other than the private car.

- 34 A landscape management plan, for each phase, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas within the phase, shall be submitted to, and approved in writing by, the Local Planning Authority before the development in the relevant phase commences. The landscape management plan shall be carried out as approved. Any scheme or details prepared and submitted pursuant to this condition shall be consistent with the mitigation measures described in the Environmental Statement and Ecological Master Plan and will not be approved if it may have effects significantly different to those considered in the Environmental Statement

Reason: To protect/conservate the natural features and character of the area.

- 35 No development approved by this permission shall be commenced within a phase until a planting scheme for the land in the phase but outside the "phase building windows" identified on plan A4572/103G (Development Parameters Plan) has been approved in writing by the Local Planning Authority. The approved scheme shall be carried out in

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED

accordance with a programme for planting and maintenance related to stages of completion of the development of the phase. Any scheme or details prepared and submitted pursuant to this condition shall be consistent with the mitigation measures described in the Environmental Statement and Ecological Master Plan and will not be approved if it may have effects significantly different to those considered in the Environmental Statement

Reason: To protect, restore or replace the natural features of importance within or adjoining the watercourse.

- 36 A strategy for servicing the whole of the site and of individual phases and/or buildings within the site shall be submitted to, and agreed in writing by, the Local Planning Authority prior to the commencement of development. The agreed details shall be implemented prior to the first occupation of the unit or phase as appropriate with which they are associated.

Reason: In the interests of the character, appearance, accessibility, ecology and security of the site.

- 37 Audible reversing alarms shall not be operated on vehicles manoeuvring outside of any of the building envelopes between the hours of 23.00 hours and 06.00 hours the following morning.

Reason: In the interests of the amenities of occupiers of nearby properties

- 38 The rating level of the noise emitted from the site shall not exceed the existing background noise level by more than 5dB at any time at nearby residential premises. The measurement and assessment shall be made according to BS4142:1997. The measurement and assessment periods used shall be in accordance with the periods adopted in that standard.

Reason: In the interests of the amenities of occupiers of nearby properties.

- 39 The level of noise emitted from the site shall not exceed 52dB LAeq (1 hour) when measured 1 metre from the boundary of the Bexley Business Academy.

Reason: In the interests of the amenity of the occupants of the Academy.

- 40 External loudspeakers shall not be used on any part of the site without the prior written approval of the Local Planning Authority. This condition shall not apply to the use of any alarm serving the premises either for cases of emergency or for the purposes of routine testing of such alarms.

Reason: In the interests of the occupiers of nearby properties

- 41 Before development of any building is commenced a schedule of materials and finishes and, where so required by the Local Planning Authority, samples of such materials and finishes to be used for the external walls and roofs of the proposed building(s) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity.

- 42 Details of any external lighting (including design, appearance, lighting contour plan, etc) shall be submitted to, and approved in writing by, the Local Planning Authority before it is installed. No external lighting other than any approved scheme(s) shall be implemented.

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED

Reason: In the interests of the character, appearance, amenity, ecology of the area.

- 43 Development of each building approved by this permission shall not be commenced unless the method of piling foundations has been submitted to, and approved in writing by, the Local Planning Authority. The piling shall thereafter be undertaken only in accordance with the approved details.

Reason: The site is contaminated/potentially contaminated and piling could lead to the contamination of groundwater in the underlying aquifer.

- 44 No development shall take place within a phase until the applicant has implemented a programme of archaeological work within that phase in accordance with a written scheme of investigation for that phase, including buried deposit modelling, which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure that adequate archaeological records can be made in respect of the site and in the interest of the heritage of the area.

- 45 Development within a phase shall not be commenced until
- a) full details of the water supply infrastructure requirements for that phase, including anticipated flow rates, and detailed site plans have been submitted to, and approved in writing by, the Local Planning Authority (in consultation with Thames Water).
 - b) Where this development forms part of a larger development, arrangements have been made to the satisfaction of the Local Planning Authority (in consultation with Thames Water) for the provision of adequate water supplies for the whole of the development.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.

- 46 Notwithstanding the information previously submitted prior to the commencement of development a construction methodology to cover the following points shall be submitted to and agreed in writing by the Local Planning Authority.
- a) Proposed demolition and construction methods and techniques (including vehicle movements to and from the site).
 - b) Proposed days/hours of work;
 - c) Proposed means of minimising noise and vibration (including any piling), and compliance with BS5228;
 - d) Proposed means of minimising dust emissions etc;
 - e) Proposed construction site lighting;
 - f) Operatives parking area(s), site storage and any site building(s)

The agreed construction methodology shall be implemented during the implementation of the development works hereby approved.

