

Part E Detailing The Place

26.1 Swanscombe Peninsula SSSI Mitigation

A Design Code Addendum has been prepared specifically in relation to ecological measures, focussing on mitigation to be included within the detailed design of the Proposed Development in order to manage impacts upon the SSSI. Careful consideration of the neighbouring Swanscombe Peninsula SSSI and ‘mitigation by design’ principles were incorporated into the evolving scheme.

Requirements:

To be read in accordance with ES Volume 1, Chapter 14: Ecology and Biodiversity:

- Signposting displaying the sensitivity of Swanscombe Peninsula SSSI to human disturbance, for example highlighting the potential detrimental impacts of dogs off leads upon nesting birds during the relevant ecological season;
- Ensure access directly from the site into the SSSI is not possible, especially for dog walking;
- The use of thick and tall-shrub, such as hawthorn and blackthorn, to make the planting difficult to penetrate and reduce access to the fence. It is recommended that this is planted very early in the construction process to enable the vegetation to fully establish prior to occupation;
- A mitigation buffer zone should be the greatest width available to plant without impacting the scheme;
- Proposed cat proof fencing across the boundary of the SSSI. Recommended specification should be a wire or chain link fence with mesh size no more than 2.5cm, of at least 1.8m height and with a 0.6m overhang into the site; and
- The provision of an information centre/cafe within the Power Park, next to the play areas, to encourage walks around the site as opposed to within the SSSI, and to provide information regarding notable species and habitats including relevant protection measures within the local area and the SSSI in particular.

Refer to design code pages 102, 105, 108-112 for further reference to the SSSI and site-wide ecological enhancements.



- Proposed native species planting buffer zone
- Proposed thick, tall-shrub planting such as hawthorn and blackthorn (recommended to be planted early in the construction process)
- Proposed cat-proof barrier, to include wet ditch and fencing, wire or chain-link fence
- Proposed information board detailing the important aspects of the adjacent SSSI
- Proposed warning sign highlighting ‘no entry’ for dog walkers into the SSSI
- Proposed provision of SSSI information centre at cafe hub within the Power Park



Hawthorn and blackthorn hedging to provide further boundary prevention adjacent to the SSSI



Provision of cat-proof fencing at the boundary adjacent to the SSSI



Signposting displaying the sensitivity of the SSSI



Proposed native species buffer zone

Part E Detailing The Place

26.2 Swanscombe Peninsula SSSI Mitigation

This Design Code Addendum has been prepared specifically in relation to Natural England’s commentary on the application, in relation to technical mitigation measures to be applied when assessing the detailed design of the Proposed Development in order to manage impacts upon the SSSI. Careful consideration of the neighbouring Swanscombe Peninsula SSSI and ‘mitigation by design’ principles have been incorporated into the evolving scheme at Outline and are required to be developed further through Reserved Matters as follows:

Requirements:

- Confirmation that future design solutions address monitoring and maintenance of the following.
- The scheme should make provision for continuous wet fences around the south-western/southern side of the development. These are wet ditches or swales of sufficient proportions to create a barrier for cats.
- The scheme should make provision for continued fencing and shrub planting around the south-western/southern side of the development (where appropriate) given consideration to the SSSI boundary.
- Specific technical-design information submitted as part of the Reserved Matters must specify the spacing between the shrub planting areas and fencing to ensure proposals offer an appropriate design to deter Cats from easily travelling into the adjacent SSSI. Engagement with both the LPA and Natural England must be sought to agree such proposals.
- Detailed information must be presented through Reserved Matters on how the wet fences including water levels, fencing and dense shrub planting will be monitored in perpetuity to ensure: (a) their integrity is maintained and (b) that they effectively mitigate impacts of cat-predation on the SSSI breeding bird assemblage. This should include details of the body responsible for ensuring the monitoring is undertaken, the frequency of monitoring, reporting requirements, and the funding to secure the monitoring in perpetuity.

Refer to design code pages 102, 105, 108-112, and 119 for further reference to the SSSI and site-wide ecological enhancements.



Hawthorn and blackthorn hedging to provide further boundary prevention adjacent to the SSSI



Provision of cat-proof fencing at the boundary adjacent to the SSSI



Wet ditch swale designed as barrier in conjunction with planting to prevent cats from migrating across site boundary into SSSI.