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ROYAL BOROUGH OF KENSINGTON AND CHELSEA

(33) CONDITION 12

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PP/02/01324

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Lots Road Power Station And Chelsea Creek

Due to case file size the content has been broken down and scanned in sections as denoted.

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A Management Plan for Chelsea Creek Nature Area

prepared by

Adam Nardell (Dip. Cons. Man.)

June 1992

for

The Royal Borough of

Kensington & Chelsea

London Conservation Services
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London
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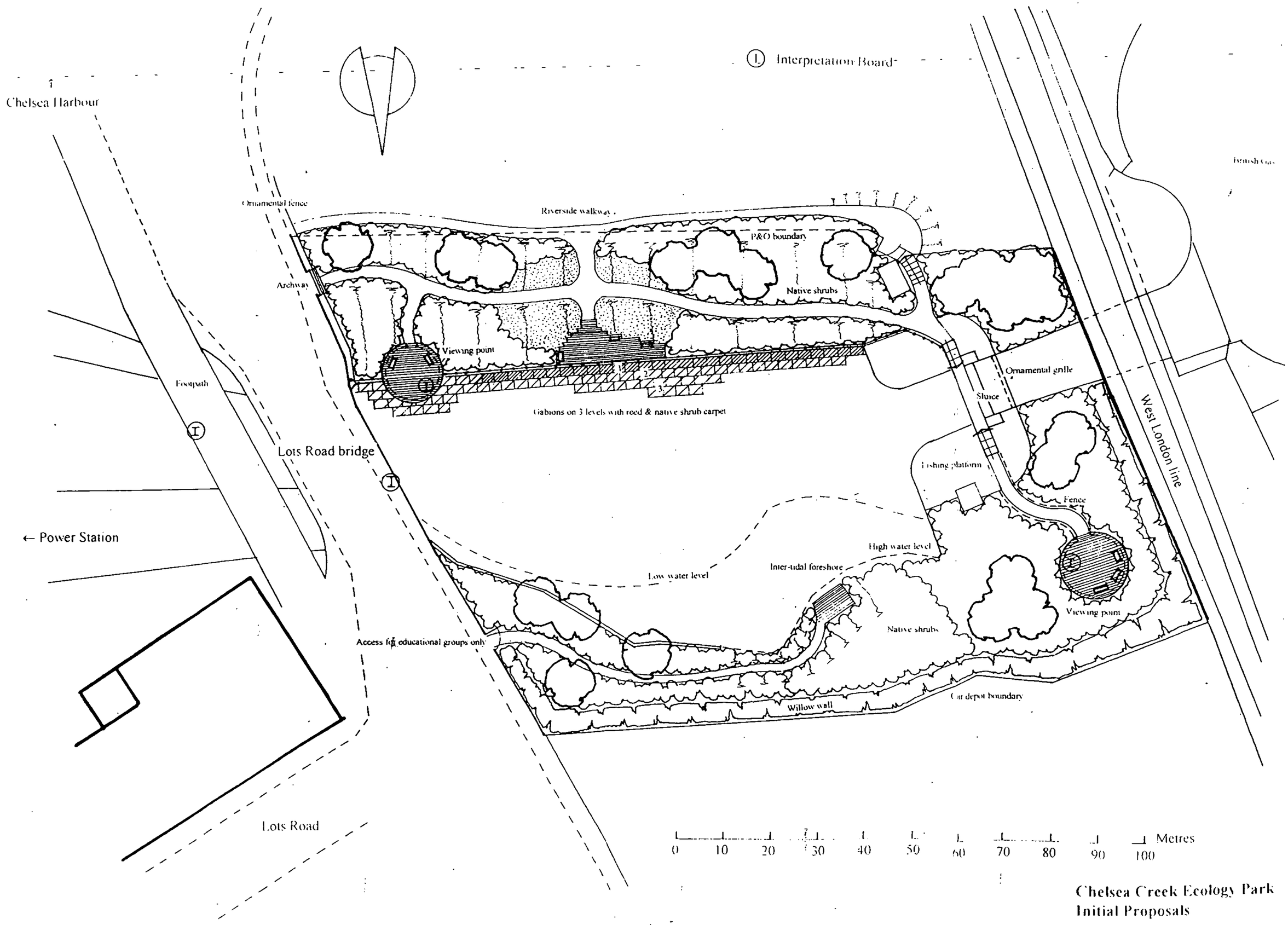

Chelsea Creek Ecology Park
Initial Proposals

Not to scale

CHELSEA CREEK NATURE AREA

INTRODUCTION

Chelsea Creek is an inter-tidal area of approximately 0.5 ha in extent owned by the Royal Borough of Kensington and Chelsea. It has been identified as a Site of Nature Conservation Importance with a possible additional interest for educational purposes.

London Conservation Services have been commissioned by the Royal Borough of Kensington & Chelsea to conduct a study of Chelsea Creek with the aim of providing basic information on its value for nature conservation and advising on its long term management for this purpose.

The primary requirements of the study were:

(i) To provide information on the value of the site for nature conservation through a basic ecological survey.

(ii) To provide an outline of the potential for enhancement of the nature conservation value of the site through a clearance and planting scheme.

(iii) To identify the level of long term management required to maintain and increase the nature conservation value of the site. This should include a programme of management work with reference to the cost implications and possible schemes to involve school, youth and local interest groups in the management of the site.

Additional requirements were to make an assessment of:

(i) The value of the site for environmental education of supervised school and local groups.

(ii) Site access and health and safety requirements.

(iii) Possible locations of viewing points for the general public and the need for interpretation information on the site.

(iv) Other aesthetic improvements which would benefit the site.

(v) Improvements to adjacent areas.

The study was carried out during April and May 1992. The results are presented in the form of a management plan, prepared according to the format developed by the London Wildlife Trust.

PART ONE: GENERAL INFORMATION

1.1 **Name:** Chelsea Creek

1.2 **Location:** (See figure 1) The site is a tidal Creek of the River Thames situated upstream of Battersea Bridge, on the boundary between the Royal Borough of Kensington & Chelsea (RBK&C) and the London Borough of Hammersmith & Fulham. The Creek flows east into the Thames. That part which is the subject of the present study is the western-most section, bounded to the west by a branch of the Olympia to Clapham railway, and to the east by Lots Road Bridge. This section is referred to as the Inner Creek whilst the eastern part, beyond Lots Road Bridge, is the Outer Creek.

1.3 **Grid Reference:** TQ 769 263

1.4 **Area:** c.0.5 hectares

1.5 **Tenure:** The site is the freehold of the Royal Borough of Kensington & Chelsea

1.6 **Access:** There is no official public access to the Creek. However, it is known that anglers frequently utilise the Inner Creek for fishing, gaining access via Bonham's car park. The south bank of the Creek is reached via a walkway over the lock at the western boundary.

A gate to the Creek in the southwestern corner is locked, the key being held by the Borough. It is proposed that the key be made available for use by schools subject to improvements in site safety.

Scottish Power have ownership over both banks of the eastern compartment and there is no public access.

1.7 **Maps:** The site is covered by the following published maps:

Ordnance Survey, sheet 176, 1:50 000

Ordnance Survey, sheet TQ 27/37 1:25 000

Ordnance Survey, sheet TQ 27NE 1:10 000

Geological Survey, sheet 270, 1: 50 000

1.8 **Status:** The site is zoned in the Kensington & Chelsea Unitary Development Plan as a Site of Nature Conservation Importance. It also forms part of the Riverside Site of Metropolitan Importance, a planning zone identified because of its special character. Planning responsibility is currently divided between RBK&C and the London Borough of Hammersmith & Fulham, with the borough boundary running roughly east-west down the centre of the Creek. A proposal to transfer planning control to Kensington & Chelsea is currently under consideration by the Boundaries Commission.

1.9 **Services:** No services are known to cross the site.

1.10 Boundaries: On the north bank Bonham's are responsible for the boundary from Lots Road Bridge to the RBK&C Depot, while the latter are responsible for the boundary from the west of Bonham's car par to the railway embankment. It is unclear who has responsibility for the southern boundary.

1.11 External Factors: The site is bounded to the north and south by commercial and residential properties. The recent Chelsea Harbour development has restricted access from the south and resulted in a loss of surrounding open-space. Bonham's car park abuts the Creek to the northeast, the northern boundary being completed by an RBK&C Road Depot. Construction of new boundary fencing between Bonham's car park and the Creek is needed but will need to be carefully planned to allow for access.

East of Lots Road Bridge, on the north bank of the Creek, London Underground's power generation plant (operated by Scottish Power) discharges thermal effluent directly into the Creek. This source of warm water supports an interesting faunal community, attracting a range of fish from the Thames to feed on the invertebrates that thrive in the equitable water conditions. The fish are preyed upon in turn by grey herons, which regularly congregate around the Creek in good numbers. Alterations in the quality and quantity of the power station effluent may lead to changes in the ecology of the Creek.

There is considerable pressure from development in the surrounding area. Protection and sympathetic management will be needed to ensure that the Creek retains its ecological and amenity value.

PART TWO: DESCRIPTION

2.1 Physical: The total length of the Creek is approximately 400 metres. However, this management plan is concerned only with that area west of Lots Road Bridge i.e. the Inner Creek.

2.1.2 Topography: A narrow plateau (c. 1.5 metres wide) occurs along the northern edge of the Creek. In its western section it slopes steeply down to the level of the tidal Creek, approximately 3 metres below. In the eastern section the plateau drops vertically to the Creek, supported by an old brick retaining wall approximately 2.5 metres in height.

The Creek consists of a gently sloping shingle foreshore in its upper zone, with a lower zone of intertidal mud dissected by a narrow channel of running water.

The southern side of the Creek consists of a vertical concrete wall 2-3 metres in height. A narrow sloping bank occurs above this, leading up to the southern boundary fencing. The concrete wall is edged with dilapidated, unsafe tubular steel railings, with related structures, and is retained by substantial wooden piles and brick walling.

The western perimeter is formed by a metal sluice structure and lock that originally separated the tidal from the non-tidal parts of the Creek. To either side of the sluice are brick retaining walls topped by concrete hard standing.

Lots Road Bridge forms the eastern boundary of the Creek and is here retained by wooden pile and brick walls on either bank.

2.1.3. Hydrology: The Creek is tidal in nature. At low tide water in the Inner Creek is reduced to a shallow, narrow channel which widens eastwards as it passes beneath Lots Road Bridge. The Mean High Water Level is approx. 0.75m. above Mean Low Water Level. This range ensures the submergence of the foreshore at High Water.

2.1.4. Geology & Soils: Alluvium is being actively deposited along the base and margins of the tidal Creek. The foreshore, although incorporating a matrix of alluvium, is composed largely of broken rubble, masonry and other infill. The banks and surrounding higher areas are man-made, supported by revetments and retaining walls, with soils developed from a range of miscellaneous infill.

2.2 Biological:

2.2.1 Vegetation: For the purposes of description Chelsea Creek has been divided into six distinct ecological zones:

Open mud
Lower foreshore
Upper foreshore
North bank
South bank
Walls.

Open mud: The vegetation of this zone is characterised by a zonation of algal communities growing on the surface of the intertidal mud. The mud nearest the channel is dominated by algae of the group *Xanthaphytacea*. Above this, in a band c.2m. wide, is a zone of filamentous green algae and, above this, leading up to the foreshore, is a zone characterised by species of the genus *Cladophora*.

Lower foreshore: Confined to the northern shore of the Creek, this zone is approx. 3m. wide and consists of a gently sloping shingle shore. It is sparsely vegetated but characterised by the abundance of grey club rush (*Schoenoplectus tabernaemontani*). Growing amongst the club rush are frequent individuals of creeping yellow-cress (*Rorippa sylvestris*). Going further up the foreshore sea beet (*Beta vulgaris ssp. maritima*) appears and the vegetation changes into a distinct upper foreshore community.

Upper foreshore: Grey club rush is still present as occasional individuals in this zone but the vegetation is characterised by a mixed community dominated by docks, notably *Rumex obtusifolius*, *R. sanguineus* and *R. cripus*, in association with the plantains *Plantago lanceolata* and *P. major*. Where mud replaces shingle as the substrate (mainly in spurs extending out into the lower foreshore), dense mats of annual meadow-grass (*Poa annua*) and float grass (*Glyceria fluitans*) occur. The upper fringe of the foreshore is subject to less frequent tidal inundation than the lower zones and consequently supports a less specialised flora. A fringe community of ruderal plants comprising rough hawkbit (*Leontodon hispidus*), Michaelmas daisy (*Aster novi-belgii*), Oxford ragwort (*Senecio squalidus*), ribwort plantain (*Plantago lanceolata*) and creeping buttercup (*Ranunculus repens*) occur here.

North bank: The zone immediately above the mean high water level is marked by a sharp transition to woody stemmed plants, almost exclusively dominated by bramble (*Rubus ulmifolius* and *R. armeniacus*) on the steep bank. Where the bank ascends to a narrow plateau there is a further transition to a ruderal community typified by spreading meadow grass (*Poa subcaerulea*), cleavers (*Galium aparine*), stinging nettle (*Urtica dioica*) and the willowherbs *Epilobium hirsutum* and *E. montana*. At the eastern edge of the north bank, ash (*Fraxinus excelsior*) and sycamore (*Acer pseudoplatanus*) saplings have become established.

South bank: The vegetation of the south bank is composed of rank grassland and ruderal species. The southwestern corner is characterised by a small stand of bracken (*Pteridium aquilinum*). The grasses *Lolium perenne* and *Arrenatherum elatius* are frequent, particularly along the slope that forms much of the south bank. Other frequent or abundant species include: red dead nettle (*Lamium purpurea*), red and white clover (*Trifolium pratense* and *T. repens*), woody nightshade (*Solanum dulcamara*) and hedge bindweed (*Calystegia sylvestris*). Elder (*Sambucus nigra*) and common alder (*Alnus glutinosa*) are present as shrubs.

Walls: The Victorian stock brick walls provide an additional and unusual habitat for a number of species whose distribution in the Creek is limited to this substrate. The west walls, on either side of the lock, are of particular interest and support species such as pellitory of the wall (*Parietaria diffusa*), hemlock water dropwort (*Oenanthe crocata*) and the thallus liverwort *Marcantia polymorpha* (along with two other, unidentified liverworts). Furthermore, common alder has become established within crevices of the wall in the southwest corner. Buddleia bush *Buddleia davidii* is also abundant.

2.2.2 **Fauna**: Due to the limited nature of this study, an extensive survey of the Creek's fauna has not been undertaken. However, from casual observations over several visits a number of aquatic invertebrate species have been recorded from the foreshore, including several species of snail, leeches and lumbricid worms. Further research into the invertebrate fauna of these intertidal areas is merited since similar sites along the Thames to the west are known to hold populations of some noteworthy species, in particular two species of Red Data Book molluscs.

The following bird species have been recorded utilising the Creek: grey heron (*Ardea cinerea*), grey wagtail (*Motacilla cinerea*), pied wagtail (*Motacilla alba yarelli*) and mallard (*Anas platyrhyncas*). All are characteristic of wetland or waters edge habitats.

The National River Authority's Fishery Dept. has made a number of studies of the fish population of Chelsea Creek as part of a long term study of the fish population of the tidal Thames. Their findings indicate that the thermal effluent from the electricity generating station has contributed to an unusual fish community being present in the Creek. A permanent population of freshwater fish (e.g. carp and bream) occurs in association with a more or less permanent population of estuarine species, including flounder and eel. In recent years mullett and sea bass have been present seasonally, occurring in late summer/early autumn, probably due to the penetration of a saline wedge further up the Thames than in previous years, possibly as a consequence of drought retarded freshwater input.

This phenomenon has meant that freshwater fish have become effectively isolated in the Creek at certain times of year and may account for the fact that exceptionally large individuals have on occasion been recorded e.g. 25lb carp.

The fish fry population is, likewise, unusual. A mix of freshwater and estuarine fry have been recorded in exceptional numbers, with up to 3-4000 in a 30 sq.m. area. Some fry have been at such an early stage of development that it is thought possible that they were spawned in the Thames itself and not a tributary. The fish population is in a state of dynamic flux in response to changes in the water quality of the Thames.

2.3 **History:** The earliest obtainable records of the Creek date back to the mid 19th Century when it was used for access by coal barges supplying the Fulham Gas Works. Barges were unloaded in a canalised section of the Creek, now isolated behind the lock. A change in gas production methods rendered the transport of coal in this way unnecessary. As a result, during the present century, the innermost part of the Creek became permanently cut-off from the Thames by the installation of a sluice. This left a freshwater pond inland of the Creek which is now situated adjacent to the Computer Centre within the British Gas complex.

Since the active use of the Creek ceased, it has suffered from neglect and, on occasion, abuse. It has suffered from a gradual degradation as building debris, the remains of surrounding structures and other rubbish have fallen or been dumped into it.

In 1990 the Department of Transport (DTp) published plans showing the proposed Western Environmental Improvement Route (WEIR). The construction of this road would have necessitated the complete infilling of the Creek. After public consultation and a certain amount of opposition these plans were dropped by the DTp in 1991, lifting the immediate threat to the site. As a result of the proposals however, the ecological value and potential of the Creek became more widely recognised. It has been subsequently included in the deposit stage Unitary Development Plan for Kensington and Chelsea as a Site of Nature Conservation Importance.

2.4 **Recent Management:** Chelsea Creek has been subject to very little management. In September 1990 it was visited by the UK2000 Thames Water Rangers. Using a converted military landing craft they undertook a clean up of the Creek east of Lots Road. While a considerable amount of rubbish was removed, they were unable to access the inner Creek and identified a number of items of large debris, the removal of which would necessitate the use of a shore based crane. With the demise of the UK2000 Thames Project in 1991 no further work was carried out.

PART THREE: SITE EVALUATION AND POTENTIAL

3.1 Evaluation

Chelsea Creek has been identified as a potential site of Nature Conservation Importance in the deposit stage Unitary Development Plan for Kensington & Chelsea. This potential is confirmed by the present study, which demonstrates that Chelsea Creek supports a relatively diverse and unusual flora and fauna. Although once common along the banks of the tidal Thames, areas of intertidal marsh such as occur at Chelsea Creek are now an extremely rare habitat in Greater London. Indeed in Kensington & Chelsea terms the site is unique.

Table 1 below shows the features of interest at the site and evaluates them in regional (Greater London) or local (Borough) terms:

Table 1: Identification/Confirmation of Important Features

Site Features	Importance	
	Regional	**Local**
1. Physiographic		
Example of a tidal creek		High
2. Vegetation Types		
Intertidal marsh	Average	High
3. Species		
Plants		
Schoenoplectus tabernaemontani	Average	High
Angelica archangelica	Low	Average
Beta vulgaris ssp. maritima	Average	High
Poa subcaerulea	Low	Average
Rorippa amphibia	Average	High
Animals		
Grey heron	Low	High
Unusual freshwater/estuarine fish communities	High	High

3.2 Site Potential

Despite its small size, Chelsea Creek has great potential for management and enhancement as Site of Nature Conservation Importance. With suitable arrangements made for access and improvements made for safety, it has potential to be utilised for environmental education and as a public amenity.

3.2.1 Site Access/Health and Safety

At present the Creek is wholly unsuitable for public use due to the presence of unstable structures, lack of suitable access paths and other health and safety hazards. However, with appropriate improvements the site could be made accessible to supervised school groups and other parties.

Access to the north bank and foreshore is currently obtained through Bonham's car park and it is clear that this route could not be the basis for any formalised and official public access. If access to this part of the site is to be facilitated, a new footpath and entrance would be necessitated running along the inner side of the Bonham's boundary from Lots Road Bridge.

Given the fragility of the foreshore habitat, access to this part of the site should be discouraged, except for small supervised educational groups.

Access to the south bank is theoretically possible via a gate in the southwest corner. However, this is currently locked and its use is not without potential problems. Access via this gate would bring users into contact with two potential hazards:

i) The dilapidated and unstable railings on the south bank and the lock.

ii) Access to the unsafe wooden platform behind the lock.

The railings and metal structures along the south bank are heavily corroded and in a state of collapse. Furthermore, they stand over a 3 metre sheer drop into, at low tide, deep mud and, at high tide, 2 metres of water.

While the lock itself is structurally sound, access to it raises other health and safety problems. Firstly, the railings atop it are insufficient to prevent users falling into the Creek. Secondly, access to the lock from either bank would facilitate access to the very unsafe wooden platform that runs through the railway arch 3 metres above the old course of the Creek.

Furthermore, the rubbish and debris within the Creek poses a health and safety problem to users. In a number of instances it has built up into unstable platforms (particularly on the north bank), that if walked on may give way. Also there is the potential risk of injury from projecting debris and the risk of the presence of the bacteria causing *Leptospirosis* (Weil's Disease) in the water cannot be discounted.

If public access and use is to be permitted, substantial improvements will have to be made. In particular these would include: i) installation of new, secure fences to prevent access to hazardous areas; ii) undertaking substantial repairs to the platforms and railings; iii) providing safe and level access paths; iv) making available life belts or other buoyancy aids.