Reason: To protect residential amenity, highway safety, and nature conservation during the demolition and construction stages of the development.

- 47 With each building related reserved matters planning application the developer will submit an energy assessment based on the proposed buildings regulated emissions and undertaken in compliance with part L2A of the Building Regulations 2006 to demonstrate that the Buildings Emission Rate (BER) for the proposed building is less than the Target Emission Rate (TER) for the proposed building by at least the percentage CO2 reduction figure applicable to the proposed building from the table below or such other percentage CO2 reduction figure as may be proposed by the developer and agreed in writing by the local planning authority. At least one tenth of the applicable percentage CO2 reduction shall be achieved by the inclusion of low and zero carbon technologies in the proposed

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED

building. The developer will incorporate within the design, construction and fit out of the proposed building all those energy efficiency measures and low and zero carbon technologies adopted in the energy assessment.

Building Type size (Gross External Area)	Percentage CO2 Reduction
B1 Offices	
10,000 to 25,000 sqft (929 to 2,323 m2)	49%
25,000 to 60,000 sqft (2,323 to 5,574 m2)	50%
B1/B8 Industrial Warehouse Sheds	
5,000 sqft - 10,000 sqft (465 to 929 m2)	48%
10,000 sqft - 25,000 sqft (929 to 2,323 m2)	47%
25,000 sqft - 60,000sqft (2,323 to 5,574 m2)	60%

Where a proposed building type and size is not covered by the framework table the developer will submit to the Local Planning Authority with the relevant reserved matters planning application a building specific energy strategy for the Local Planning Authority's approval which follows the principles contained in the Energy Strategy for Veridion Park Phases 2 and 3 East Thamesmead dated July 2011.

Reason: To ensure the proposed development is sustainable and meets appropriate Carbon reduction levels.

INFORMATIVES :-

1 Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

2 Water Response
Thames Water recommend the following informative be attached to any planning permission: There are large water mains adjacent to and within the proposed development area at Yarnton Way. Thames Water will not allow any building within 5 metres of them and will require 24 hours access for maintenance purposes

3 This decision to grant planning permission has been taken:-

i) having regard to the policies and proposals in the Core Strategy (2012) and to Unitary Development Plan (2004) set out below:-

Policy CS01- Achieving sustainable development

Policy CS03 - Belvedere Geographic Region

Policy CS08 - Adapting to and mitigating the effects of climate change, including flood risk management

Policy CS12 - Bexley's future economic contribution

Policy CS13 - Access to jobs

Policy CS16 - Reducing the need to travel and the impact of travel

Policy CS17 - Green infrastructure

Policy CS18 - Biodiversity and geology

Policy CS19 - Heritage and archaeology

Policy ENV39 - Built environment - criteria for development, including strategic views

Policy E1 - Criteria for proposed industrial and commercial development

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED

Policy E3 - Primary Employment Areas

Policy T14 - Cycle networks, routes and cycle parking facilities

Policy TAL10 - Public rights of way - diversions

Policy TS1 - Business development areas (Site A on Proposals Map)

and to the Policies in the London Plan (2011)

Policy 1.1 - Delivering the strategic vision and objectives for London

Policy 2.17 - Strategic Industrial locations

Policy 5.2 - Minimising Carbon Dioxide Emissions

Policy 5.3 - Sustainable design and Construction

Policy 5.7 - Renewable Energy

Policy 5.9 - Overheating and Cooling

Policy 5.11- Green roofs and development site environs

Policy 5.12 - Flood Risk Management

Policy 5.13 - Sustainable Drainage

Policy 6.3 - Assessing effects of development on transport capacity

Policy 6.9 - Cycling

Policy 6.10 - Walking

Policy 6.13 - Parking

Policy 6.14 - Freight

and

ii). For the following reasons:- There have been no significant or substantive changes in circumstance that have arisen in terms of policy or other material considerations since the original decision in respect of this development was taken. The impacts on the main issues originally considered have been reviewed and it has been concluded that there are no significant changes in policy or material considerations that would suggest a different decision should be taken.

