

Part E Detailing The Place

26.0 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 0.5m 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.

Illustrative proposed position of mitigation measures



-  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 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 the SSSI



Proposed native species buffer zone