The Creek is popular with anglers who, despite the hazards outlined above, continue to regularly use it. This use is unauthorised, the anglers gaining access to the creek through neighbouring properties. Their use is largely limited to the southern bank and the lock structures, which are utilised as fishing platforms at high tide. Any new works aimed at providing controlled and limited public access must take into account the needs of anglers. Failure to do so will create an atmosphere of resentment and antagonism and may lead to vandalism of newly installed fences. A dialogue should be sought with the anglers using the Creek in order for their opinions to be taken into account regarding access. The Borough will need to review its policy regarding angling in the Creek and may need to consider formalising the situation by encouraging the establishment of an association or club to supervise and co-ordinate angling activities at the Creek.

3.2.2 Environmental Education

While Chelsea Creek has tremendous potential as a site for environmental education (for both schools and local groups), for those reasons outlined above related to access and safety, it may not be possible to fully realise this.

In terms of involving schools or voluntary groups in the clean up of the intertidal part of the Creek, this should not be encouraged for the health and safety considerations stated above. However, volunteers may be able to play a role in other improvements to the site, as discussed in detail in the following sections.

School visits to the intertidal foreshore, while having direct educational benefits should be discouraged for the following reasons:

i) The threat of trampling and other incidental damage to the fragile intertidal habitat.

ii) Health and safety considerations as outlined above.

It will be necessary for visiting groups to take a "passive" role, being limited to one or two viewing platforms and vistas from Lots Road Bridge. However, if and when access improvements are undertaken, supervised, small groups could be permitted access to the intertidal foreshore on request.

In order to enhance the site's potential for environmental educ
tion, the Borough should consider the publication of an interpre-
tive leaflet complimenting any boards that are installed. This
should be disseminated to schools, libraries and other public
buildings.

3.2.3 Interpretation/Viewing

Given the constraints outlined in 3.2.1 and 3.2.2, there is
potential for the establishment of viewing platforms from which
the Creek may be observed.

If the plateau atop the north bank could be adequately fenced
from the bank slope and, if an access agreement could be reached
with Bonham's, there is potential for a viewing platform to be
established in the northwest corner of the site. This commands
excellent views of the entire Inner Creek but would require fur-
ther fencing to prevent access to the lock and railway arch.

An alternative, or even complimentary, location for a viewing
area is along the south bank of the site. Development of a view-
ing area here would require the following measures to be taken:

i) The construction of steps from the gate in the southwest
corner.

ii) The complete renovation or replacement of the platform and
railings along this bank.

iii) The removal of the chainlink fence mid-way up the south
bank and the construction of a viewing platform/path should ii)
not be possible.

Access to the south bank, however, appears to be periodically
complicated by the use of the adjacent open-space for events
relating to Chelsea Harbour.

Informal viewing from Lots Road Bridge should also be encouraged
and obstacles to observation should be removed.

Interpretation boards highlighting the natural succession and
wildlife of the Creek should be installed in association with the
construction of viewing platforms. Further interpretation
boards should be affixed to Lots Road bridge on its east and west
sides, where it overlooks the Creek. Boards should be vandal and
weather proof.

3.2.4 Nature Conservation

The intertidal foreshore represents a habitat of considerable existing ecological value and interest and there is little potential for improving/enhancing this feature apart from the clearance of rubbish. This must be undertaken with extreme care to minimise damage to the fragile foreshore flora.

No new planting should be undertaken on the foreshore and the vegetation communities should be allowed to develop naturally. In order to effectively clear rubbish from the north bank it may be necessary initially to cut-back the dense bramble scrub, allowing it to regenerate in subsequent years.

The greatest potential for improving the nature conservation interest of the site lies in possible enhancements to the south bank. The upper part of the bank would be improved visually and ecologically by the planting of scrub species in mixed clumps, for example hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, wild rose *Rosa canina & R. arvensis*., dogwood *Cornus sanguinea* and guelder rose *Viburnum opulus*. These would create a more diverse habitat and encourage a greater range of invertebrates and birds. The planting of taller species (i.e. trees) may decrease the amount of light incident on the Creek and should be discouraged.

Furthermore, if it were possible to move the southern boundary fence two metres or so further south, there is potential to plant and develop a native hedge alongside it.

The temptation to undertake wholesale wildlife enhancement through extensive new tree planting and the sowing of wildflower seed mixes should be avoided as this would alter the essential character of the Creek. However, the adjoining land to the south does have potential for such improvements.

3.2.5 Adjacent Land

There is some potential to enhance the wildlife, amenity and educational value of the open space immediately south of the Creek. It is used as an occasional site for an events marquee by the management of Chelsea Harbour but could be enhanced by suitable shrub/tree plantings around the perimeter (if the position of underground services permits this) and the sowing of wildflowers.

Furthermore, the boundary fence with the Creek should be replaced by a fence giving a more open vista (although not chain-link). If possible, it should also be moved two metres or so southwards. Because of the land use on either side, there is little potential to enhance the eastern and northern margins of Chelsea Creek.

PART FOUR: PRESCRIPTION AND ACTION

4.1 General Guidelines

4.1.1 Nature Conservation

Protection

It will be necessary to resist any proposed development within or immediately adjacent to the Creek that is contrary to the Creek's status as a Site of Nature Conservation Importance and Site of Metropolitan Importance. The following UDP policies provide a framework for protecting the site:

Section 8 "The Natural Environment", Policy CD88 :
"...Identification and protection of sites of nature conservation importance"

Policy CD89 :
"To adopt and encourage the appropriate nature conservation management of sites of nature conservation importance".
[Both of the above policies make specific reference to Chelsea Creek (Ref. UDP Para 8.2)].

In Section 3 "Open Space Provision", Policy LR16 states:
"To encourage the provision of nature gardens and ecological sites for (educational and) community use"

Section 3 para 3.2.1:
"..The Council recognises the Thames and its foreshore as a site of nature conservation importance" (This relates to CD88, CD89 and Para 8.2)

Protection of the site will also extend to the monitoring and prevention of potentially damaging activities such as flytipping and pollution.

Further protection of the site can be gained by designating the site as a statutory Local Nature Reserve (LNR). The existing interest of the site and its potential for educational use would certainly merit such a designation. English Nature should be consulted with a view to progressing LNR designation.

Regarding the proposed changes in the Borough Boundary, until such time that the Boundaries Commission reports back, the RBK&C should maintain close liaison with the L.B.H&F to ensure a common approach to the conservation of the Creek, in particular with reference to development proposals within the boundaries of Hammersmith and Fulham.

Enhancement/Improvements

The following works will be required to improve the nature conservation value of the Creek:

(i) Rubbish clearance. The most effective method of removing heavy debris from the tidal Creek is through the use of a dredging barge. This could operate in the Creek from mid to high tide if submerged debris could be indicated by marker buoys.

(ii) The water clean-up should be complimented by a shore based clean up. This should concentrate on removing rubbish from the banks while avoiding the fragile habitat of the inter-tidal foreshore. Such a task could be undertaken by closely supervised volunteers.

(iii) In order to effectively clear the considerable accumulation of rubbish from the north bank it would be useful to partially clear the bramble scrub. However, complete clearance is not recommended as this would render the foreshore too accessible. Furthermore, the bramble provides habitat diversity and its complete clearance would effectively result in a habitat loss..

(iv) A small scale scrub planting scheme should be undertaken on the grassy slope of the south bank. Suitable species include: hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), wild rose (*Rosa canina & R. arvensis*)., dogwood (*Cornus sanguinea*) and guelder rose (*Viburnum opulus*).

(v) An approach should be made to the owners of the open space to the south with the aim of obtaining permission and/or encouraging them to fund a small scale habitat creation project perhaps involving tree/shrub planting and the creation of a wildflower meadow..pa

(vi) a programme of additional survey work and on-going monitoring should be developed, to add to the existing knowledge of the ecology of the Creek and to feed back into the management planning process. Particular attention should initially be paid to invertebrates associated with the intertidal habitats.

4.1.2 Public Access/Safety

To facilitate safe access to the site a number of works will be required. Due to the cost implications it may be necessary to phase these over a number of years. An engineering opinion on the current state of the site and any remedial works should be sought at the earliest possible opportunity.

(i) The construction of a new access route along the edge of Bonham's Car Park (see fig. 3). Ideally, this would be along the outside of the proposed new boundary fence (i.e. on Bonham's land) - negotiations with the owners re: a permissive route across their property will therefore be necessary. The route should be appropriately surfaced and level, preferably of sufficient width to allow wheelchair access.

(ii) The erection of new fencing in the following areas (see Figure 4) :

- along the boundary between Bonham's Car Park and the Creek, with associated gates allowing access from Lots Road.

- a reinforced paling, post and rail or post and wire fence along the break of slope atop the north bank. This would allow access to a proposed viewing platform in the northwest corner while discouraging access to the foreshore.

- an extension of the above around the top of the north bank to prevent access to the lock and area behind but allowing for a viewing area in the northwest corner.

- adjacent to the lock on its southern side to prevent access to the lock from the access gate.

iii) An extensive programme of repair and/or replacement of the steel tubular railings and associated platforms on the south bank and/or the appropriate fencing of these and other unsafe structures.

4.1.3 Education/Interpretation

The Borough should make full use of the local media and other publicity to inform the public of the value of Chelsea Creek and to publicise the environmental improvements being carried out.

If possible the Borough Education Department (in particular Primary and Secondary Schools Science Advisers) should be involved in drafting and producing an educational pamphlet on the Creek for dissemination to schools within the Borough.

Interpretation boards should be designed and prepared for erection in strategic locations around the Creek. These should be popular and informative in approach, with an attractive and well illustrated design. They should be constructed of vandal and weather proof materials.

4.1.4 Partners and Funding

In order to supplement its own financial input into the development of Chelsea Creek, the Borough should consider procuring private sector support for the project. Local businesses and commercial developments potentially have a lot to gain from environmental improvements to Chelsea Creek and their partnership in the projects development should be sought. Voluntary sector support for the project should also be encouraged. In particular, the London Wildlife Trust have long expressed an interest in the site. Statutory bodies such as English Nature may be able to provide additional advice and, possibly, grant aid. With respect to the removal of debris within the Creek, financial assistance and practical help may be available from the Port of London Authority, who have responsibility for the tidal Thames below High Water Mark. However, it is not clear whether this responsibility extends to tidal creeks such as Chelsea Creek. The National Rivers Authority also has duties relevant to the Creek, including pollution control and fisheries, as charged under the 1989 Water Act and the 1990 Environmental Protection Act.

4.2 Recommendations for Policy Objectives and Aims

4.2.1 Nature Conservation

i) To protect and conserve Chelsea Creek as a Site of Nature Conservation Importance.

ii) To enhance, where possible, the nature conservation value of the Creek and, where feasible, adjacent land.

iii) To minimise disturbance to the intertidal foreshore.

iv) To undertake a programme of biological monitoring.

4.2.2 Public Access

i) To create and improve opportunities for limited public access to Chelsea Creek in so far as this is compatible with the above objectives.

ii) To seek a dialogue with anglers using the Creek and to consider formalising arrangements re: access.

iii) To ensure the health and safety of those visiting the site.

4.2.3 Education/Interpretation

i) To encourage schools, colleges and other interested groups to use the Creek as an educational facility so far as this is compatible with the nature conservation objectives and health and safety considerations.

ii) To provide on-site interpretation/information to facilitate public awareness and appreciation.

iii) To produce and disseminate interpretive material to compliment on-site interpretation.

iv) To periodically allow supervised access for school and other special interest groups.

4.3 Compartments and Projects

4.3.1 Tidal Areas

i) Clear rubbish and debris from the inner tidal Creek using a dredging barge, and/or shore based cranes.

4.3.2 Intertidal Foreshore

i) Clear rubbish and debris from foreshore using well briefed, closely supervised volunteers.

4.3.3 North Bank

i) Cut back 2m. fringe of bramble at top of bank and remove exposed rubbish.

ii) Clear remaining rubbish from bank top.

iii) Erect fence-line (post and rail, post and wire or reinforced chestnut paling) along the top of the bank, levelling and making good a 1-1.5m. wide path to provide access to the viewing area in northeast (N.B. this is dependent on an access agreement being reached with Bonham's or an alternative entry point being developed).

iv) Clear and level a small viewing area in the northeast corner of the site. Maintain a grassy sward in this area by periodic cutting/mowing.

iv) Design and install interpretative board in fenced off viewing area in northwest corner. These to be set into concrete and weather-proofed.

v) Erect secure fencing with lockable gate to prevent access to the lock and railway arch, behind.

4.3.4 South Bank

In the event that no official access can be obtained to the north bank via Bonham's car park, access will be limited to the south bank. This may in fact be preferable as the south bank does not afford access to the foreshore. An engineering study of the current state of the retaining wall and associated structures should be sought before progressing this option. The following works are likely to be required in this area:

i) Make safe existing tubular steel fence and platforms. Remove and replace with new structure or make good existing structure.

ii) Remove existing chain-link fence mid-way up south bank.

iii) Construct steps from southwest corner gate to new/repaired platform

iv) Erect secure fence with lockable gate to prevent access to the lock.

v) Design and install interpretative board on south bank viewing platform. These to be securely fixed and weather-proofed.

vi) Draw-up and implement tree/shrub planting plan for south bank. As a rule planting should be in mixed species clumps and should favour low growing trees and shrubs, for example hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), wild rose (*Rosa canina & R. arvensis.*), dogwood (*Cornus sanguinea*) and guelder rose (*Viburnum opulus*). These should be planted as whips or transplants and mulch mats should be used to decrease competition from herbaceous vegetation. Adequate maintenance and after-care must be undertaken and should include regular watering for at least two seasons after planting.

vii) Unlock the gate or install new gate in southwest corner to permit access.

4.3.4 Lots Road Bridge

i) Remove a number of brick courses and other visual obstructions from the west side of the bridge to allow an unrestricted view of the Creek.

ii) Design and install (bolt onto bridge parapet) interpretative boards.

4.4 Work Programme

Year 1

1. Clear rubbish/debris from Creek

2. Clear bramble fringe and remove rubbish from north and south banks and foreshore.

3. Consult Bonham's re. access via their land.

4. Issue press releases regarding rubbish clearance and outline development plans in local media.

5. Borough to approach potential 'partners' including local businesses, Port of London Authority, National Rivers Authority and voluntary sector regarding development of the Chelsea Creek Nature Area.

6. Implement further biological survey and develop monitoring programme.

7. Seek dialogue with anglers and review Council policies on angling use and access.

Year 2

1. Erect fences to north and south of lock to prevent access to this and railway arch behind.

2. Erect suitable fence along top of north bank slope.

3. Develop viewing area in northwest corner and level and make good an access path (dependent on access agreement with Bonham's).

4. Replace or repair steel tubular railings and structures on south bank to produce an alternative viewing platform.

5. Construct steps from southwest corner gate to new viewing platform.

6. Remove chain-link fence from south bank.

7. Approach English Nature re. LNR designation.

Year 3

1. Implement planting programme on south bank.

2. Install interpretation boards on north and/or south bank and east/west sides of Lots Road bridge.

3. Improve view into Creek from Lots Road bridge.

4. Design/production of educational leaflets.

5. Opening of Chelsea Creek "Nature Area".

Year 4 onwards

1. Rubbish clearance as necessary
2. Repairs to information boards as necessary
3. Repairs to fences and gates as necessary
4. Aftercare of new plantings
5. Continuation of biological monitoring

The above programme assumes the availability of a limited, annual budget supplied by the RBK&C. However, should private sector and other funding become available it will be possible to compress the programme into a shorter time-span.

However, a cautious approach to the development of Chelsea Creek Nature Area is recommended in order to allow public interest to develop and to ensure that the project does not 'go off half-cocked'.

Because of the current hazardous state of the Creek it is not possible to involve school, youth and local interest groups in much of the initial site preparation. Certainly the clearance of debris from the tidal zone is wholly unsuitable for volunteers. This should be left to contractors using specialised plant.

There is some potential for the use of volunteers in the clearance of rubbish from the banks and foreshore. Such activities are well suited to, for example, local voluntary conservation groups such as the London Wildlife Trust or the British Trust for Conservation Volunteers, who have considerable experience in this area of work.

Once the intial works to make the site safe have been completed there is some potential to involve local volunteers and school groups in some aspects of management: rubbish clearance, aftercare of new plantings and monitoring. However, the greatest potential for school groups is in the use of the Creek as an educational resource.

PART FIVE: FINANCE

5.1 Anticipated Costs

5.1.1 Clean-up:

Dredging Creek	2 Days	c.£4000.00
Rubbish clearance	1-2 Days	c.£ 100.00
Continued rubbish control	4 Days p.a.	c.£ 200.00 p.a.

5.1.2 Fencing:

Repair/replacement to south bank railings	c.5 Days	up to £10000.00
Fencing, top of north bank	c.1-2 Days	c.£ 200.00
Secure fencing of lock	c.2 Days	c.£1000.00

5.1.3 Access:

Step construction, south bank	1 Day	c.£200.00
Path improvements, north bank	2 days	c.£200.00

5.1.4 Interpretation:

Design/Erection of Boards	n/a	c.£2000.00
Design/production of leaflets	n/a	c.£1000.00
Improvements to viewing potential, Lots Road Bridge	n/a	c.£1000.00

5.1.5 Plantings

Tree/shrub plantings on south bank	1-2 Days	c.£ 500.00
Aftercare	4 Days p.a.	c.£ 400.00

[N.B. Estimated costs for engineering operations are provisional. They will need to be amended in the light of an engineering assessment of the works necessary to make the site safe and accessible]

While the figures given above represent a large financial requirement it should be noted that the Programme of Works (Section 4.3), allows for a spread of 4 or more years over which costs are to distributed. The annual budget requirement may therefore be of the order of:

Year 1	£ 6000.00
Year 2	£12000.00
Year 3	£ 4000.00
Year 4 onwards	£ 2000.00 p.a.