The conditions and section 106 obligations have been reviewed in the light of the development and works undertaken and updated where necessary.

4 References to phase 1, phase 2 and phase 3 in the above planning conditions shall mean phase 1, phase 2 and phase 3 as identified on plan A4572/105D- 'phasing' or such other plan as may be approved in writing by the Local Planning Authority from time to time.

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED

IMPORTANT NOTES AND STATEMENT OF YOUR RIGHTS

Planning Related Permissions

The attached decision does not, in any way, obviate the necessity of complying with any other enactment, byelaw, or other provision whatsoever, or of obtaining from the appropriate authority, any permission, consent, approval or authorisation which may be required.

Planning permission does not over-ride any restrictive covenants, or legal rights and interests, which other people (including this Council) may have over the land or property.

When planning permission is given it is normally subject to certain conditions. Failure to comply with such conditions can result in a Breach of Condition Notice (Section 187A, Town and Country Planning Act 1990) being served by the Council, against which there is no right of appeal.

Alterations to Approved Plans

If for any reason you need to change the approved plans you should consult the Planning Department to see if any further permission is necessary. You are advised that amendments are not normally acceptable without the fresh submission of another application except for very minor changes.

Building Control

Please note that an application for approval under Planning Control is separate from that required under the Building Act and Regulations. If you want to erect a new building, extend or alter, put an existing building to a different use, or alter a controlled service or fitting, you will probably require approval under the Building Act. Additionally, any work associated with your proposal which involves alteration to the above, or below ground drainage system will probably also need to be included in the application to the Building Control Division.

Most new building works have to be checked to make sure that the buildings will be safe and habitable - that is structurally sound with adequate drainage, ventilation and protection against damp, cold, fire and noise. Access facilities for disabled people and energy conservation are also important considerations. These are safeguards for the protection of the health and safety of the general public now and in the future.

Provision for Disabled Persons

Where certain planning permissions are granted applicants are particularly reminded of additional responsibilities placed upon them, with regard to provisions for the benefit of the disabled, by virtue of the Chronically Sick and Disabled Persons Act 1970 together with the "British Standard Code of Practice for Access of the Disabled to Buildings".

Where the proposal relates to:-

- (i) a building or premises to which the public are to be admitted (whether on payment or otherwise), then attention is drawn to sections 4 and 7 of that Act.
- (ii) offices, shops, factories or railway related premises, then attention is drawn to sections 7 and 8A of that Act.
- (iii) educational establishments including higher and further education, then attention is drawn to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" (Published on behalf of the Secretary of State in 1984).

DEVELOPMENT CONTROL AND BUILDING CONTROL
LONDON BOROUGH OF BEXLEY
WYNCHAM HOUSE
207 LONGLANDS ROAD
SIDCUP, KENT, DA15 7JH

Appeal Procedures:

1. Planning Permission Refusals on Domestic Dwellings

Any applicant who is aggrieved by a refusal of permission relating to a proposal on a domestic dwelling may appeal to the Secretary of State for the Communities and Local Government **WITHIN TWELVE WEEKS** of the date of the decision notice. The Householder Appeal Service came into operation on the 6th April 2009

2. Other types of Planning Permission and Listed Building and Conservation Area Consents

Any applicant who is aggrieved by a refusal of a consent or permission, or the imposition of conditions may appeal to the Secretary of State for the Communities and Local Government **WITHIN SIX MONTHS** of the date of the decision notice.

The legal provisions are set out in Section 78 of the Town and Country Planning Act, 1990 (as amended by Section 17 of the Planning and Compensation Act 1991). There are provisions for serving a purchase notice on the Council if, following a decision, the land or building becomes what is legally termed "incapable of reasonably beneficial use" in its existing state. These provisions are set out in Part V1 of the Town and Country Planning Act, 1990 but are complicated and you would be advised to seek professional advice.

3. Advertisement Applications

All advertisements are subject to the standard conditions which are shown on the decision. You may appeal **WITHIN EIGHT WEEKS** of the date of the decision notice, to the Secretary of State, Department of the Communities and Local Government, in accordance with Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007.

Appeals for 1, 2 and 3 above must be made on forms available from:-

The Planning Inspectorate
Customer Support Team
Room 3/05 Kite Wing, Temple Quay House,
2 The Square, Temple Quay, Bristol, BS1 6PN
Telephone 0117 372 6372
Email: enquiries@pins.gsi.gov.uk
WEBSITE <http://www.planningportal.gov.uk/planning/appeals>

4. Trees

The applicant's rights of appeal against the decision of the Council in respect of works to trees covered by a Tree Preservation Order, are set out in the Town and Country Planning (Trees) (Amendment) (England) Regulations, 2008. An appeal must be lodged with the Planning Inspectorate **WITHIN 28 DAYS** of receipt of this notice.

Appeal forms for 4 above only, are available from:-

Environment Team, The Planning Inspectorate
Room 4/04 Kite Wing, Temple Quay House
2 The Square, Temple Quay, Bristol BS1 6PN
Telephone 0117 372 8192
Or they can be found on the Planning Portal website at:
<http://www.planningportal.gov.uk/planning/appeals/otherappealscasework/treepreservation>

Please Note

In all cases the Secretary of State for the Communities and Local Government has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State for the Communities and Local Government is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could have been so granted otherwise than subject to the statutory requirements to the provisions of the development order and to any directions given under the order.



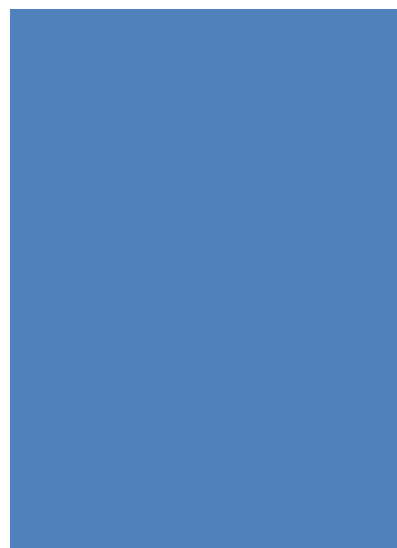
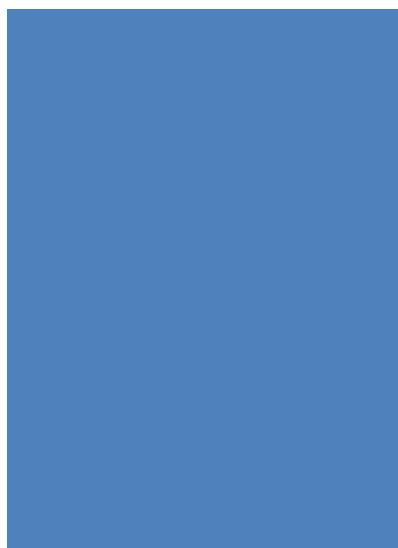
Veridion Park Ecological Enhancement and Protection Scheme

August 2013

Prepared for:
Tilfen Land Ltd

UK
IRELAND

AND



REVISION SCHEDULE					
Rev	Date	Details	Prepared by	Reviewed by	Approved by
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1 INTRODUCTION

1.1 Ecological Context

Care has been taken to ensure that this Ecological Scheme is in complete alignment with the Environmental Statement (2010) and Ecological Masterplan (July 2002). A brief summary of the ecological context is provided at the start of each section of this document. It should be noted that this document does not cover elements of the overall habitat creation measures at Veridion Park that have already been delivered, such as the newly created and optimised Alders Dyke, the Phase 1 Extension to the Great Breach Dyke, extensive tree planting in the southern parts of the woodland and the grazing marsh restoration of Area 5 at Norman Road.

Habitat creation and enhancement proposals for the woodland and the Business Park site target habitats and species that have been identified within the Bexley¹ and London Biodiversity Action Plans (BAPs) and which are typical of the Thamesmead area. As well as contributing to the Bexley and London BAP targets it is considered that these habitats will be the most successful in terms of long-term establishment on the site, and will require a level of management and maintenance which can be met realistically. The woodland is designated as part of a Grade 2 Site of Borough Importance under the name "Southmere Park, reference Bx. BII2". Cross Dyke and Alder's Dyke are both included within the Erith Marshes Site of Metropolitan Importance (SMI) and have substantial protected buffer zones to preserve the integrity of their designation and function.

Relevant habitats and species that have Biodiversity Action Plans at either the London or Bexley level or are featured within the Natural Environment and Rural Communities Act (2006) list for England (NERC Act section 41) are summarised in Tables 1 and 2 below.