Figure 1: Location

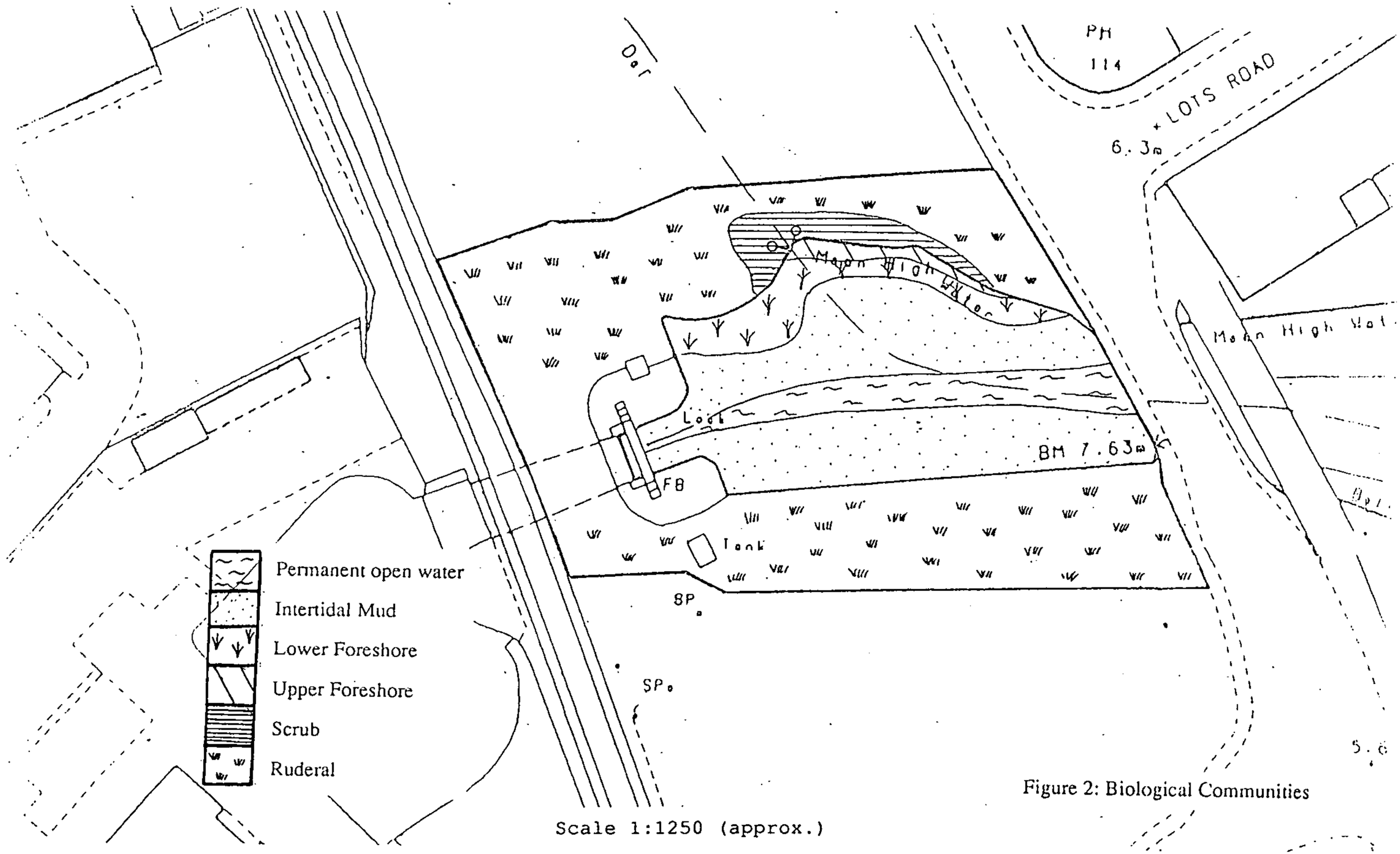

Figure 2: Biological Communities

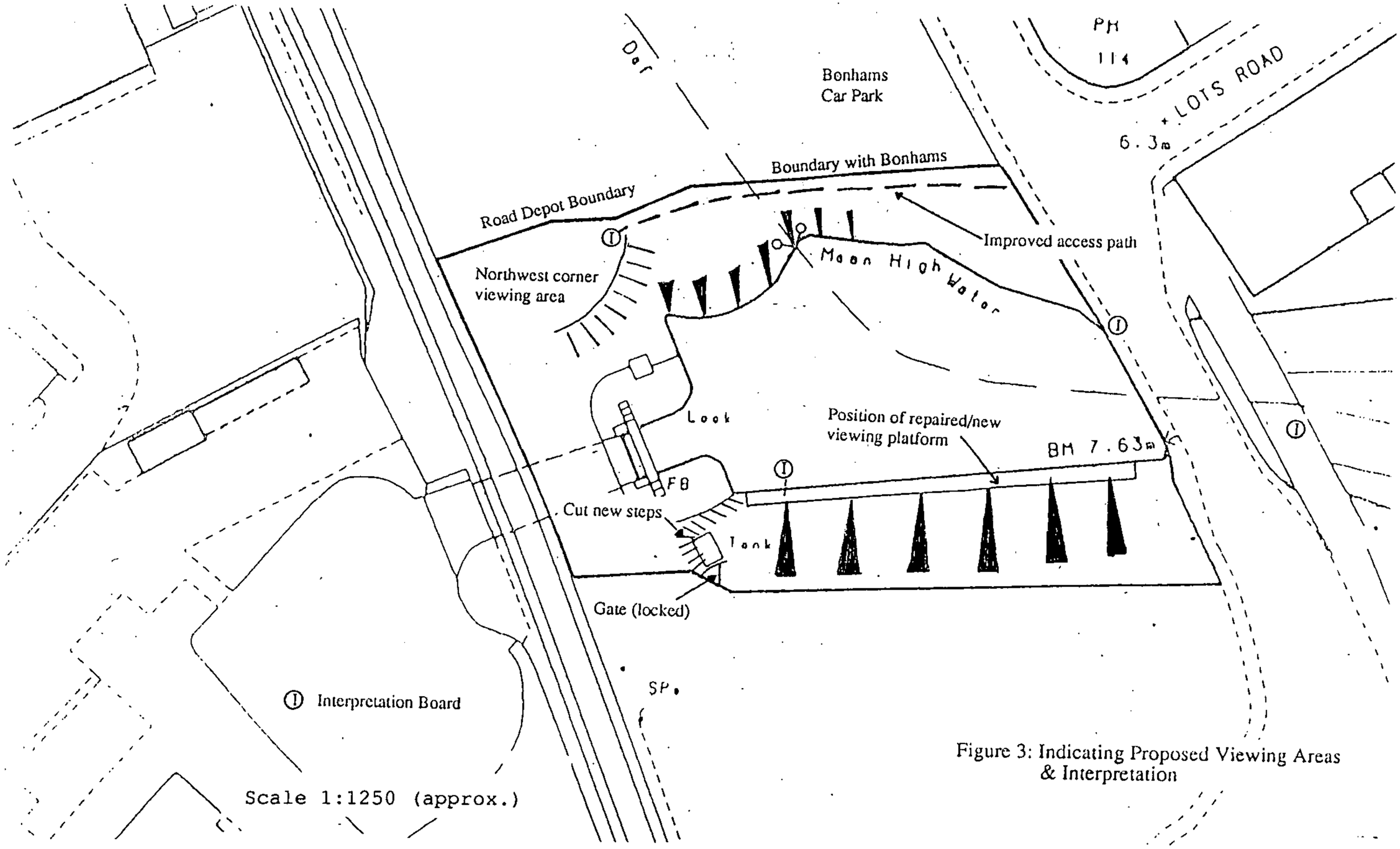

Figure 3: Indicating Proposed Viewing Areas & Interpretation

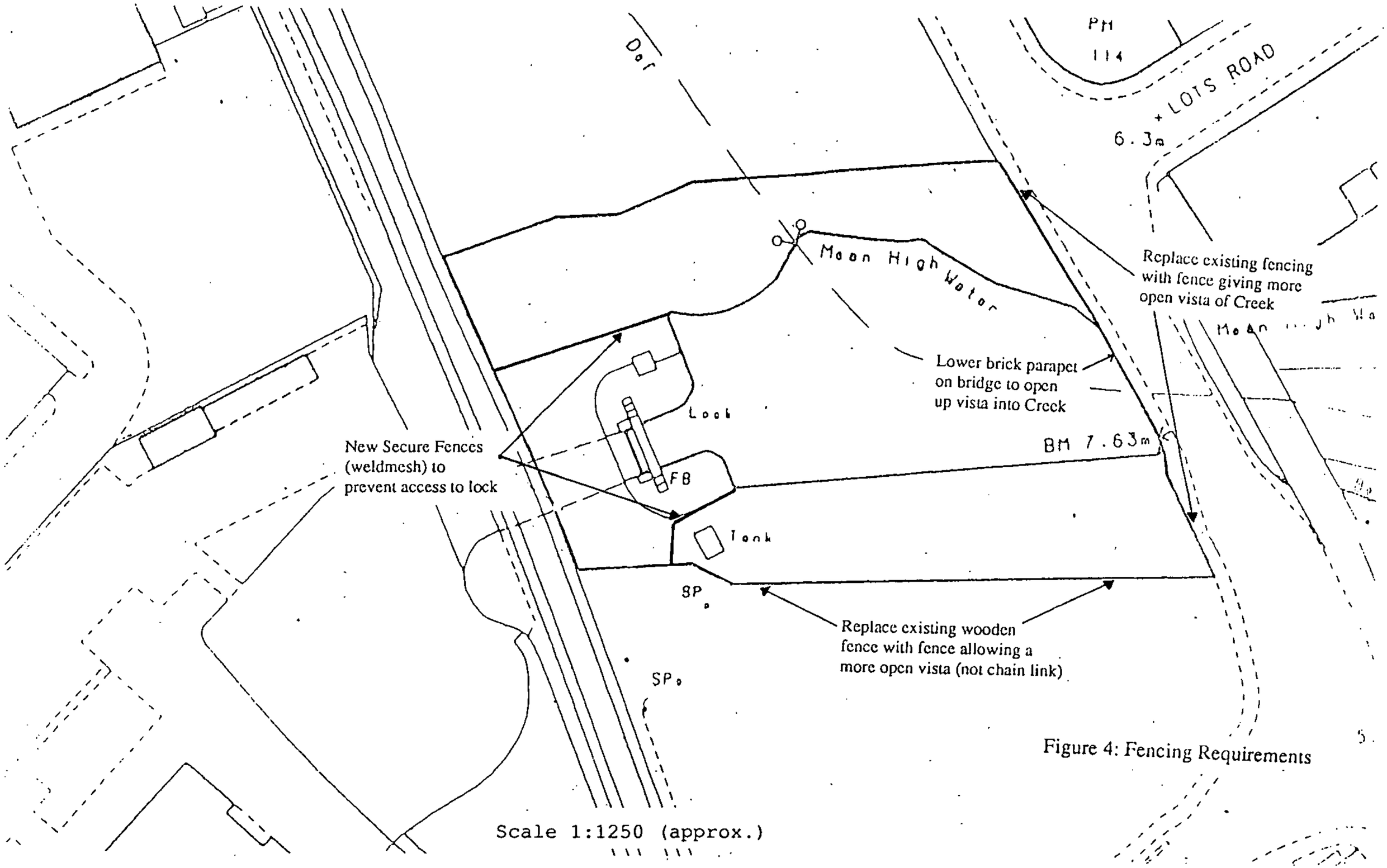

Figure 4: Fencing Requirements

APPENDIX 1
Plant Species List
[Arranged alphabetically by common name]

Vascular Plants

Alder (Common)	Alnus glutinosa
Annual meadow grass	Poa annua
Ash	Fraxinius excelsior
Black horehound	Ballota nigra
Bracken	Pteridium aquilinum
Bramble	Rubus ulmifolius R. armeniacus
Buddleia	Buddleia davidii
Grey Club Rush	Schoenoplectus tabernaemontani
Canadian fleabane	Conyza canadensis
Canadian goldenrod	Solidago canadensis
Cleavers	Galium aparine
Clover (red)	Trifolium pratense
Clover (white)	Trifolium repens
Cocksfoot	Dactylis glomerata
Common chickweed	Stellaria media
Common mallow	Malva sylvestris
Cow parsley	Anthriscus sylvestris
Cotoneaster	Cotoneaster judasii
Creeping bent	Agrostis stolonifera
Creeping buttercup	Ranunculus repens
Creeping thistle	Cirsium arvense
Dandelion	Taraxacum officinalis
Dock (broad-leaved)	Rumex obtusifolius
Dock (curled)	Rumex crispus
Dock (wood)	Rumex sanguinus
Dovesfoot cranesbill	Geranium molle
Dead nettle (red)	Lamium purpurea
Elder	Sambucus nigra
False oat grass	Arrhenatherum elatius
Fescue (giant)	Festuca gigantea
Fescue (red)	Festuca rubra
Field bindweed	Calystegia sylvestris
Garden angelica	Angelica archangelica
Gipsywort	Lycopus europaeus
Groundsel	Seneciò vulgaris
Hemlock water dropwort	Oenanthe crocata
Honeysuckle(garden)	Lonicera japonica
Ivy leaved speedwell	Veronica hederifolia
Lesser celandine	Ranunculus ficaria
Long headed poppy	Papaver dubium

Michaelmas daisy	Aster novi-belgii
Mugwort	Artemesia vulgaris
Pellitory of the wall	Parietaria diffusa
Perenniel rye grass	Lolium perenne
Plantain(greater)	Plantago major
Plantain (ribwort)	Plantago lanceolata
Procumbent pearlwort	Sagina procumbens
Ragwort(Oxford)	Senicio squalidus
Rough hawkbit	Leontodon hispidus
Sea beet	Beta vulgaris ssp. maritima
Spreading meadow grass	Poa subcaerulea
Stinging nettles	Urtica dioica
Sycamore	Acer pseudoplatanus
Trefoil (lesser)	Trifolium dubium
Vetch sp.	Vicia angustifolia
Water float grass	Glyceria fluitans
Water starwort	Callitriche stagnalis
Willowherb(broad-leaved)	Epilobium montana
Willowherb (great)	Epilobium hisutum
Woody burdock	Arctium nemorosum
Woody nightshade	Solanum dulcamara
Yellow cress (creeping)	Rorippa sylvestris
Yellow cress (great)	Rorippa amphibia

Bryophytes

Thallus liverwort	Marcantia martimum

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24 June, 1997

CHELSEA CREEK

This report on our proposals for Chelsea Creek has been prepared in conjunction with Mr. Richard Broad (Principal Engineer, British Waterways), Mr. Jonathan Briggs (Conservation Ecologist - Environmental & Scientific Services, British Waterways), and Mr. Marcus Chalomer (Landscape Architect, Waterway Environmental Services, British Waterways).

GENERAL

Currently the remnants of the waterway system in this area are aesthetically grim. This is largely due to the canyon affect of the Creek when empty, the silt and mud at the bottom of the Creek, the unkempt hard and soft landscaping, the waste land from the road bridge to the car pound area, the neglected structures and functional redundancy of the system.

In this report we indicate alternatives and measure them in terms of cost, navigational, ecological/conservation values. We have tried to produce a menu of alternatives, so that in choosing a solution you will be able to have some indication as to relative cost and value. There is an obvious alternative of "do nothing". A real drawback of adopting this option would be the exposure of mud, and the canyon affect of the Creek at low tide. It is presumed that even with this option, some soft and hard landscaping work would take place to ameliorate the aesthetic blight of parts of the system.

ECOLOGY

In considering the current proposals of Kensington & Chelsea Council and Groundwork West we believe that these proposals are very limited in value (as well as by extent) by virtue of the fact that by being designed as a tidal ecological park the diversity of what can actually be demonstrated will be constrained, and the disposition and orientation of the current proposals would limit public access, and consequently opportunities for public education and pleasure. These proposals do not address in any way the visual blight provided by the Creek.

LOTS ROAD POWER STATION
REDEVELOPMENT ASSESSMENT OF
OPTIONS FOR CHELSEA CREEK

FOR

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LOTS ROAD POWER STATION REDEVELOPMENT ASSESSMENT OF OPTIONS FOR CHELSEA CREEK

EXECUTIVE SUMMARY

Chelsea Creek forms a key aspect of the landscaping and environment for the Lots Road Power Station Redevelopment. This report provides a description of a range of options for the future management of the creek.

Detailed assessments have been made on the sedimentation rates and patterns that are predicted to take place upon closure of the power station and for each of the options considered.

The relative merits of these options are evaluated and their value assessed in terms of ecological issues, visual and recreational amenity, landscaping and the aspirations of the Statutory Authorities, in particular, the Environment Agency.

From this assessment the preferred option that is proposed, involves the construction of a terraced structure to the creek margins. These will be planted with communities typical of the lower, mid and upper marsh habitats.

Siltation within the creek will be managed by means of the introduction of a water flow into the upper reaches of the creek at low tide. This flow will be obtained from a variety of sources including abstracted groundwater, building and site run-off, building cooling water, and water abstracted from the Thames. At low tide a flowing body of water, some 15m wide and 0.2m deep, will be created.

The Thames Path will be continued across the site. A path will also be formed along the creek edge and limited public access will be provided to the terracing, enabling people to get closer to the water's edge. The basin area in upper reaches of the creek will be managed in line with proposals made by local wildlife organisations, schools and The Royal Borough of Kensington & Chelsea, to provide a valuable educational wildlife reserve.

These improvements, combined with better access to the Thames, are considered to represent a significant planning gain, the main areas being Nature Conservation, Public Access and Education.

1.0 BRIEF

Instructions were received from Mr A Locke of Circadian Ltd to undertake an assessment of Chelsea Creek and to provide a design solution for incorporation into the scheme masterplan.

The information provided in this report is based on observations made on site, viewing records pertaining to the site and discussions with the Environment Agency.

2.0 CREEK HISTORY

Chelsea Creek is a manmade tidal canal, 357m long from its mouth on Thames to its end adjacent to the West London Railway. The creek is approximately 25m wide for most of its length, widening on the west side of Lots Road road bridge to form a basin area.

Historically Chelsea Creek was a small river known as Counters Creek, which flowed from north of Shepherds Bush to emerge into the river Thames close to the location of the present day creek.

In 1828, the route of Counters Creek was widened and straightened to form the Kensington Canal, which ran inland for 2 miles. This canal was beset with problems due to siltation and was not as heavily utilised as was anticipated due to the arrival of rail transport. When the West London Railway was constructed in 1859 the route of the upper reaches of Kensington Canal was infilled and used for the new line. In 1981, the section of the creek between Lots Road and Kings Road was infilled by the Royal Borough of Kensington and Chelsea.

The waters of Counters Creek are thought to have been diverted to sewer when the canal was constructed. The catchment of the former creek has, through time, been urbanised and is today predominantly hard surfaced and drained to sewer. All the sewers in the vicinity of the site are combined sewerage and surface water. As a result, there are currently minimal water inputs to the top end of the creek and the former Counters Creek flow cannot be reinstated. A plan showing the historical layout of the creek is shown as Figure 1.

3.0 CURRENT CONDITION OF THE CREEK

As part of the Power Station operation, water is abstracted from the Thames, screened to remove silt and debris and then used as cooling water. This warmed water is then discharged to the central section of the creek, at a rate of up to 88,000 gallons per minute (6.67 m^3/s). This discharge takes place 24 hours a day (albeit at a reduced rate during the night), throughout the year and has been occurring since the power station became operational, in 1905.

The Power Station discharge has affected natural sedimentation in the creek and the Thames in the vicinity of the site. At low, tide it produces a constant, rapidly flowing body of water. The velocity of this flow is such that the creek channel has been scoured. At the mouth of the creek, normal bank deposits at the Thames margins are absent. The bed of the Thames has also been eroded, from the bank to close to its mid-point. At high tide, the flow of this large volume of water prevents normal interchange of tidal Thames water and in effect, 'backs up', filling the creek and basin with discharge water to the high tide level.

Table 1: Interpolated Tidal Range for the Mouth of Chelsea Creek

Spring Tide	High Water Low Water Range	3.92m AOD -2.10m AOD 6.02m
Neap Tide	High Water Low Water Range	2.80m AOD -1.65m AOD 4.45m
Flood Defence Level		5.41m AOD
Highest Recorded High Water		5.38m AOD

A longitudinal cross section showing these tidal levels, the profile of the creek bed and the scouring that has occurred, is presented as Figure 2.

4.0 CONDITION OF CREEK UPON CLOSURE OF POWER STATION

Upon closure of the power station the cooling water discharge will cease and normal interchange of sediment laden Thames water will resume. An assessment of the pattern and rate of sedimentation has been undertaken on the basis of published data, observations made on site and elsewhere on the tidal Thames. Due to the strong temporal variation in sediment load concentrations, particle size distributions and the complex nature of the three dimensional form of the creek and the Thames, these calculations have been made within bounds, to provide a range of possible siltation rates. The detailed report providing the results of this assessment is included as Appendix A.

From this assessment it is concluded that:

- Due to the lower flow velocities experienced in the tidal creek, rapid sedimentation is predicted to occur.

- The scour holes in the creek will fill rapidly (between 4 and 24 months).

- The eroded areas of the Thames, including the bank deposits, will be gradually infilled.

- The sediments within the main channel of the creek will fill to a level of 1.0mAOD in a period of 3 - 15 years.

- More rapid siltation will occur at the top and margins of the creek.

- Vegetation will become established first in these areas and this will trap further sediment and reduce flow velocities.

- It is likely that sedimentation will continue until the majority of the Creek is no longer tidal in a period of 20 to 30 years.

- The basin and upper section of the creek will become a marsh gradually consolidating through time to ultimately form an area of naturally colonised scrub land.

- The mouth of the creek will remain tidal due to the tidal flows and wave disturbance from passing boats.

A schematic drawing showing the appearance of the creek if no intervention takes place is provided as Figure 3.

5.0 PREVIOUS SURVEYS ON BEHALF OF THIRD PARTIES

The creek and basin area beyond the Lots Road bridge have been the subject of considerable attention by local authority departments and local community/pressure groups. The creek is designated as being part of the Thames Area of Metropolitan Importance. Site of Met. ~~Importance for Nat Conservation~~ Metropolitan Site for Nature Conservation Importance SNCI identified in the UDP *

5.1 1992 RBKC Assessment of the Ecology and Proposals for the Management of the Creek

- Predominantly focused on the basin area and noted that the creek had great potential for management and enhancement as a site of nature conservation.
- Noted the potential to be utilised for environmental education and public amenity.
- Recommended however, that access to the foreshore should be limited for health and safety reasons and to prevent damage to habitats.
- Recommended the provision of viewing areas, with interpretation boards.
- Rubbish removal was recommended both from the basin banks and the foreshore area, together with limited planting.
- Costed proposals suggested an expenditure of £22,000 over three years, with an annual maintenance budget of £2,000.

Also suggested stepped revetments using gabions

Total Budget ? was much higher

5.2 January 1994, Ecological Survey of the RBCK, Conducted by The London Ecology Unit.

- This report states that the Thames, including Chelsea Creek, is designated as an area of Character of Metropolitan Importance.
- The report notes that a narrow band of saltmarsh vegetation has developed.

5.3 June 1997, Report Produced by British Waterways

Provided options for the enhancement of Chelsea Creek proposals including:

- the impoundment of the creek, close to its mouth
- excavation of the infilled former canal up to Kings Road
- moorings along Chelsea Creek, terracing and riverside walkways.

5.4 September 2000, ASSAEL Architecture Ltd

- Suggested use of creek as a 'green corridor'
- Proposed re-excavation of infilled section of creek from basin area to Kings Road and creation of cycle/footpath link
- Proposed re-use of basin area and Imperial Gasworks Dock as moorings for boats.