Table 1. Biodiversity Action Plan Habitats targeted within this Ecological Scheme

BAP	Habitat Action Plan	Summary of Habitat
National/ Bexley	Lowland mixed deciduous woodland Wet Woodland	Includes patches of scrub of above 0.25 ha which forms a continuous canopy.
National/ Bexley	Rivers/Ponds	Includes ditches with open water and covers the open water zone with submerged and floating vegetation and water fringe vegetation.
National	Lowland Meadows	Includes all semi-improved and unimproved grassland occurring on circum-neutral soils, even if not managed as a 'meadow'.
National/ Bexley	Grazing Marsh	Erith Marshes are among the few remaining fragments of the grazing marshes which once flanked the River Thames. These seasonally-flooded pastures support a strong population of the threatened water vole, as well as a great diversity of birds and invertebrates.
National/ Bexley	Reedbeds	Reed beds are a very important wildlife habitat. Numerous birds and invertebrates rely on reed beds, and they also support populations of the rare water vole.

¹ Bexley Biodiversity Action Plan 2010 – 2015 Adopted June 2011

Table 2. Biodiversity Action Plan Species targeted within this Ecological Scheme

BAP	Species Action Plan	Summary of Species Status
London and Bexley	Stag beetle (<i>Lucanus cervus</i>)	A species reliant on dead wood to complete its life cycle. London is nationally significant for the populations it supports (approximately 30% of the 1998 national records were from the capital). Nationally, stag beetle distribution has significantly contracted in recent years.
London, Bexley and National	Water vole (<i>Arvicola terrestris</i>)	A species reliant on the presence of healthy waterside habitats and their associated plant communities. The water vole is the most rapidly declining mammal in Britain.
National	Bullfinch (<i>Pyrrhula pyrrhula</i>)	A species closely associated with scrub habitats that has seen a national decline through the Common Bird Census Monitoring. On the Red list of Birds of Conservation Concern (RSPB <i>et al</i> 1996).
National	Song thrush (<i>Turdus philomelos</i>)	A species, closely associated with scrub habitats, that has seen a national decline through the Common Bird Census Monitoring (it has more than halved in numbers over the past 25 years). On the Red list of Birds of Conservation Concern (RSPB <i>et al</i> 1996).
National	Reed Bunting (<i>Emberiza schoeniclus</i>)	A species typically associated with reedbeds which also occurs along ditches and overgrown hedgerows. The population has declined by over 50% from its mid-1970s level. On the Red list of Birds of Conservation Concern (RSPB <i>et al</i> 1996).