6.0 PHYSALIA/CPM REPORT, OCTOBER 1999, FOR TAYLOR WOODROW

This report provided a description of the current ecological condition of the creek and the Thames foreshore and advised on the potential ecological impacts of the site redevelopment and the impact of the power station closure.

Conclusions:

- There is a diverse assemblage of small snails on the stony creek bank.
- Elevated water temperatures provides the snails with abundant algal food.
- The flat compacted chalk channel side provides the snails with a good source of calcium for shell growth and an area for algal growth.
- The hot water may have suppressed some of the snails' predators.
- There is a rich assemblage of invertebrates associated with plants growing on timber fenders and brick walls.
- Decommissioning the power station is likely to reduce the abundance of snails and possibly the number of species.

- In general terms the current hot water discharges are considered to have an adverse impact on ecological processes.
- The decommissioning of the power station will contribute to the long-term improvement of environmental conditions in the Thames.

If the creek is impounded so that the silts and stony substrates are never exposed and in the absence of mitigatory action:

- species such as small snails will be lost,
- worms will colonise silts and any muds accumulating on the creek bottom,
- if tidal flushing does not occur this might lead to an increase in the build up of contaminants, and
- invertebrate assemblages on the river walls will not be impacted provided the water is not held above the spring tide high water level.

Recommendations

- Retain an area of stony bank as large as that which exists at present.
- Allow as much tidal variation as possible
- Devise a silt trapping system
- Clad walls with untreated timber to encourage plant growth and consequent invertebrates, birds and bats.
- Conduct an ecological survey after the power station closure to demonstrate predicted impact that the hot water discharge has had.
- Provide a graduated habitat along the creek.

7.0 ENVIRONMENT AGENCY CONSULTATION

7.1 In December 1999, preliminary discussions were held by Waterman Environmental with a representative of the Environment Agency. At that stage the proposal discussed involved the partial impounding of the central section of the creek and the use of a pipe system to maintain a fully tidal system in the basin area.

During the site walkover, the responses of the Environment Agency were as follows:

- The EA would ideally prefer to see a 'natural' estuary with foreshores, reed beds etc.

- Reed beds create ecological habitats for invertebrates and shelter for young fish.

- Consultation with the Flood Defence, Land Drainage, and Water Quality departments within the EA will be required as well as the EA Ecology department (which includes officers from both the Thames Tideway and the Terrestrial sections). The ecology section is in effect a sub-consultee to the other departments and the Flood Defence department probably carries the greatest powers.

- The EA recognised the narrowness of the creek (approximately 25m width) and the constraints of the creek walls, namely the Power Station Wall on the north side and the lack of room on the south side to impinge on this area of the site.

- The EA indicated that if impoundment were proposed the loss of the inter-tidal foreshore within the impounded section of the creek would have to be offset by provision of ecological habitat elsewhere. An 'ecological balance sheet' would have to be prepared. This would need to be in terms of both area and habitat/ecological diversity. If the balance sheet indicated a heavy loss then the EA's hands would be tied and they would have to raise objections.

- The example of the 'half tide weir' constructed at the mouth of the River Wandle was given. It is understood that whilst this maintains some tidal flow it is prone to silting up to such an extent that consideration is being given to removing this feature. The EA therefore bring to our attention the need to prevent excessive silting up as this could lead to algal blooms if there is clay/silt in suspension in the water. In addition the movement of fish up the creek may be an issue.

- The EA noted the presence of well weathered timber fenders on the creek walls and commented that reuse of these is considered to be good practice ecologically, as they are already saturated and contain colonies of algae etc, and also constitutes sustainable use of materials. Systems utilised elsewhere on the Thames estuary include untreated timber fenders with gravel behind combined with horizontal cross-timbers close together but with a narrow gap to provide space for invertebrates.

- The EA had viewed Physalia's report on the creek ecology and are generally satisfied with the extent and content of the survey.
- The EA noted that the Physalia survey did not reveal any species that were not ubiquitous to the Thames estuary.
- On inspection of the basin area above Lots Road Bridge the EA noted the presence of green algae on the basal muds, a shingle bank in the north west corner and some timber fenders to the walls. The EA indicated that there was potential for this area to be enhanced and developed into the Ecology Park suggested. Improvements could include the construction of reed beds towards the back of the shingle bank and fixing of untreated timber fenders to the sheet piled wall forming the south wall.
- The EA indicated that it would be preferable to keep the area contained and without public access.
- The EA commented that if pipes, placed beneath the creek, are used to bring tidal water to the basin area, their bore would have to be considered carefully such that scouring of the basin did not occur.
- The EA indicated that the creek and basin would most likely form part of the flood defence capacity for London and any works that affected this capacity would be subject to consultation with the EA Flood Defence Department.

7.2 Following this visit, a written response was provided by the Environment Agency. This response was more negative in its tone and noted the following:

- In principle, the Agency would object to building a tidal barrage on the basis of flood storage capacity and loss of inter-tidal foreshore
- complete impoundment would create a static covering of water of a different chemical nature to that of the Thames tidal water
- changes to invertebrate communities and algae would result, both in number of species and abundance.
- The potential for stagnation, algal blooms and odours was noted
- The possibility for linking the site to other sites (e.g. Imperial Wharf) is noted.

7.3 In October 2000, members of the Lots Road team were taken on a riverboat trip by the Environment Agency. Examples of a variety of riverbank construction and treatments were noted. The main points raised were as follows:

- The EA emphasised the importance of the Thames for its history and archaeology, transport links (Thames Path, cycle routes and river transport), open space, leisure use and wildlife corridor.

- It was noted that the river in the vicinity of the Lots Road site was seen as being of great importance for birds and spawning fish.
- Thames in the vicinity of Lots Road Power Station perceived as being of high value ecologically
- Dislike of vertical sheet pile walls
- Add interest by providing terraces, use of recycled timber, grab chains etc.
- Consideration should be given to provision of habitat areas for birds such as the Black Redstart
- Thames Path - EA supports variation in surface treatments, widths, levels and the inclusion of quiet recess areas
- Policy against 'Encroachment'
- Policy against impoundment

The letter from the Environment Agency is included as Appendix B.

7.4 In November 2000, Waterman Environmental and CPM met with the Environment Agency to discuss the condition of Chelsea Creek following the power station closedown. The main points raised were:

- It was noted that the sluice gate between the basin area and the St George's (Imperial Wharf) site had a life of less than five years and EA funding would be available for its repair.

- St George's have been encouraged by the EA to adopt 'sustainable urban drainage' in their scheme minimising the discharge of surface water to the sewer system.
- The recreational value of the creek was noted.

- The importance of public consultation was noted.

Waterman Environmental noted that the creek was likely to silt up without the power station discharge.

- The EA noted that to maintain a flow of water which was fast enough to remove silt, some narrowing of the creek (and consequent encroachment) may be required and that they would, most likely, accept this.

8.0 STATUTORY OBJECTIVES/EXTRACTS FROM ENVIRONMENT AGENCY DESIGN

The objectives of the various statutory authorities are not clearly documented but the following aspects are detailed in a number of publications and correspondence, including the Environment Agency Design Guidance for the Tidal Thames, dated March 1996.

Environment Agency Key Issues - Guidelines For The River

General Issues

- Provision of public access to the River Thames.
- Provide a continuous river walkway.
- Protect habitats, including shingle beach replenishment reed fringes.
- Introduction of steps and pathways and the use of planting to provide spatial definition, enclosure and interest along the river frontage.
- Steps onto the foreshore provide visual and physical access to the river, whilst also promoting amenities and recreation.
- Floodable terracing provides good open frontage to the river alongside specialised riverside planting.
- Sloping banks enable the establishment of vegetation, with the establishment of reedbeds and saltmarsh plants.
- The Environment Agency state that they have a fundamental objection to the loss of foreshore because this represents the most ecologically important area for algae, invertebrates, birds and spawning fish.

Issues Relating to the Thames Close to the Site

- The Lots Road site is part of the 'inner urban reach'

Along this reach there is:

- Lack of visual coherence and identity in riverside frontage, building skylines and channel edge treatments
- Fragmented access along and to the riverside and need to provide better opportunities for riverside activity
- Need for enhancement and extension of riverside greenspace and trees to improve visual and environmental quality and increase habitat links

Urban Form

Encourage:

- Built form and public areas which front onto the river
- An urban block structure that encourages better access and greater activity along the riverside and provides good connections with hinterland areas
- Built form that can provide frontage, enclosure, harmony and consistency

Access and Activity

- Encourage major improvements in access connections to and along the riverside
- Optimise cross-river connections and existing bridges and improve pedestrian experience
- Encourage improved opportunities and facilities for riverside and river-borne activities
- Consider how mixed-use development might encourage more riverside activity

Visual and Environmental Quality

- Consider use of colour on buildings and structures and types and form of riverside planting
- Ensure new development provides coherent and harmonious waterfront
- Consider ways in which large landmarks can be enhanced
- Encourage improvements to river wall in keeping with its context and to provide continuity of character

- Enhance key gateways (e.g. CREEKS)

Riverside Greenspace and Habitats

- Conserve existing green resources
- Protect integrity and ecological value of the mudflats and shingle habitats within the river channel
- Promote nature conservation
- Promote links with other areas of urban greenspace along the river and within hinterland areas

9.0 DESIGN OPTIONS FOR THE CREEK

A number of potential design solutions have been considered for the future management of the creek. These options and their advantages and disadvantages are discussed below. The proposals have been assessed with a view to providing a balance which produces a net benefit to the environment, whilst, as far as possible, satisfying the aspirations of the Statutory Authorities and the Client.

The following solutions have been considered:

- minimal intervention;
- retention of water by means of lock gates or a permanent barrier set at a level above high tide level - Option A fully impounded solution;
- retention of water by means of lock gates or a permanent barrier set at a level below high tide level - Option B partially tidal solution;
- creation of a low tide flow by means of an introduced flow at the Lots Road end of the creek - Option C fully tidal solution.

A detailed report providing a description of the hydrological aspects of Options A to C and discussing ways by which the siltation of the creek could be managed is included as Appendix C.

The possibility of a solution involving Minimal Intervention has been ruled out on the basis that it will not prevent the siltation of the creek and the consequent medium term loss of habitats and amenity value, as identified in Section 4 above.

Minimal intervention

Positive	Negative
• Low capital costs;	• Very difficult to create a conventionally attractive feature during the period of silt deposition; • Probably high maintenance costs to address the above e.g. removal of rubbish; • Likely complete loss of valued inter-tidal habitats and habitat transition after a period of 20 – 30 years; • Likely complete loss of flood capacity in same period; • Complete loss of current sporting amenity • Minimal opportunity for improved public access

A detailed assessment has therefore been made of the relative merits of Options A, B and C, from this it has been concluded that the Fully Tidal Creek with Introduced Flow solution confers the greatest number of positive aspects. This is summarised in the tables that follow.

Initially Option B (the Half Tide Barrier) was proposed on the basis that it met the client's objectives whilst providing more ecological benefits than Option A (the Full Tide Barrier), without the running costs of pumping associated with Option C. However, from the detailed assessment of the sedimentation rates that would occur behind the mid-tide barrier it was concluded that sedimentation rates would most likely be considerably more rapid than had been initially assumed. An assessment of the ways by which this could be overcome was made, including such possibilities as providing a barrier which could be periodically opened or allowed to drain, with a view to removing accumulated silts.

Whilst these suggested methods would remove some of the accumulated silts, significant maintenance dredging would, most likely, be required. The Environment Agency and Port of London Authority increasingly see such dredging as having a negative environmental and ecological impact. In addition this dredging process would probably cause disturbance to residents. It was therefore concluded that Option C should be pursued and the ways by which a flow of water can be created have therefore been evaluated as described in Section 10 below.

Fully tidal with introduced flow and inter-tidal terraces (Option C)

Positive	Negative
• This option most closely mirrors 'natural' creek conditions and is therefore likely to gain support from the EA and other environmental bodies; • Could be an example of good conservation and industry best practice and be used to off set other planning negatives within the overall scheme; • Possible retention of some aspects of current sporting amenity. • Opportunity for improved public access / educational potential • Ground water abstraction would assist with EA policy to reduce ground water levels in this part of London and would therefore gain support; • Silt removal achieved without substantial dredging.	• High capital and maintenance costs, particularly if is necessary to pump large amounts of Thames water; • If it is thought necessary to maintain a wide channel at low tide for visual/value purposes, it will be necessary to pump more Thames Water and the use of energy will be increased. This would undermine some of the environmental benefits and would open up the scheme to criticism for unsustainability;

Non tidal full tide barrier (Option A)

Positive	Negative
• Sedimentation prevented in retained water • Low maintenance costs; • Highly predictable conditions, enabling conventional landscape treatments; • Good opportunities for amenity use by boats; • Sustainable in terms of energy costs. • Flood storage capacity can be maintained	• Complete loss of inter-tidal habitats in the impounded section is contrary to EA and Planning Authority policy and their stated position on this site. It would therefore be necessary to rely very heavily on the negative aspects of the 'Minimal Intervention' option, to counteract this; • On site mitigation would result in unacceptable land take at the mouth of the creek; • Off site mitigation would therefore be necessary. No such site is known, but enquiries are underway; • The mouth of the creek will be fully tidal and therefore not benefit from the visual enhancement to the impounded section. • Minimal opportunity for improved public access to foreshore / educational potential • Potential for algal blooms

Partially tidal mid tide barrier (Option B)

Positive	Negative
• Compromise scheme • Enables creation of (enhanced) inter-tidal habitats within a more predictable and therefore more easily manageable system. • Retention of water within the creek at low tide • Possible retention of some aspects of current sporting amenity. • Opportunity for improved public access / educational potential	• High capital costs • Maintenance costs subject to rate of siltation; • Long term difficulty with silt disposal; • Dredging seen as having a negative ecological impact • Recent negative experience of EA on the Wandle has created an atmosphere in which this option is likely to be rejected outright; • Planting technology for inter-tidal areas is in its infancy and results are not fully predictable. • Flood storage capacity reduced by placement of terracing in creek;

10.0 OPTION C - FULLY TIDAL CREEK WITH INTRODUCED FLOW

The ways by which a flow of water can be created have been considered. Table 2 provides a breakdown of the main potential sources and for different channel widths and depths, the proportion each of these sources can provide.

The sources of water considered are those over which Circadian currently has some control. Other potential sources, including a contribution to the flow from surface water runoff from the St George's (Imperial Wharf scheme) and Thames Water's proposed new pumping station, have at this stage, been ignored.

Building cooling water could produce up to 0.1m^3/s of flow, however, this quantity will be variable and will be minimal in the winter months.

One abstraction borehole is currently operational and two others have previously been present on the site. It could be argued that the abstraction of groundwater from the Chalk aquifer is a positive benefit because groundwater levels are rising in the London area and the use of this resource is being encouraged.

Water derived from rainfall captured by the building and site surfaces can only contribute a small proportion of the total flow required and clearly the quantity and frequency cannot be predicted.

From Table 2 it can be seen that the contribution from these more sustainable sources cannot contribute the full volume required to maintain a low tide flow of the desired quantity.

The use of temporary storage of these sources of water during the mid and high tide period has been considered. This is clearly subject to finding a location where large quantities of water can be stored. Two areas have been considered: redundant underground pipework and the power station pumping station basement (on LUL land). Table 2 illustrates that the storage of water in such a way will not entirely remove the need to provide a further water source. It is therefore concluded that these more sustainable sources of water will have to be supplemented by water abstracted from the Thames. Figures showing the appearance of the Creek at different states of the tide also follow for reference.

GROUNDWORK
WEST LONDON

Chelsea Creek Ecology Park

Initial Feasibility Study
for
Royal Borough of Kensington and Chelsea

November 1995

Contents

Illustrations - Appendix

1. Site photographs.
2. Location of Chelsea Creek
3. Ecological benefit to the environment
4. Scope of anticipated use
5. Biological communities
6. RBK&C, LBH&F Unitary Development Plan
7. Outline proposals for site improvements
8. Visual assessment

Ordnance Survey grid reference of Chelsea Creek: TQ 769 263
The site is covered by the following published maps:
O.S. sheet 176 - 1 : 50,000
O.S. sheet TQ 27/37 - 1 : 25,000
O.S. sheet TQ 27NE - 1 : 10,000
Geological Survey sheet 270 - 1 : 50,000

Acknowledgements

Sources of information used within this report include data from London Ecology Unit, London Conservation Services, Royal Borough of Kensington & Chelsea, National Rivers Authority, London Wildlife Trust and various interested members of the public.

1.0 INTRODUCTION

Chelsea Creek is an inter-tidal area of approximately 0.5 ha. in extent owned by the Royal Borough of Kensington and Chelsea and the London Borough of Hammersmith and Fulham. The site is bounded to the west by a branch of the West London line railway and to the east by Lots Road bridge. The boundary line of the two boroughs intersects the site, however, the agreement from both Boroughs is to improve the area for amenity, ecology and educational use. The site has been identified as a **Site of Nature Conservation Importance**, forming a part of the **Riverside Site of Metropolitan Importance** and it is a unique inter-tidal creek of the River Thames wildlife corridor.

Groundwork West London have been commissioned by RBK&C to provide an initial feasibility study of Chelsea Creek. This will examine the various interests and potentials of the site, with the aim to achieve funding for the improvements. Groundwork West London will be involved in potential future development and construction of an ecological park. A former study was carried out in 1992 by London Conservation Services an assessment of which comprises a part of this feasibility study and an element of the information is included within this document. Further information has been gathered from a range of publications currently available enabling the history and legal framework to be presented.

The requirements of the feasibility study were to:

- assess the Chelsea Creek Management Plan 1992.
- produce an ecological analysis of the site.
- study the social needs, requirements and amenity use.
- assess both the historical past and the present/future development of the site and its surroundings.
- analyse the water quality, investigate local discharges and low/high water levels.
- prepare for an expanded social and design analysis through either a community meeting or local distribution of a questionnaire.
- investigate the ecological and wildlife aspects of the site as a part of the River Thames wildlife corridor.
- conduct feasibility on potential improvements and health and safety of British Gas sluice.

- assess site for future conservation, recreation and educational use.
- prepare publicity material for local awareness of development.
- conduct visual assessment of Chelsea Creek.
- produce sketch designs and initial costings to allow for completion of grant applications.
- suggest a Partnership approach between RBK&C, LBH&F, Groundwork Foundation and local industry/businesses.

The report was produced between October and November 1995 and therefore includes details of the biological and social communities present at that time, any additional information has been gathered during discussions with local people and businesses.

2.0 SITE ANALYSIS

2.1 Site History:

The earliest obtainable records of the Creek date back to the mid 19th. Century when it was used for access by coal barges supplying the Fulham Gas Works. Barges were unloaded in a canalised section of the Creek, now isolated behind the lock. A change in gas production methods rendered the transport of coal in this way unnecessary. As a result, during the present century, the innermost part of the Creek became permanently cut off from the Thames by the installation of a sluice. This left a freshwater pond inland of the Creek which is now situated adjacent to the computer centre within the British Gas complex.

Since the active use of the Creek ceased, it has suffered from neglect. A gradual degradation has occurred as building debris, the remains of surrounding structures and other rubbish have either fallen or been deposited into the Creek.

In 1990 the Department of Transport published plans showing the proposed Western Environmental Improvement Route. The construction of this road would have necessitated the complete infilling of the Creek. After public consultation and ensuing opposition these plans were dropped by the DoT in 1991, lifting the immediate threat to the site. As a result of the proposals, the ecological value and potential of the Creek became more widely recognised. It has subsequently been recognised in the RBK&C and LBH&F Unitary Development Plans as a Metropolitan Site of Nature Conservation Importance.

At the eastern edge of the Borough, Chelsea Creek joins the Thames and forms the boundary between the Borough of Hammersmith and Fulham and the Royal Borough of Kensington and Chelsea. Chelsea Creek is the tidal section of Counter's Creek (sometimes known as Billingwell Ditch), which once delineated the Borough boundary all the way from Kensal Green Cemetery, where it rose, to the Thames. The Fulham Road crossed it as a sandy ford, later replaced by the bridge carrying Kings Road. It's name was derived from "Countesses-bregge". This was the bridge at Olympia, believed to have been built by the Countess of Oxford, who owned Earls Court. Sadly, all but a short tidal section of this river now runs underground, a fate which has befallen many of London's rivers (Barton 1982). Of the Borough's other waterways, the three streams which together formed the Stamford Brook, Hammersmith Creek into which they entered, and Parr's Ditch, an artificial waterway demarcating the parish boundary between Hammersmith and Fulham, little trace can now be

seen above ground, except their shallow valleys, the lake in Ravenscourt Park, and a few street names.

The remaining short stretch of Chelsea Creek lies between Lots Road Power Station and the new development at Chelsea Harbour. It can be viewed from the bridges which carry Lots Road over the Creek into Chelsea Harbour. The vertical walls prevent much vegetation from establishing over most of the creek's length, but the short section to the west of Lots Road has sufficient mud permanently exposed at the water's edge to allow vegetation to flourish. A substantial stand of great reedmace, together with smaller amounts of common reed and common club-rush (the latter rare in London) and a large bush of crack-willow, provides cover for mallards and moorhens.

The intertidal mud along the rest of the creek provides good feeding for mallards, herons and black-headed and common gulls, and the creek also holds good fish and eel populations. The Creek is an important breeding ground and is probably an excellent habitat for invertebrates.

Although surrounded by heavy industry, Chelsea Creek certainly no longer warrants the description by Bolitho and Peel (1952) of "a stagnant ditch, with a few disheartened marguerite daisies and thistles beside the green slime" - further clear evidence of the improvement in quality of the Thames and it's tidal tributaries in the last 40 years.

2.2 Existing Site Use:

The site during the last few years has been neglected and fly tipped leaving a deposit of debris consisting mainly of broken rubble, masonry shopping trolleys, tyres and an old bath!

There is no official access to the site which is bounded on the north bank by RBK&C's car pound who are responsible for the boundary from Lot's Road bridge to the railway embankment. Building works and the existence of a marquee site are present on the southern boundary which is owned by P&O to the river wall who are at present responsible for the south bank. Commercial

and residential properties are located to the north and south of the site, the Chelsea Harbour development has restricted access from the south and resulted in a loss of open space, however, the development has highlighted the importance of the Creek for conservation. RBK&C's car pound abuts the site to the north-east, creating a high degree of activity along the boundary. East of Lot's Road bridge, on the north bank, London Underground's power generation plant (operated by Scottish Power) discharges thermal effluent directly into the creek, this provides a specific ecological habitat for invertebrates, fish and grey herons but changes in the nature of the plant will affect the situation in the future. The site is zoned in the Kensington & Chelsea Unitary Development Plan (UDP) as a Site of Nature Conservation Importance and the site also forms a part of the Riverside Site of Metropolitan Importance. The Hammersmith & Fulham UDP describes the site as "an area that provides a valuable habitat complementary to the river Thames and its foreshore. It also forms part of a wildlife corridor for flora and fauna along the West London Railway line. It is also a recreational amenity because of its value for fishing. The Council will encourage enhancement of the creek, particularly in conjunction with any development of adjoining land."

2.3 Thames Wildlife Corridor:

The strategy is currently under construction by the NRA and will be the compilation of a range of Nature Conservation Strategies which have examined the fish, bird and invertebrate populations of the river Thames.

Chelsea Creek is noted to be an important breeding ground and therefore plays a major significance towards ecological habitats within the estuarine environment and as a part of the Inner Urban Reach.The Thames Wildlife Corridor strategy will help to reinforce the development of the Catchment Management Plans for the tideway and the Thames Estuary Management Plan. Above all, the NRA are supporting the purpose of RBK&C to create an ecological park on the Chelsea Creek site and have offered their services within the design and construction phase of the Creek.

The NRA have noted important points for inclusion within the Strategy which include:

- observations of the fish fry population are subject to storm run-off, the existence of the Creek acts as a 'refuge' without which the fish fry would suffer severe losses.

- the thermal effluent of the power station has created unusual fish populations which continue outside the expected seasons due to the increased warmth.

- ecological environments are under threat, the Creek is a mature environment and therefore nature interpretation is an important aspect of the site.

- the invertebrate population has been tested by NRA at a site on the opposite side of the Thames at Church Road, Battersea.

- the bird population shows an increased number of Herons which feed on the large number of eels, the indication is that the water is therefore clean. The river Thames provides a food corridor for the various species.

- the inclusion of a barrage on the Creek will damage existing habitats.

- the railway line provides an inland link for the bird species.

- Local Authorities with responsibility for the length of the Thames shoreline face problems concerned with water quality, pollution, amenity and public pressure.

It is hoped that the Strategy will lead to an Action Plan which will promote the lobbying of industry and a Partnership approach for the Local Authorities.

2.4 Health and Safety:

Chelsea Creek is at present a risk to health and safety and official access is therefore denied by the erection of hoardings and a locked gate in RBK&C's car pound. Existing health and safety problems arise from a 3 metre sheer drop into the tidal mud flat on the southern boundary at low tide, insufficient railings on the sluice to prevent users falling into the creek and an unsafe wooden route over the sluice. The debris within the lock poses an additional hazard and there is the potential of infection from the *Leptospirosis* bacteria (Weil's Disease) that may be present in the water.

In order to meet the health and safety remit of the Environmental Health Departments regulations, extensive improvements to fencing, repairs to the British Gas sluice platform, provision of life belts, provision of safe and level access paths and construction of safe viewing points are required. The improvements will be designed to allow safe access to amenity, education and conservational groups.

In addition to the above, the health and safety advisor at RBK&C has stipulated that before work begins at Chelsea Creek the following improvements must be carried out:

- The boundary fence should be fitted with suitable gates to prevent unauthorised entry.

- The banks and edges to the creek should be suitably fenced to prevent persons working on the bank, from falling into the creek. The existing handrails are not adequate to prevent persons falling into the creek.

- Arrangements should be made to have the electric cable, which is lying on the southside bank, to be tested by a competent electrician. If the cable is live and to be retained it should be suitably buried to comply with I.E.E. Wiring Regulations and the Electricity at Work Regulations 1987.

- In case of emergencies, suitable life belts with life lines should be made available on site.

- When the creek is being cleaned out, all persons working in the creek should use life belts/harnesses with life lines connected to a secure anchor point.

- The sluice gates should be inspected by a competent person/engineer to ensure they are safe.The missing boards on the bridge should be reinstalled.

An activity within the Creek that is of concern to the NRA is illegal eel fishing. Eel fishing is consented by the PLA and their instruments are licenced and regulated by the NRA. There has been a history of illegal eel fishing for over a decade which has resulted in the succesful prosecution of one person in this regard. Implementation of the future management plan should aim to discourage this use.

3.0 ECOLOGICAL ANALYSIS

3.1 Biological communities:

Chelsea Creek has been identified as a site of Nature Conservation Importance within the Royal Borough Of Kensington & Chelsea Unitary Development Plan. The present study demonstrates that Chelsea Creek supports a relatively diverse and unusual flora and fauna. Although once common along the banks of the tidal Thames, areas of intertidal marsh as occurring at Chelsea Creek are now an extremely rare habitat in Greater London and in Kensington and Chelsea are in fact, unique.

The nature of this report has restricted the gathering of information over the long term, for this reason this section is based on the Management Plan for Chelsea Creek compiled by London Conservation Services (June 1992). A future examination of the flora and fauna of the Creek will be necessary to ascertain whether any changes have occurred from 1992.

For the purposes of description Chelsea Creek has been divided into 6 different ecological zones (London Conservation Services 1992):

- Open mud
- Lower foreshore
- Upper foreshore
- North bank
- South bank
- Walls

Open mud: The vegetation of this zone is characterised by a zonation of algal communities growing on the surface of the intertidal mud. The mud nearest the channel is dominated by algae of the group *Xanthaphytacea.* Above this, in a band approx. 2m wide is a zone of filamentous green algae and above this, leading up to the foreshore is a zone characterised by species of the genus *Cladophora.*

Lower foreshore: Confined to the northern shore of the Creek, this zone is approx. 3m wide and consists of a gently sloping shingle shore. It is sparsely vegetated but characterised by the abundance of grey club rush *(Schoenoplectus tabernaemonti).* Growing amongst the club rush are frequent individuals of creeping yellow-cress *(Rorippa sylvestris).* Going further up the foreshore, sea-

beet *(Beta vulgaris ssp. maitima)* appears and the vegetation changes into a distinct upper foreshore community.

Upper foreshore: Grey club rush is still present as occasional individuals in this zone but the vegetation is characterised by a mixed community dominated by docks, notably *Rumex obtusifolius, R. sanguineus and R. crispus,* in association with the plantains *Plantago lanceolata and P. major.* Where mud replaces shingle the substrate (mainly in spurs extending out into the lower foreshore), dense mats of annual meadow-grass *(Poa annua),* and float grass *(Glyceria fluitans)* occur. The upper fringe of the foreshore is subject to less frequent tidal inundation than the lower zones and consequently supports a less specialised flora. A fringe community of ruderal plants comprising rough hawkbit *(Leontodon hispidus),* Michaelmas daisy *(Aster novi-belgii),* Oxford ragwort *(Senecio squalidus),* ribwort plantain *(Plantago lanceolata)* and creeping buttercup *(Ranunculus repens)* occur here.

North bank: The zone immediately above the mean high water level is marked by a sharp transition to woody stemmed plants, almost exclusively dominated by bramble *(Rubus ulmifolius and R. armeniacus)* on the steep bank. Where the bank ascends to a narrow plateau there is a further transition to a ruderal community typified by spreading meadow grass *(Poa subcaerulea),* cleavers *(Galium aparine),* stinging nettle *(Urtica dioica)* and the willowherbs *(Epilobium hirsutum and E. montana).* At the eastern edge of the north bank, ash *(Fraxinus excelsior)* and sycamore *(Acer pseudoplatanus)* saplings have become established.

South bank: The vegetation of the south bank is composed of rank grassland and ruderal species. The south west corner is characterised by a small stand of bracken *(Pteridium aquilinum).* The grasses *Lolium perenne and Arhenatherum elatius* are frequent, particularly along the slope that forms much of the south bank. Other frequent or abundant species include: red dead nettle *(Lamium purpurea),* red and white clover *(Trifolium pratense and T. repens),* woody nightshade *(Solanum dulcamara)* and hedge bindweed *(Calystegia sylvestris).* Elder *(Sambucus nigra)* and common alder *(Alnus glutinosa)* are also present.

Walls: The Victorian stock brick walls provide an additional and unusual habitat for a number of species whose distribution in the Creek is limited to this substrate. The west walls on either side of the lock are of particular interest and support species such as pellitory of the wall *(Parietaria diffusa),* hemlock water dropwort *(Oenanthe crocata)* and the thallus liverwort *(Marcantia*

polymorpha), along with two other unidentified liverworts). Furthermore, common alder has become established within crevices of the wall in the southwest corner. Buddleia bush *(Buddleia davidii)* is also abundant.

Fauna: Due to the limited nature of this study, an extensive survey of the Creek's fauna has not been undertaken. However, from casual observations over several visits a number of aquatic invertebrate species have been recorded from the foreshore, including several species of snail, leeches and lumbricid worms. Further research into the invertebrate fauna of these intertidal areas is merited since similar sites along the Thames to the west are known to hold populations of some noteworthy species, in particular two species of Red Data Book molluscs.

The following bird species have been recorded utilising the creek: grey heron *(Ardea cinerea)*, grey wagtail *(Motacilla cinerea)*, pied wagtail *(Motacilla alba yarelli)* and mallard *(Anas platyrhyncas)*. All are characteristic of wetland or waters edge habitats.

The National River Authority's Fishery Dept. has made a number of studies of the fish population of Chelsea Creek as part of a long term study of the fish population of the tidal Thames. Their findings indicate that the thermal effluent from the electricity generating station has contributed to an unusual fish community being present in the creek. A permanent population of freshwater fish (e.g. carp and bream) occurs in association with a more or less permanent population of estuarine species, including flounder and eel. In recent years mullett and sea bass have been present seasonally, occurring in late summer/early autumn, probably due to the penetration of a saline wedge further up the Thames than in previous years, possibly as a consequence of drought retarded freshwater input.

3.2 Recent management:

There has been very little management of the site in recent years which may have operated in favour of the Creek. The isolated nature of the site has no doubt protected the area from trampling and the destruction of species.

In September 1990, Chelsea Creek was visited by the UK2000 Thames Water Rangers. Using a converted military landing craft they undertook a clean up of the site east of Lot's Road. While a considerable amount of rubbish was removed, they were unable to access the inner creek but did identify a nuber of items of large debris, the removal of which would necessitate a shore based crane. Between July and September 1995 the ecology officer spent 2 community work days with BTCV and a further day with IPLS cleaning debris from the Creek. During May 1995 an attempt was made to plant a willow screen and native shrubs.

The site is currently, unofficially, used by local anglers who gain access through broken hoardings surrounding the creek. Angling is a popular past time owing to the large amount of fish present in the creek, a debate will be set up between different amenity groups to discuss future site use.

4.0 VISUAL ASSESSMENT

Due to the limited nature of this feasibility study visual assessment has only been possible at this stage although future plans will require the use of reports by civil engineers to assess the nature of the improvements necessary on health and safety grounds. The observations cover:

- high and low water levels.
- condition of vertical walls.
- condition of British Gas flood sluice.
- damage by vegetation.
- external activity and it's effect on the site.
- noise from low aircraft.

High and low water levels:
The low water level was observed to be a shallow channel flowing east to west through the Creek. The high water level is 0.75m above the low water level.

Condition of vertical walls:
The steel piling retaining walls on the south side of the Creek were seen to be in good condition, although the corroded remains of the steel fencing and timber platform should be removed. The Victorian stock brick walling on the northern boundary was seen to be seriously degraded with areas needing a rebuild, some sections were leaning dangerously whilst others need only repointing, however, a mixture of Buddleia and Common Alder are established within some areas of walling. The walling surrounding the flood sluice was seen to be in similar condition.

Condition of British Gas flood sluice:
Although at present the sluice is holding water, the health and safety implications suggest that improvements should be carried out, to include a more substsantial fence over the sluice and a new timber tread which is currently in a dangerous condition. The painted finish on the sluice needs to be returned to the metal surface, primed and painted to prolong its life.

Damage by vegetation:
Vegetation is causing damage to various vertical walls in Chelsea Creek, although they have an ecological value they should be removed and the walls repointed to prevent any further incursion by tree species. The future

management regime may allow tree growth in selected areas but must not be allowed to create a health and safety risk.

External activity and its effect on the site:
The Chelsea Creek area is currently busier than in its recent past with a far higher degree of traffic. On the north side of the Creek, RBK&C's car pound appears to be a site of continual activity, while not creating a large amount of noise pollution (other than car engines), it is advised to produce a visual screen to exclude this type of activity from the Creek.

On the west boundary the West London railway line is situated 5m from the sluice, the noise produced by the trains is occasional and acceptable.

On the south boundary a development is currently underway and will abut the creek boundary, screening is advised to prevent the impression of the creek being overlooked. Next to this development a marquee site which is owned by the Chelsea Harbour and is used occasionally, a native hedge will protect the creek from this site use.

Noise from low aircraft:
During the periods when I was on site, the noise from low aircraft was intrusive, however, the scheduling of the flights need examination in order to assess whether they will provide a constant nuisance. It would appear that the number of birds that are present on this site indicate that the aircraft are not frequent or that the bird population is not disturbed by the overhead noise.

5.0 USER REQUIREMENTS

The Chelsea Creek analysis of the 'Planning for Real' exercise states that "Chelsea Creek has a great potential for ecological improvement and enhancement. A management plan prepared for the Royal Borough of Kensington & Chelsea in 1992 identified that: if suitable arrangements were made for access and improvements made for safety, it has the potential to be utilised for environmental education and as a public amenity."

Chelsea Creek is situated in a heavily populated inner city area and therefore has a great number of potential users. The nature of the site as an ecological park situated on a water body increases the requirements for its use by appealing to both amenity and educational groups. The amenity use may be divided up into:

- angling
- ecological
- passive use
- active use

The groups requiring the site for these uses have increased in scale with the construction of the Chelsea Harbour development and therefore will increase the pressure on the site. Chelsea Creek covers a small area measuring 0.5ha. with only a small proportion of that area available as dry land.

Future use between anglers, active use and the ecological remit is seen to present problems unless the site is carefully managed at the construction stage and with ongoing use.

The potential future users of the site will be contacted by Groundwork West London in order to define the design and requirements of the site, the local groups to be asked to participate in community meetings will include schools, groups with an ecological interest, housing associations, anglers, local businesses and interested parties contacted through publicity in local libraries.

6.0 SITE POTENTIAL

Chelsea Creek is an inner city site with a relatively unspoilt formation and is therefore an extremely valuable resource in ecological and historical terms. Site potential may be divided into:

- amenity
- educational
- management

Amenity use of the site has potentially grown during the last few years with the development of the Chelsea Harbour and the high degree of local residential population. At the present time the primary source of amenity use is angling which is very popular due to the large amount of fish in the creek encouraged by the warm effluent from the Lot's Road power station. After improvement, ecological enhancement and official opening of the site, a great deal of pressure on the creek environment will be evident; future maintenance will therefore be a crucial issue requiring a high degree of sensitive management.

Admission of the public must be seen as an issue that is also based on 'ecological' principles as an existing element of the site that should be controlled by design and not restricted from use of the creek.

Educational use of the site is an element that should be encouraged to achieve participation of local schools, youth groups, local walkers and prospective management volunteers. At this time the major interest should be aimed at local groups but with the potential success of the creek, parties may visit from further afield to demonstrate the possibilities and management of a small inner city site.

An ecological park will encourage not only the further establishment of native species but will also promote a 'nature study area' particularly on the tidal foreshore of the creek, this will be unique to this part of London and NRA have expressed their full support for this educational initiative. Chelsea Creek may be entered into the Global Initiatives scheme dealing specifically with Agenda 21 principles, this may be submitted through schools and youth groups. The history of the site is still apparent with the industrial remains of the sluice gate (still in excellent condition) and the use of the creek by coal barges to feed the power station until the 19th.century, the history may be further explored by the inclusion of historical maps (alongside the habitat diagrams) that will help to

take the public 'back through history' to explain the human use of the creek until the present day.

The creek is also valuable for demonstrating its wider position and use within the ecology of the Thames Wildlife Corridor. It will however, be important that large groups take a 'passive' role to discourage trampling of the species, this may be achieved by providing controlled pathways through the site or the provision of 'viewing points' for observational purposes.

Management of the creek habitats will follow a process of consultation between RBK&C, the design team and potential partners. The intention is to propose that site management is a crucial and well considered aspect, including specialists and volunteers to enable the future development of a sensitive series of habitats. Publicity will be produced to encourage local interest and will be displayed in the Town Hall, local libraries and schools.

7.0 ENVIRONMENTAL IMPROVEMENTS

The purpose will be to offset any past losses through implementation of an enhancement and habitat creation strategy, whilst taking into account the human influence on the creek. This will be carried out by:

- professional ecological assessment of the creek and a detailed operation plan for its future management.

- in depth survey of amenity needs and expectations, these will be judged against the ecological needs for a site of this size.

- a community design programme.

The above factors will directly influence the Creek's design to deliver a development that will be conducive to the sites ecology, educational, management and amenity use. The initial works will concern a selective 'clean up' of the site to remove rubble and debris while causing the minimum disturbance to the sites habitats. Proposals for the placing of gabions along the vertical south wall will create new possibilities for habitats while providing a safer site for human use. The placing of plant carpets in selected locations will introduce a greater potential for river bank and reed bed species. The erection of 'viewing points' will allow restricted public access and with agreement from the anglers will limit the fishing use of the Creek. Further suggestions include the installation of 'rock pools' within the Creek, the development of a 'willow wall' to help screen the site, the installation of a 'Kingfisher post' and the construction of a 'bat cave'(if appropriate). The latter suggestion is currently under discussion with a professional ecologist and will only be appropriate with regular inspection by an English Nature licenced Bat-handler.

The Creek has limited terrestrial habitats and the water varies from saline to freshwater. Future planting to the inter tidal area will therefore be saline in nature to take account of these conditions. A small scale planting scheme of native species should be undertaken on the grass slope of the south bank and to discuss permission of planting up a section of the edge to the south bank with native species to screen the Creek from the marquee site.

Fencing will be required to provide a barrier to areas of the Creek which are currently subject to access and an entrance arch is suggested to direct pedestrians to a given entry point and to celebrate the renewal of the Creek.

Access to and use of the flood sluice will require extensive health and safety improvements, however, its future value as an item of industrial architecture should be taken into account.

7.1 Land use conflicts

Chelsea Creek is a site of valuable and unusual local habitats in this area of London and will be an important asset to educational groups and local wildlife. The intention will be to conserve and enhance the ecology of the Creek and to limit damaging use by the final site design which will allow access to the less fragile areas of ecological interest. At this time there is a conflict between uses, fishing is at present the most important use to the exclusion of casual and active site users. Education will therefore be directed at the fishermen to take proper care, to inform and improve the understanding of the sites importance and to educate locals not to dump and fly tip into the Creek.

The current discussion however, also states that with the increase in residential use the Creek must adapt its ecology to cater for human use and that it would be both unreasonable and unpopular to deny public access. For this reason the intention will be to allow selected access to points of the Creek which will allow habitat development and will also cater for public amenity.

7.2 Legal framework:

Chelsea Creek is designated as a:

Metropolitan Site of Nature Conservation Importance - within the Unitary Development Plan of Royal Borough of Kensington and Chelsea. The site therefore has statutory importance and any proposed development would be examined stringently by the Planning Department.

Riverside Site of Metropolitan Nature Conservation Importance - designated by the London Ecology Committee. This is the highest priority site for nature conservation in London and planning restrictions would apply.