1.2

Purpose and Scope of the Ecological Enhancement and Protection Scheme

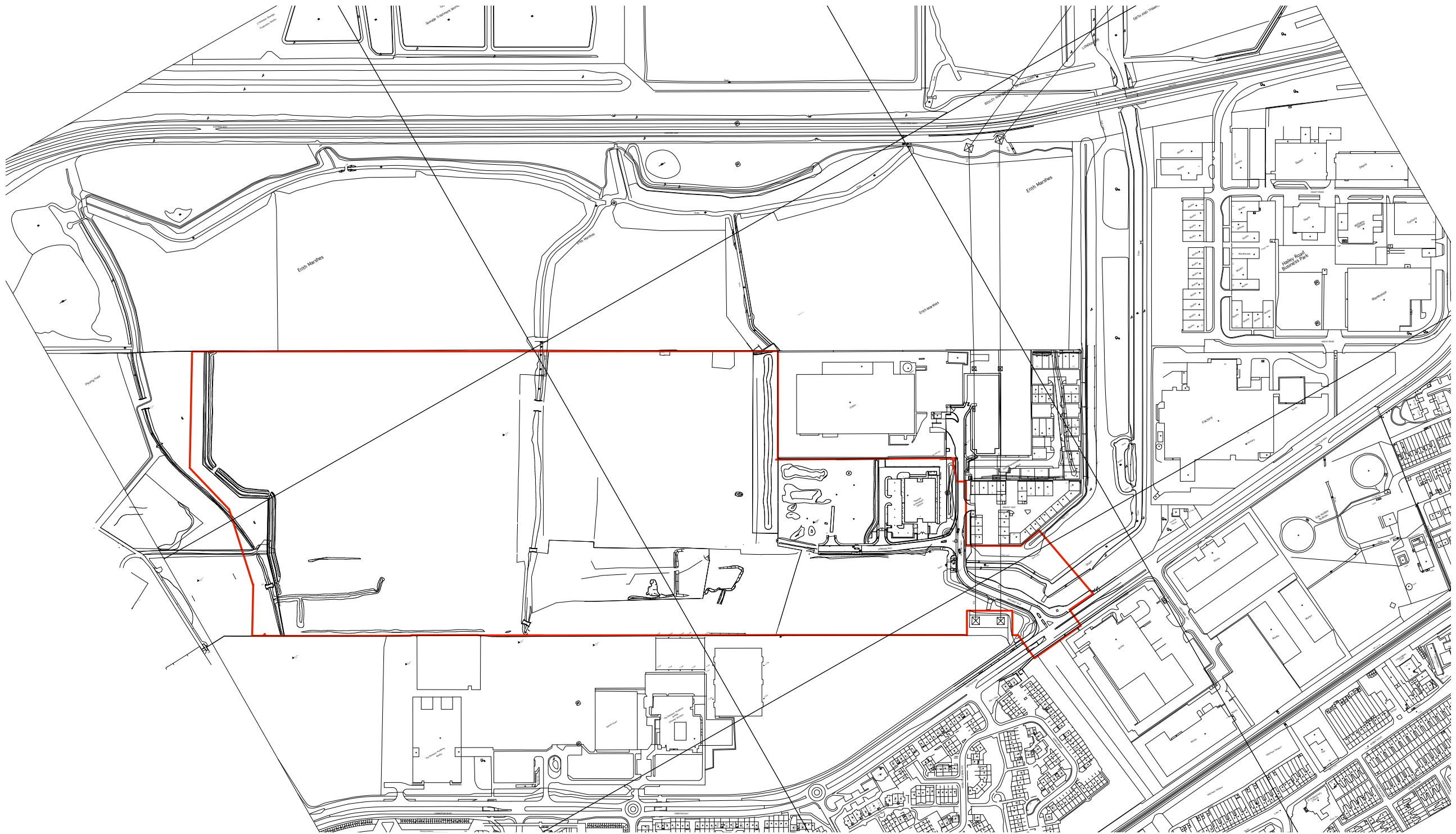
The purpose of this Ecological Enhancement and Protection Scheme is to translate the mitigation and habitat enhancement outlined in the Ecological Masterplan (July 2002) into a detailed scheme intended to discharge the following planning condition associated with the development:

- **Condition 18:** No development within a phase approved by this permission shall be commenced until a detailed scheme to protect and enhance the ecological value of that phase has been approved by the Local Planning Authority and no building within a phase shall be occupied until the approved scheme for that phase has been implemented. Any scheme or detailed prepared and submitted pursuant to this condition shall be consistent with the mitigation measures described in the Environmental Statement and Ecological Masterplan and will not be approved if it may have effects significantly different to those considered in the Environmental Statement.

It is considered that the Ecological Enhancement and Protection Scheme is inseparable from the Ditch Network Enhancement Strategy and therefore the details provided in the Ditch Network Enhancement Strategy to discharge Conditions 15 and 17 of the planning permission are reproduced in an Appendix to this document for ease of reference and summarized within the main body of this document.

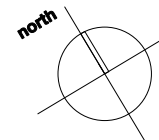
Account has also been taken of all other conditions, particularly Conditions 13 (Surface Water Drainage Scheme) and 19 (Buffer Zones to Cross Dyke and Alders Dyke), in order to achieve an integrated approach between ecological mitigation and other issues such as drainage. Descriptions of tree/hedgerow planting and margin of species-rich neutral grassland around the phase development windows are provided in the Landscape Management Plan produced for this development by Terra Firma. Since landscape management and management of ecological features are not truly divisible, the Landscape Management Plan also covers the management requirements pertaining to the ecological habitats on site, following advice of URS ecologists. Those management requirements are reproduced in the relevant sections of this document however, for ease of reference.

This Ecological Scheme is structured such that each section relates to a particular part of the habitat creation work required for Phases 2 and 3 of the development and provides details of the measures to be implemented, how they will be implemented, and when they will be implemented.



revisions -- First Issue. 11.01.10

notes
Application Boundary



project Veridion Park, East Thamesmead, London
for Tiffen Land Limited
title Site Location Plan
scale 1:2500 at A1 / 1:5000 at A3
drawing no. 2169_PL_001

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