Planning Policy Guidance Notes (PPG's) - the Governments Regional Planning Guidance sets broad strategic policies for land use and development in London and the South East. The strategic guidance is based on Strategic Advice provided in London by London Planning Advisory Committee (LPAC). This advice is translated into Local Authority Development Plans:

- Structure Plans - strategic policies in non metropolitan areas.
- Local Plans, waste local plans and mineral local plans - detailed development policies for non metropolitan areas.
- Unitary Development Plans - planning authorities in Greater London and metropolitan areas combine the two former functions. All development plans are required to include policies about conserving wildlife species and their habitats, the natural beauty and amenity of the land and improving the physical environment.

Sustainable Development - the Thames Gateway Planning framework aims to be based on the principles of sustainable development and recognises that "the environment is an asset vital for life and is to be passed on to future generations in the best possible condition".

Planning Policy Guidance (PPG's)
PPG 9 : 12 - protection under NNR's, SSSI's, SPA's, SAC's etc.
PPG 9 : 14, 15, 16 - nature conservation outside designated sites.
PPG 20 : 2.6 - protection of urban sites.

PPG 12 : 6.25 - environmental appraisal of plans.
PPG 23 : 1.10, 1.12 - pollution.

Site of Borough Nature Conservation Importance - important site on a Borough perspective.

Site of Local Importance - aimed chiefly at remedying severe deficiencies of locally accessible wildlife sites. Management of sites under any of the above designations should maintain and enhance their conservation value, but also encourage their enjoyment by people wherever possible.

Metropolitan Open Land (MOL) - public and private open spaces and water areas that are of strategic open space importance and which fulfill one or more of certain criteria.

Agenda 21- endorsed by the UK government at the 1992 Rio Earth Summit and sets out how all countries can work towards sustainability. Led to the production of **"Sustainable Development, the UK Strategy 1994"**. most of the actions of Agenda 21 require the active involvement of local authorities who are specifically required to initiate partnerships for sustainable development at the local level by 1996.

The Biodiversity Convention - endorsed by the Government at the 1992 summit. An agreement between countries about how to protect the diversity of species and habitats in the world. Led to the production of **"Biodiversity, the UK Action Plan 1994"** which sets out the UK's Conservation Strategy for the next 10 and 20 years.

Special Protection Areas (SPAs) - conservation measures for protection of species and migratory birds. To prevent significant environmental damage or pollution.

Bern Convention on the Conservation of European Wildlife and Natural Habitats - protection of endangered species.

Environmental Assessment (T&CP Assessment of Environmental Effects regulations 1988) - information concerning the likely environmental effects of certain projects with an effect on decisions of the Planning Department.

Wildlife and Countryside Act 1981 - four main elements in the Act for inland nature conservation:

- the management of key sites as NNR's.

- re-notification of sites as Sites of Special Scientific Interest (SSSI's).

- the maintenance of wildlife.

- species protection.

The Water Act 1989 - National Rivers Authority (NRA) are given the duty to promote nature conservation of flora and fauna on an aquatic environment to enable them to undertake works specifically for nature conservation.

Environment Protection Act 1990 - Parts 1 and 2 of the Act are along with the 1989 Water Act, the main vehicles of pollution control.

Water Resources Act 1991 & Land Drainage Act 1991 - the NRA, Internal Drainage Boards and Ministers are required to further the conservation and enhancement of natural beauty, wildlife and geological and physiographical features consistent with any enhancements relating to their functions. Any polluting discharge to surface waters will require a consent from the NRA who must comply with the standards set by various EC Directives. NRA set Water Quality Objectives for the river and set chemical and physical standards for dissolved oxygen levels and the temperature.

Transport and Works Act 1992 - imposes a duty on harbour authorities to have regard for wildlife and landscape conservation in formulating or considering any proposals to their statutory function.

The Environment Bill 1995 - will establish the Environment Agency which will be promoted to provide high quality environmental protection, it's activities, therefore, will have a profound effect on nature conservation. The Agency will be able to make fisheries byelaws for the conservation of flora and fauna dependent on an aquatic or waterside environment.

7.3 Future Development:

The construction of Chelsea harbour has increased development pressure on this area of the tidal Thames. The recent interest in waterside sites has furthermore brought all riverside areas into the public attention, it is therefore essential that these areas of fragile habitats are legally protected wherever possible, the NRA will have an important role to play alongside the Local Authority Planning Department to delineate the extent of development pressures. Education will be an important facet, in order to develop the understanding that a shingle or mud covered inter tidal site fulfills a vital role in the continued flora and fauna life of the Thames.

There are a number of sites surrounding Chelsea Creek that are under threat and which will need sensitive planning agreements for non-invasive development and positive future management.

The sites include the area opposite the power station and east of the Lot's Road bridge which is scheduled for an extension to the Chelsea Harbour site. The potential construction of a West London line railway station alongside the Creek. The site to the south of the Creek has an uncertain future, it is currently used by Chelsea Harbour Ltd. to erect a marquee for visitors.

Contained within LBH&F Unitary Development Plan however, is a proposal to construct a Riverside Walk as a part of the Countryside Commission's Thames Path Natural Trail. A cycle route has also been designated to run near Chelsea Creek.

8.0 PARTNERSHIP PROGRAMME

In order to finance the development of Chelsea Creek, the Royal Borough of Kensington and Chelsea will need to provide funding from a range of sources both public and private. The organisations listed below are potential only, in many cases there has as yet been no approach to ascertain whether funding is a possibility and in some cases organisations may be willing to provide goods or services as a 'Gift in Kind'. In addition there may be organisations who are willing to supply voluntary labour to enable construction of a park within Chelsea Creek and the contract documents will need to reflect this approach. The sources of funding are listed below and will contain organisations not so far mentioned within this report:

Public

Royal Borough of Kensington and Chelsea
London Borough of Hammersmith and Fulham
National Lottery
European Regional Development Fund
Government Office for London (SRB)
Environmental Protection Agency
English Partnerships (DLG)
Port of London Authority
British Rail
English Nature
Department of the Environment
Inner London Probation Service
Ashburnham Community Centre

Private

Groundwork Foundation
Groundwork West London
P&O / Chelsea Harbour Ltd
British Gas
London Electricity
London Transport
RBK&C Chamber of Commerce
Thames Water

Local businesses will benefit from the development of Chelsea Creek and may be approached for funding.

Voluntary Sector

London Ecology Unit
London Bat Group
London Natural History Society
London Wildlife Trust
British Trust for Conservation Volunteers (BTCV)
Kensington & Chelsea Conservation Volunteers (KCCV)
Kensington & Chelsea Action for Disability
Local Schools and youth clubs
Local housing associations

'Friends of Chelsea Creek' may be a possible approach designed to secure future management funding.

9.0 ANTICIPATED COSTS

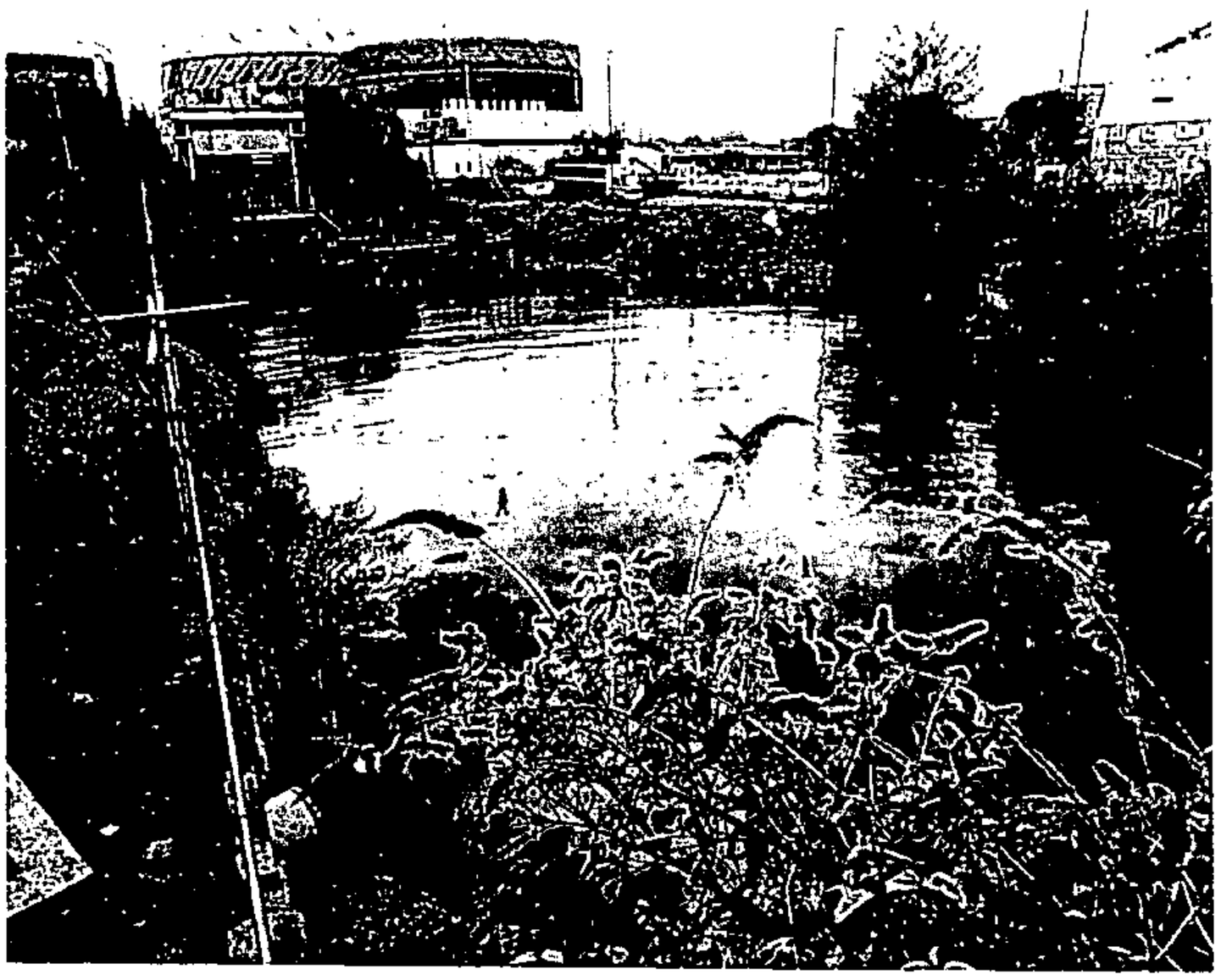
Phase 1 - 1996/1997	£
• Riverbed clearance with shore based crane	8000.00
Clearance of land debris	
• Clearance of vegetation	500.00
• Regrading	2000.00
• British Gas sluice	10000.00
Stripping and repainting	
Steel work	
New timber treads	
• Rebuild section of North wall	10000.00
• Repoint brick walling	4500.00
• Fencing on Lot's Road boundary	3000.00
• Gate	200.00
• Ornamental fencing and archway on Lot's Road boundary	12000.00
• Timber fence	15000.00
• Ornamental grille	15000.00
• Supply and place gabions	50000.00
• Construct access path and edging	10500.00
• Construct viewing platforms	15000.00
• Seating	4000.00
• Information boards	4000.00
• Construct kingfisher post	1000.00
• Stepping stone path	1500.00
• Timber meeting point	5000.00
• Steps	500.00
• Planting	
Native shrubs	30000.00
Trees	300.00
Willow wall	5000.00
• Import of topsoil	15000.00
• Administration support/Overheads, Professional Fees	23000.00
Sub - Total	**232000.00**
• Ongoing maintenance. 1997-2000	11000.00
• Contingencies	10000.00
Total	**253000.00**

10.0 Outline proposal

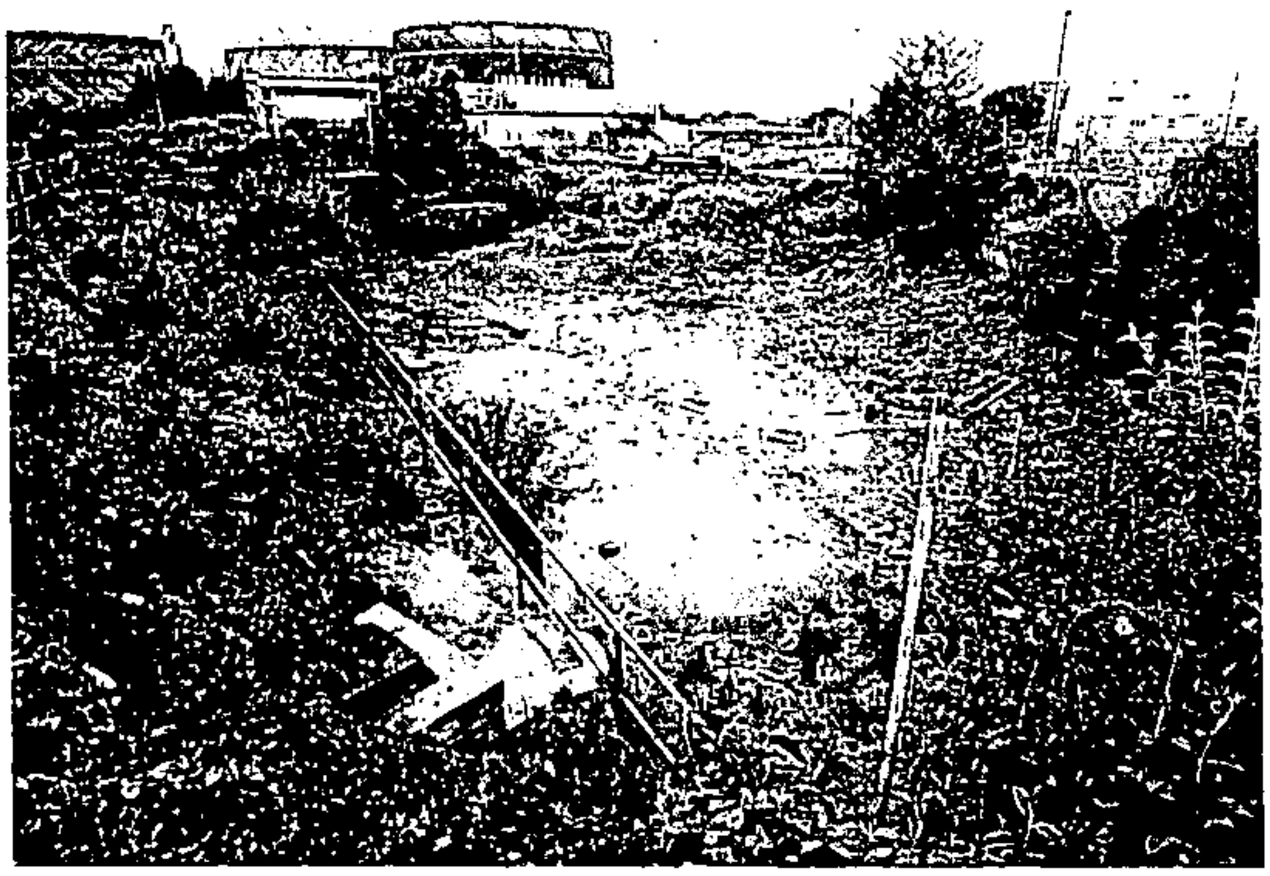
Chelsea Creek at this stage has been designed to the outline proposal stage only and will be open for discussion following submission of this document. The intention proposed by this design is to allow a range of opportunities for a variety of uses, these will include:

- fishing platform for angling in a selected area.
- riverside walkway to provide a connection to the Thames embankment and a through walking/cycling route.
- access path for internal amenity use with connections to the various aspects of the site.
- viewing points for information and sitting areas.
- educational access to allow accompanied groups only, to protect the habitats (and in particular the sensitive inter-tidal foreshore) from excessive damage and disturbance.
- access to the sluice gate providing an element of industrial archaeology.
- overall planting of native species to promote the future development of habitats.

Site Photographs



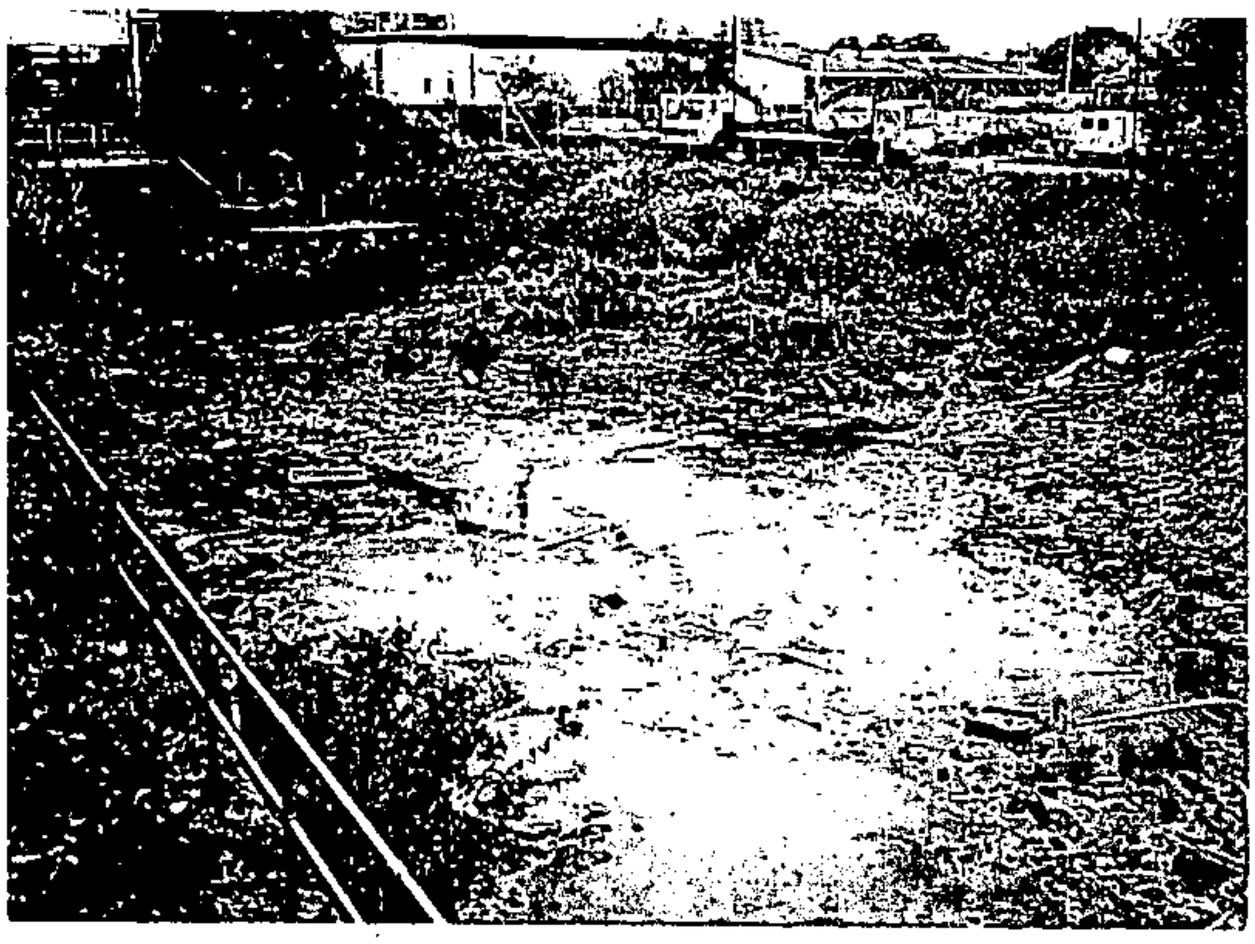
Chelsea Creek at full tide facing west from Lot's Road bridge. British Gas containers are shown adjacent to the site.



Chelsea Creek at low tide showing the extent of existing vegetation.

An aerial photograph of the Creek and it's surroundings.

The Creek at low tide looking east towards Lot's Road bridge.



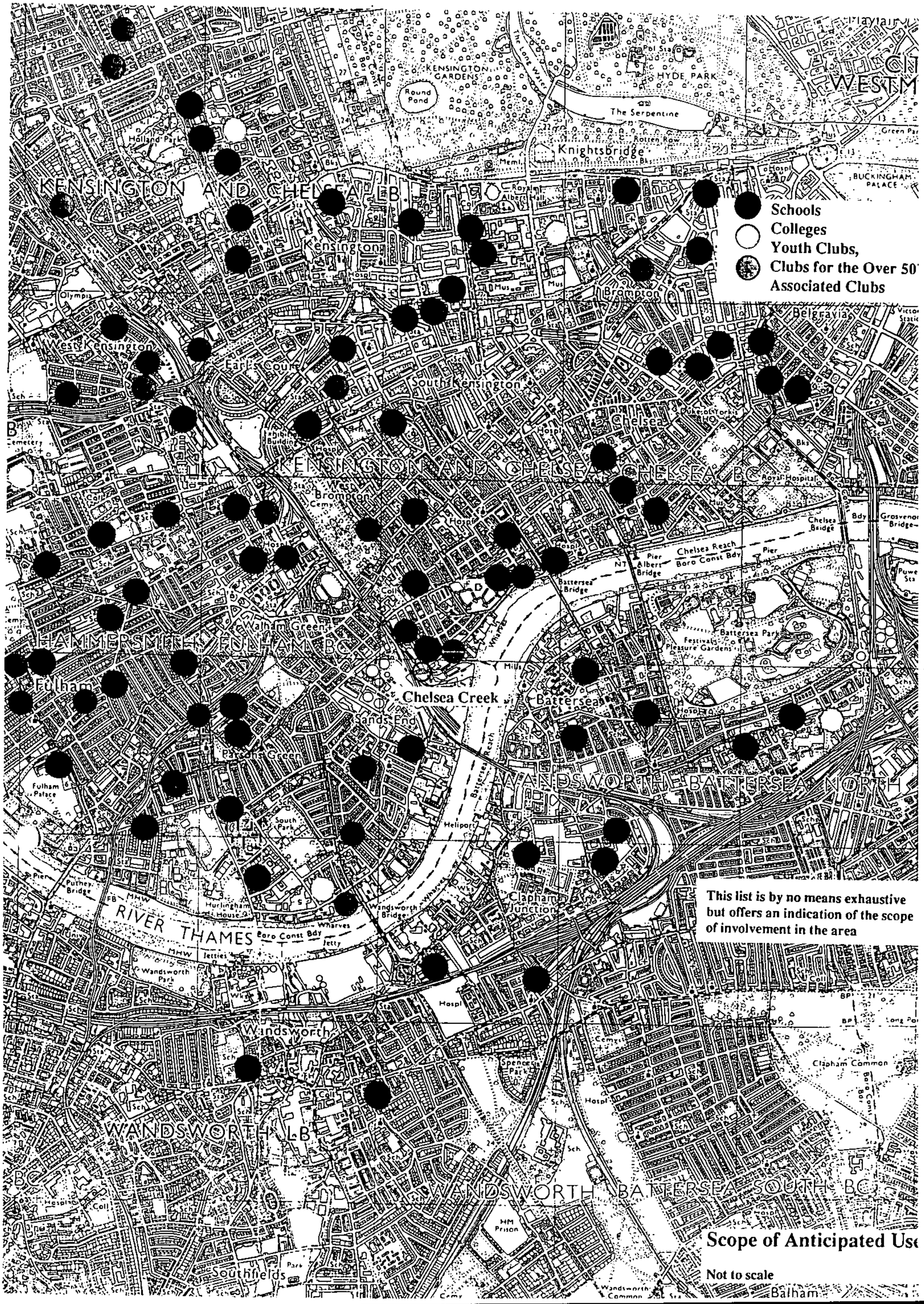
The tidal foreshore has developed a valuable habitat for flora and fauna.

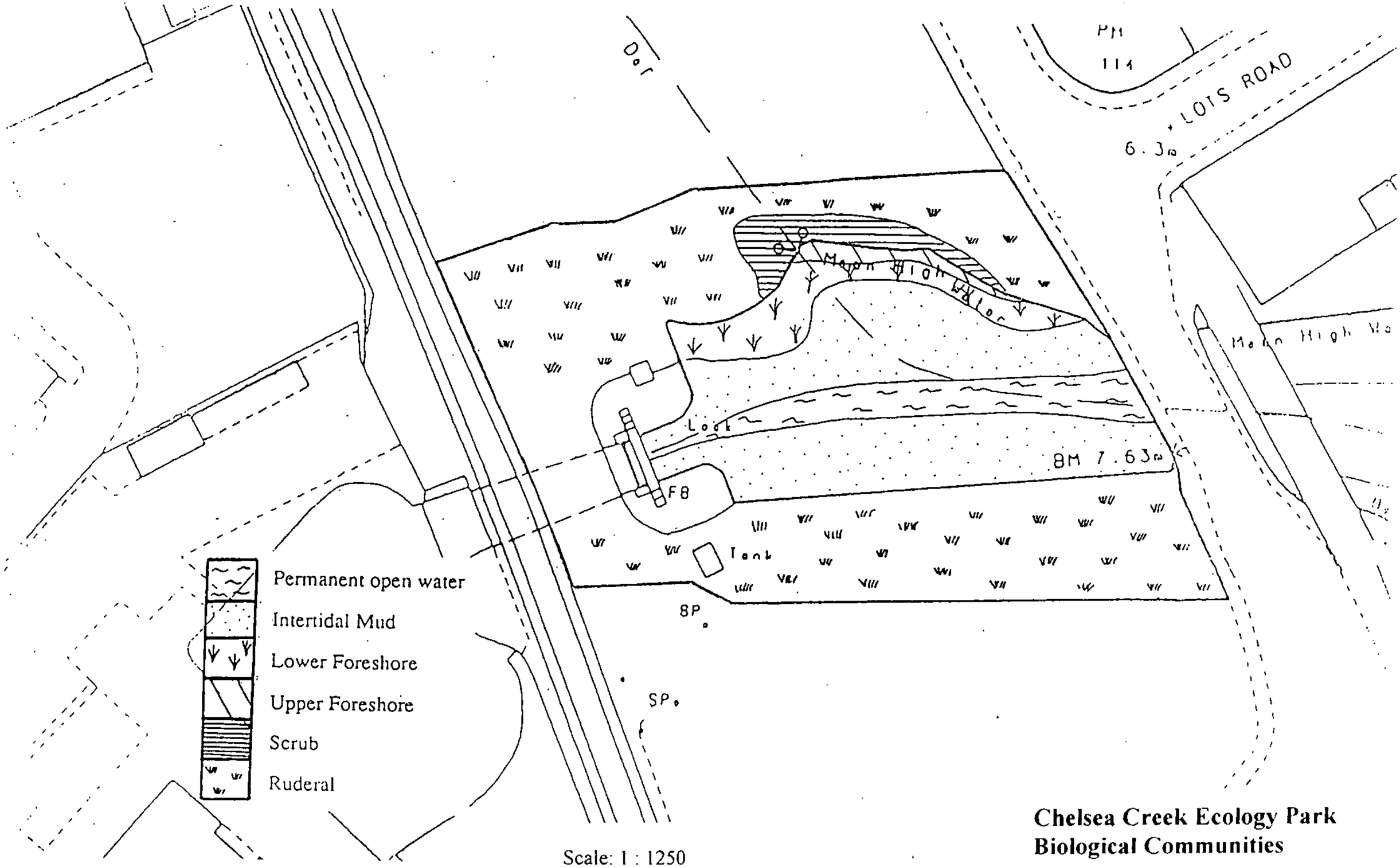
The Creek has been used as a tip for many years, it will be a major task to clean the bed of the creek.

Chelsea Creek

Site Location

Scale 1 : 25000


KENSINGTON AND CHELSEA LB
WESTM
KENSINGTON GARDENS
HYDE PARK
Round Pond
The Serpentine
Knightsbridge
BUCKINGHAM PALACE
Kensington
Olympia
West Kensington
Earl's Court
South Kensington
Brompton
Belgravia
Chelsea
KENSINGTON AND CHELSEA
CHELSEA BC
HAMMERSMITH AND FULHAM BC
Fulham
Chelsea Creek
Battersea
Sands End
Parsons Green
Fulham Palace
WANDSWORTH
BATTERSEA NORTH
RIVER THAMES
Wandsworth
Clapham Junction
Clapham Common
WANDSWORTH LB
WANDSWORTH BATTERSEA SOUTH BC
Southfields
Balham
Schools
Colleges
Youth Clubs,
Clubs for the Over 50
Associated Clubs
This list is by no means exhaustive but offers an indication of the scope of involvement in the area
Scope of Anticipated Use
Not to scale



Scale: 1 : 1250

Chelsea Creek Ecology Park
Biological Communities

Hammersmith & Fulham
Serving our Community

Environment

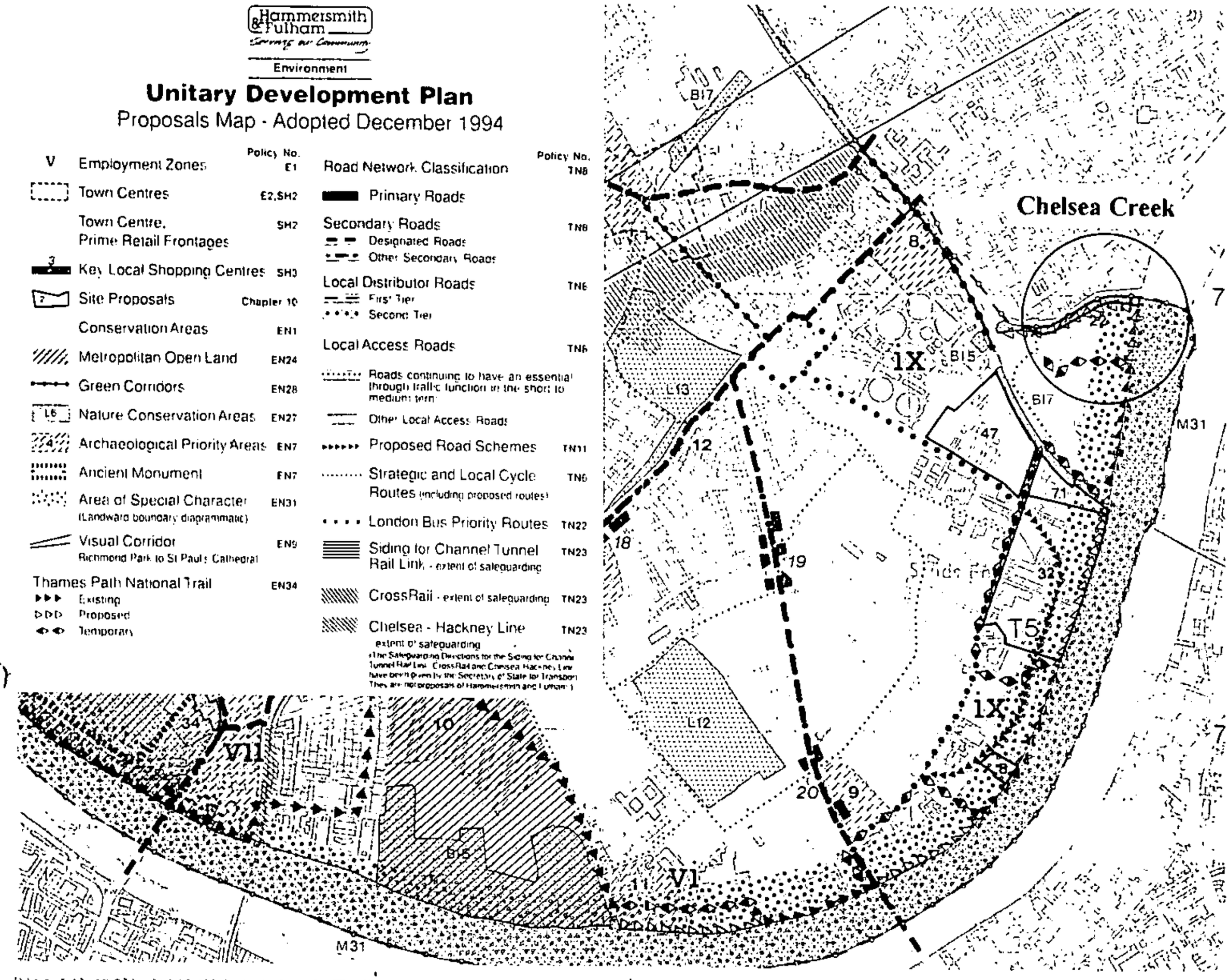
Unitary Development Plan

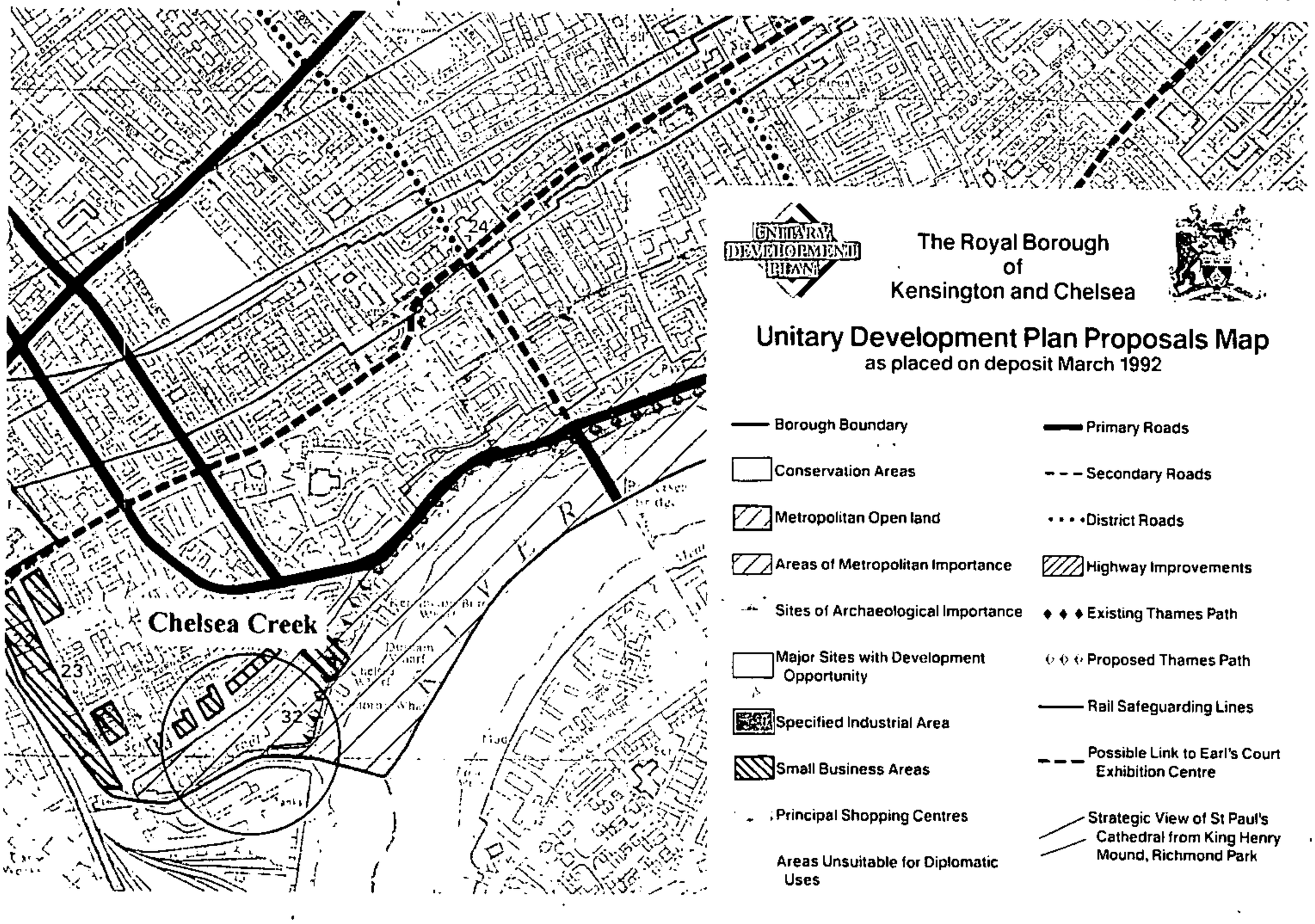
Proposals Map - Adopted December 1994

		Policy No.
V	Employment Zones	E1
	Town Centres	E2,SH2
	Town Centre, Prime Retail Frontages	SH2
3	Key Local Shopping Centres	SH3
7	Site Proposals	Chapter 10
	Conservation Areas	EN1
	Metropolitan Open Land	EN24
	Green Corridors	EN28
L6	Nature Conservation Areas	EN27
4	Archaeological Priority Areas	EN7
	Ancient Monument	EN7
	Area of Special Character (Landward boundary diagrammatic)	EN31
	Visual Corridor Richmond Park to St Paul's Cathedral	EN9
	Thames Path National Trail	EN34
	▸▸▸ Existing	
	▷▷▷ Proposed	
	◂▸◂▸ Temporary	

		Policy No.
	Road Network Classification	TN8
	Primary Roads	
	Secondary Roads	TN8
	Designated Roads	
	Other Secondary Roads	
	Local Distributor Roads	TN8
	First Tier	
	Second Tier	
	Local Access Roads	TN8
	Roads continuing to have an essential through traffic function in the short to medium term	
	Other Local Access Roads	
	Proposed Road Schemes	TN11
	Strategic and Local Cycle Routes (including proposed routes)	TN6
	London Bus Priority Routes	TN22
	Siding for Channel Tunnel Rail Link - extent of safeguarding	TN23
	CrossRail - extent of safeguarding	TN23
	Chelsea - Hackney Line extent of safeguarding	TN23

* The Safeguarding Directions for the Siding for Channel Tunnel Rail Link, CrossRail and Chelsea-Hackney Line have been given by the Secretary of State for Transport. They are not proposals of Hammersmith and Fulham.





UNITARY DEVELOPMENT PLAN

The Royal Borough of Kensington and Chelsea

Unitary Development Plan Proposals Map

as placed on deposit March 1992

- Borough Boundary
- Conservation Areas
- Metropolitan Open land
- Areas of Metropolitan Importance
- Sites of Archaeological Importance
- Major Sites with Development Opportunity
- Specified Industrial Area
- Small Business Areas
- Principal Shopping Centres
- Areas Unsuitable for Diplomatic Uses
- Primary Roads
- Secondary Roads
- District Roads
- Highway Improvements
- Existing Thames Path
- Proposed Thames Path
- Rail Safeguarding Lines
- Possible Link to Earl's Court Exhibition Centre
- Strategic View of St Paul's Cathedral from King Henry Mound, Richmond Park

Low aircraft

Car depot-noisy with much activity

Concrete wall disintegrating

Brick parapet in poor repair

Security fence

Alder growing in wall

New fence to allow selected views of Cree

Debris in bed of Creek

Wall disintegrating

Concrete wall with timber piles

Lower brick parapet on bridge to open up vista into Creek

Lot's Road bridge

Old fence to be removed

Alder growing in wall

Steel pile retainers

Flotsam

Timber treads to be reinstated, barrier unsafe

New steel fence

Tank/outflow

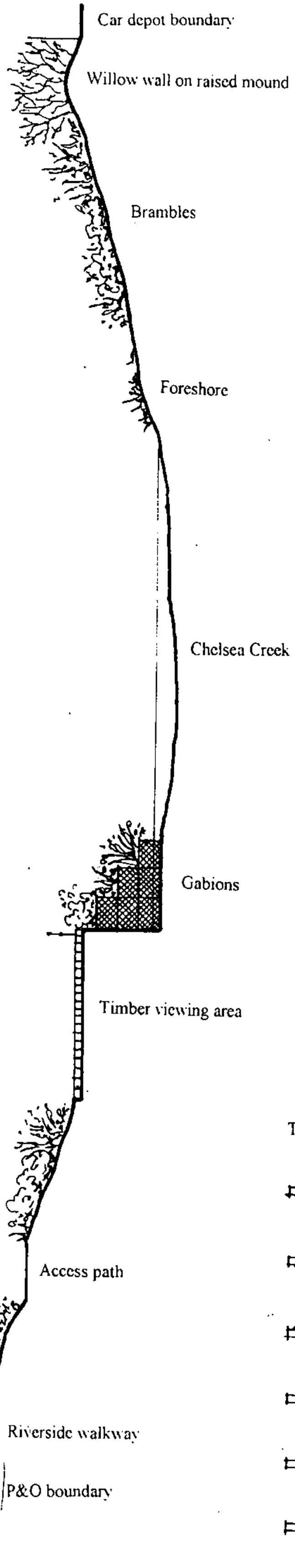
British Gas

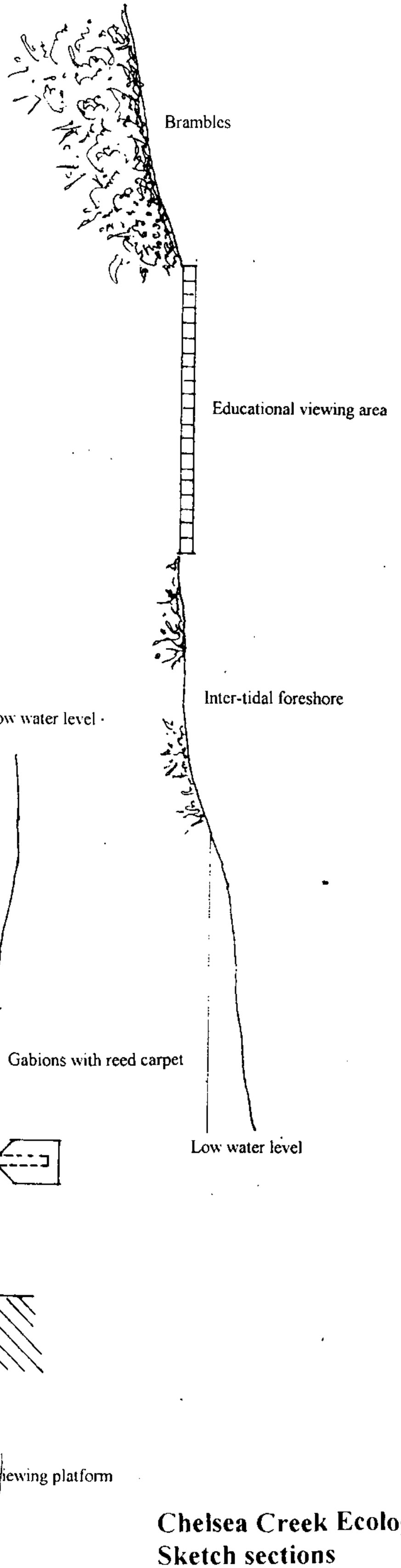
West London Railway Line

Chelsea Harbour

Visual Assessment

Scale: 1 . 1250





Chelsea Creek Ecology Park
Sketch sections

Lot's Road
RBK&C car pound
Limited access only
Native shrubs & trees
Gabions on 3 levels with reed & native shrub carpet
Information board
Timber viewing point
Fence
Seating
Timber fishing platform
Chelsea Creek
Interpretation board
Power Station
Lot's Road bridge
Sluice
Picnic area
Gabions on 3 levels with reed & native shrub carpet
Interpretation board
Timber viewing point
Seating
Fencing
Log and seating
Grass ramp
Riverside walkway/footpath
Ornamental fence
Chelsea Harbour
P&O boundary
Royal Borough of Kensington & Chelsea
Chelsea Creek Ecology Park
Chelsea Creek - sketch proposals

01/11

Sheehan, Aine: PC-Plan

From: Prout, David: PC-Plan

Sent: 09 October 2007 09:49

To: 'davidbeynon@hwpg.com'

Cc: Doolan, Ian: CP-Fin; Slader, Georgina: PC-Plan; Coey, Bruce: PC-Plan; Burrage, Geoff: TELS-HwayTraf; Titcombe, Heidi: CP-Legal; Burford, Tom: FCS-GrpSvc; Flanagan, Michael: CP-Fin; Sheehan, Aine: PC-Plan; 'HayleyMuirden@hwpg.com'

Subject: Re-sent - Lots Road Development - one extra action point

David – sorry, I forgot the first action point, which I have added below. D

Dear David,

Further to our telephone conversation this morning I confirm the following:

- you would amend the landscaping proposals (your letter to me of 21 August) for Chelsea Basin to exclude public access to the edge of the Basin;
- acquisition of Chelsea Creek – you will speak to Ian Doolan;
- construction of the temporary bridge – you will speak to Ian Doolan;
- notice to residents – you kindly offered to send me a copy of what you are circulating;
- meeting to discuss progress – I agreed to find an appropriate time in the next two weeks. I would propose to invite our planners, highways people and lawyers. In addition you said it would be useful to have an update on the programme for the Academy. I will try and secure the attendance of the programme manager.

The aim of the meeting will not be to conduct detailed negotiations – but to touch base on the outstanding actions required. My PA, Aine Sheehan, will be in touch with yours to arrange a time.

David Prout
Executive Director
Planning and Borough Development
Royal Borough of Kensington and Chelsea
Rm 323, Town Hall
Hornton Street
London W8 7NX

Tel: 020 7361 2944
Fax: 020 7361 3463

Sheehan, Aine: PC-Plan

From: Doolan, Ian: CP-Fin
Sent: 08 October 2007 18:58
To: Prout, David: PC-Plan; Slader, Georgina: PC-Plan
Cc: Coey, Bruce: PC-Plan; Beauchamp, Sue: CP-Fin; Sheehan, Aine: PC-Plan
Subject: RE: Chelsea Creek - Ian Doolan

David,

I just wanted to make our position as landowner absolutely clear. The Council will either grant a license or sell freehold that part of the creek below the bridge on the condition that they discharge the landscaping condition **(with or without public access being permitted)** together with an on-going maintenance liability for a minimum of 125 years in the case of a license being granted.

The Council will grant a licence only on the basin above the bridge so that they can discharge the landscaping condition **(without public access being permitted)** together with an on-going maintenance liability for 125 years subject to the Council being able to terminate it during the term i.e. the only difference is that we do not want to sell the freehold of the basin and we do not want public access – their landscape design for the basin should not contain any facilities to enable general public access although I accept there must be some provision in the design to allow for an emergency landing of a dinghy or canoe.

Incidentally, the lock gates on the western side of the creek are not included in our ownership and appear to be excluded from their design. I have no interest as landowner in ascetics but they will look like even more of a blot on the landscape than they do already in the event that the basin is renovated.

If you wish to discuss more please ring

Regards

Ian

From: Prout, David: PC-Plan
Sent: 08 October 2007 18:02
To: Slader, Georgina: PC-Plan
Cc: Coey, Bruce: PC-Plan; Doolan, Ian: CP-Fin; Beauchamp, Sue: CP-Fin; Sheehan, Aine: PC-Plan
Subject: RE: Chelsea Creek - Ian Doolan

Georgie,

Thanks for this.

I obviously haven't explained myself properly. The Council wants Circadian to amend their application to discharge the landscaping condition to delete the proposals for the Basin. Circadian do not own that land and there is no prospect that the Council will reach agreement for them to provide public access to it.

I am speaking to Circadian tomorrow and will ask them to amend their application. We should not determine

the application with regard to landscaping until we have received that amendment.

Ian Doolan – I understand the above reflects your position as the land owner. But it would be very useful to receive your strong objections in writing.

Áine – please b/f for 15 October.

David Prout
Executive Director
Planning and Borough Development
Royal Borough of Kensington and Chelsea
Rm 323, Town Hall
Hornton Street
London W8 7NX

Tel: 020 7361 2944
Fax: 020 7361 3463

From: Slader, Georgina: PC-Plan
Sent: 08 October 2007 12:54
To: Prout, David: PC-Plan
Cc: Sheehan, Aine: PC-Plan
Subject: Chelsea Creek - Ian Doolan

David,

I have spoken to Ian Doolan (ID). He has not written/spoken to Circadian.

Whilst talking he identified the two areas he has been involved with to date:

1) The Bailey bridge – The Bailey bridge is permitted development for the duration of the construction although Circadian will need to apply for a license from the Council. ID is considering what the value of the license is. The need for the bridge could be used as a ransom position re: money for the council or as potential leverage in negotiation over other matters.
2) I understand ID has presented to Cabinet the opportunity of selling the Creek (excluding the basin) to Circadian (price: £1,000,000). Cabinet rejected the proposal on the grounds the sale might be premature and that the sale price could increase further in response to a buoyant housing market.

I'm drafting at present the Council's response to DP9's letter regarding the Bailey Bridge, confirming it is permitted development. In the letter I'm also confirming that the information submitted in relation to the landscaping condition is acceptable and the condition is discharged (Angus Morrison has confirmed he is satisfied the proposed treatment is acceptable).

Regards

Georgina Slader
Planning and Conservation
Telephone 020 7361 2664

Creek - Basin

Slader, Georgina: PC-Plan

From: DavidBeynon@hwpg.com
Sent: 12 October 2007 17:19
To: Prout, David: PC-Plan
Cc: Doolan, Ian: CP-Fin; Slader, Georgina: PC-Plan; Coey, Bruce: PC-Plan; HayleyMuirden@hwpg.com
Subject: RE: Lots Road Development
Attachments: Creek Design Principles TOWN352(08)600 R02.pdf; LR-LeafletArea.pdf; Lots Road News Issue 1 DRAFT v2.pdf

Dear David

I am pleased that we were able to briefly touch on the matters you have recorded in your email below. I thought it was a helpful conversation.

Thank you for so quickly setting up the meeting on 1st November at 12.00 in your offices. I am sure that will be productive and clear a lot of the issues that are facing us as we prepare to get going with the preparatory works at site.

For my part, please find attached a revised version of the Chelsea Creek Design Commitments that I sent to you a few weeks ago. The landscape architect has removed the indicated public access to the Chelsea Basin which I understand you have been advised is a potential problem. If the amendments correctly address your areas of concern, would you please let me know and I will then get copies printed and issued to you.

I also attach a newsletter that our contractor who will be carrying out the plant removal, decontamination and demolition of ancillary buildings, will be issuing to local residents in the area indicated on the map also attached. We are in the process of setting up an information website but straightaway the public will have mobile phone numbers to contact in the event of any queries. Brown and Mason take possession of the site on Monday 15 October. The newsletter will be distributed over the weekend, hopefully, or on Monday at the latest.

Regarding acquisition of the Creek and the need for any licence to oversail it, Ian Doolan and I have missed each other's calls during the week but trust we will do better next week.

Regards
David Beynon

From: David.Prout@rbkc.gov.uk [mailto:David.Prout@rbkc.gov.uk]
Sent: 09 October 2007 09:42
To: David Beynon (HWPEL - Senior Project Manager)
Cc: Ian.Doolan@rbkc.gov.uk; Georgina.Slader@rbkc.gov.uk; Bruce.Coey@rbkc.gov.uk; Geoff.Burrage@rbkc.gov.uk; Heidi.Titcombe@rbkc.gov.uk; Tom.Burford@rbkc.gov.uk; Michael.Flanagan@rbkc.gov.uk; Aine.Sheehan@rbkc.gov.uk; Hayley Muirden (HWPEL - Team Secretary)
Subject: Lots Road Development

Dear David,

Further to our telephone conversation this morning I confirm the following:

- acquisition of Chelsea Creek – you will speak to Ian Doolan;
- construction of the temporary bridge – you will speak to Ian Doolan;
- notice to residents – you kindly offered to send me a copy of what you are circulating;
- meeting to discuss progress – I agreed to find an appropriate time in the next two weeks. I would

propose to invite our planners, highways people and lawyers. In addition you said it would be useful to have an update on the programme for the Academy. I will try and secure the attendance of the programme manager.

The aim of the meeting will not be to conduct detailed negotiations – but to touch base on the outstanding actions required. My PA, Aine Sheehan, will be in touch with yours to arrange a time.

David Prout
Executive Director
Planning and Borough Development
Royal Borough of Kensington and Chelsea
Rm 323, Town Hall
Hornton Street
London W8 7NX

Tel: 020 7361 2944
Fax: 020 7361 3463

Slader, Georgina: PC-Plan

From: Lovell, Saskie: TELS-WasteLeis
Sent: 30 September 2008 16:49
To: Slader, Georgina: PC-Plan
Subject: RE: Chelsea Creek

Thanks Georgina,

It does make sense, and ultimately I am happy with the documentation. I would like Conditions 7 and 9 to be discharged.

However, in terms of covenant 49.1 and condition 12, a management plan that incorporates the legal agreement management plan, the management plans produced by Middlemarch, plus amendments in response to submitted comments, and identifies who is responsible for carrying out the work, must be submitted to R.B.K.C. From a practical point of view we need a management plan to be clear and functional. Therefore roles and responsibilities need to be clearly defined. This new document would then need to be submitted by ourselves to Hammersmith and Fulham for comment. Hammersmith's input is important as we cannot be managing with different goals in mind. Once I receive this document I will do my utmost to ensure we get rapid responses.

Once this has been carried out and any comments from Hammersmith have been addressed I see no reason why condition 12 cannot be discharged.

Please let me know if you think this is reasonable, or if you see that we could address this in a different way. I'll put it all in a memo once I've heard back from you.

Kind regards
Saskie

From: Slader, Georgina: PC-Plan
Sent: 30 September 2008 15:16
To: Lovell, Saskie: TELS-WasteLeis
Subject: RE: Chelsea Creek

See below....

Georgina Slader
Planning and Conservation
Telephone 020 7361 2664

From: Lovell, Saskie: TELS-WasteLeis
Sent: 30 September 2008 14:38
To: Slader, Georgina: PC-Plan
Subject: Chelsea Creek

Hi Georgina,

I'm going through the documentation for Lots Road, Chelsea Creek.

I just want to confirm a couple of things – I'm not exactly up to speed on the planning process and now I seem to have confused myself!

1) Is it just Conditions 7,9 and 12 you need to be discharged in terms of ecology? Yes, condition 11 relates to tidal storage volumes which EA have signed off.
2) I'm a little concerned that if I discharge condition 12, there will be little scope to change the management plan in terms of clause 49.1. If this is the case do I need to request that Middlemarch produce an amended management plans for both the 'Chelsea Basin' and the 'Habitats within development site' which incorporates the responses and amendments to the plans (both management plans were submitted 7th August 2007 prior to amendments to the plans and comments from Jennifer)? Would I then need comments / approval from Hammersmith and Fulham? I know you said to keep the conditions separate from the management plan issue but its seems that condition 12 directly relates to its management. Ok potentially I agree, however; does the information submitted in relation to Condition 12 meet the requirements of the wording for Condition 12 (see below)? The legal agreement only requires documentation to be submitted and agreed which sets out the 'maintenance regime for the Chelsea Creek'. i.e. it should not go into the detail of what is to be built out/planted etc, this is agreed as part of Condition 12.

So Condition 12 should clearly include the details of the **construction and subsequent maintenance** of the 1) inter-tidal terraces, 2) of the marginal and aquatic species 3), location and design of mooring posts, boat-landing and access facilities and 4), health and safety measures to be provided. The condition also notes that a programme for implementation of each these matters shall be set out and agreed. The 'subsequent maintenance' should relate what's required to maintain each of the numbered items. I guess the maintenance regime, required in the legal agreement, sets out who will do and how often and I suspect can reiterate in more detail that agreed in condition 12.

Does this make sense?

Kind regards,

Saskie Lovell (MIEEM, AIEMA)
Ecology Service Manager
Royal Borough of Kensington and Chelsea
Phone: 020 7938 8185

Holland Park Ecology Centre, The Old Stable Yard, Ilchester Place, London W8 6LU

Slader, Georgina: PC-Plan

From: Lovell, Saskie: TELS-WasteLeis
Sent: 06 October 2008 14:18
To: Slader, Georgina: PC-Plan
Cc: Maclaurin, Barrie: TELS-WasteLeis
Subject: Lots Road. Conditions 7, 9, 12, - Planning permission ref: PP/02/01324
Attachments: Options_7_9_12_6Oct08_sl.doc

Hi Georgina,

Please find attached my response to the discharge of conditions 7, 9, 12.

It's unfortunate that some of these consultation issues were not identified sooner, however we do not want to encounter problems in the future and ultimately we want to see in the future a healthy habitat which is being managed effectively.

Once the actions stated in my response are completed I see no reason why the conditions cannot be discharged.

Kind regards,

Saskie Lovell (MIEEM, AIEMA)
Ecology Service Manager
Royal Borough of Kensington and Chelsea
Phone: 020 7938 8185

Holland Park Ecology Centre, The Old Stable Yard, Ilchester Place, London W8 6LU

WASTE MANAGEMENT AND LEISURE
INTERNAL MEMORANDUM

TO:	Georgina Slader	**ROOM NO:**	325, Kensington Town Hall
CC:	Barrie Maclaurin		
FROM:	Saskie Lovell	**ROOM NO:**	Ecology Centre
TELEPHONE:	0207 938 8185	**FAX:**	
EMAIL:	Saskie.lovell@rbkc.gov.uk		
DATE:	6th October 2008	**REF:**	Planning permission ref: PP/02/01324
SUBJECT:	Lots Road. Conditions 7, 9, 12,		

Dear Georgina

I confirm that the details submitted by DP9 on the 10th December 2007, in conjunction with the Chelsea Basin Management Plan and the Habitats within development site management plans by Middlemarch Environmental, submitted on 7th August 2007, have been reviewed.

In order for conditions 7, 9 and 12 to be discharged by the Ecology Service off the following must be carried:

1. A revised management plan which incorporates the legal agreement management plan (Schedule 5), the management plans produced by Middlemarch (dated July 2007), amendments in response to submitted comments (dated 06/12/07 and 08/12/07) and clearly states which organisation is responsible for carrying out the work specified, must be prepared. It is recommended that the consultation process with the Environment Agency, R.B.K.C. Ecology Service and any other professional organisations be documented in this revised management plan.

2. In terms of covenant 49.1 the revised management plan must be submitted by Planning, to Hammersmith and Fulham for comment.

3. Chelsea Creek forms part of the Tidal Thames Site of Nature Conservation Importance (SNCI) of Metropolitan Importance. Therefore, the above management plan needs to be submitted for comment to the Greater London Authority (GLA) and the Port of London Authority (PLA).

4. Comments from Hammersmith and Fulham, GLA and PLA must be addressed and incorporated into the revised management plan.

5. This revised management plan and a summary of the consultation with Hammersmith and Fulham, GLA and PLA would then need to be submitted to the Ecology Service.

Once the above steps have been completed to the satisfaction of the Ecology Service we will look forward to discharging conditions 7, 9 and 12 of planning permission PP/02/01324.

Yours sincerely,

Saskie Lovell (MIEEM, AIEMA)
Ecology Service Manager

Slader, Georgina: PC-Plan

From: O'Riley, Jennifer: TELS-WasteLeis
Sent: 29 October 2007 14:46
To: Slader, Georgina: PC-Plan
Subject: FW: chelsea creek development
Attachments: salinity.bmp; Fully Structurally Engineered but Ecologically Enhanced Designs.doc

Hi Georgie

More details from the Environment Agency to clarify their position.

How are things going?

Jen

From: Barton, Emma [mailto:bartoe.Abbeywood1.TH@environment-agency.gov.uk]
Sent: 26 October 2007 17:01
To: O'Riley, Jennifer: TELS-WasteLeis
Cc: Hanniffy, Ruth
Subject: FW: chelsea creek development

Hi Jennifer,

Apologies for the amount of time it has taken to get back to you, as Ruth said, we wanted to make sure we consulted with our colleagues in water quality and conservation before replying.

Our issues with the planting originate from the salinity data we have taken from the Automatic Water Quality Monitoring Station at Cadogan Pier at TQ2750077602 which is very close to the Chelsea Creek development. I have attached a sample of this data to this email. The data shows that at high tide the salinity can often be 10g/l or higher (on the y-axis of the graph 5000 is approx 10g/l), which is about a third strength seawater. High water is the portion of the tide which is likely to inundate the planted terraces, as shown on the drawings as Neap Tide High Water and Spring Tide High Water levels. I think it is likely that the plants shown on the Materials Booklet (TOWN352(08)300 RO1) on the Low Marsh Terrace are predominantly freshwater plants and may not withstand the salinities in the creek at high water, so we would like the applicant to demonstrate that the plants have been grown, and therefore would survive, in this environment.

We also have some concerns about the design of the terraces themselves. The structure is mainly made up of gabion baskets which, in our experience, may not silt up as well as is needed to sustain a plant community. If gabions are to be used, their life expectancy would be increased by hand-packing (which will also increase siltation) and the wires should be treated. Geotextile matting or coir matting within the terracing may also give a temporary substrate for planting and increase siltation, if firmly attached! The gabions could be used as a front wall for the terrace with a backfilled substrate area behind, rather than using the gabions as terraces themselves. Alternatively, wooden walls could be created and backfilled behind to create the terraces. I have attached part of some guidance we are producing, which is currently in draft form, which may help explain.

I hope this answers your questions, please drop either myself or Ruth a line if you need anything else!

Kind regards

Emma.

29/10/2007

Emma Barton
Environment Officer (Fisheries Technical)
(Middle Tidal Thames, Ravensbourne, Quaggy & Pool)
South East Area
Environment Agency
Thames Region

Telephone: 0208 310 5500 Fax: 0208 311 9778

Email: emma.barton@environment-agency.gov.uk

From: O'Riley, Jennifer: TELS-WasteLeis
Sent: 16 October 2007 13:28
To: 'ruth.hannify@environment-agency.gov.uk'; 'emma.barton@environment-agency.gov.uk'
Subject: chelsea creek development

Dear Ruth and Emma

I am the RB Kensington and Chelsea ecology manager and occasionally advise our planning department on ecological impacts. I was given your names by Anna Scott and I'm writing to follow up your comments on the Lots Road/ Chelsea Creek planning application. It would be useful to have further details of some of your points regarding the design of terraces and the planting scheme.

I hadn't picked up on the issues you raise and I'd like to get a clearer picture of your preference for the terrace design, and whether you feel their rationale for choosing the plants they have is faulty. In the document I have (Input by Middlemarch Environmental) they have concluded that this area of the Thames is predominantly fresh and the current plant communities in the creek are dominated by freshwater species. However I don't have access to any data on the water quality and would appreciate any further information or thoughts you may have.

I would be grateful to discuss this on the phone (I don't have your number though) or if you could email back with anything you have.

Thanks and best regards

Jennifer O'Riley

Ecology Service Manager
Holland Park Ecology Centre
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29/10/2007

Fully Structurally Engineered but Ecologically Enhanced Designs

In locations where there is not room for a more gentle slope and a steep or near vertical solution is required, where the potential hydrodynamic forces in a storm are such that bioengineered solutions could not be relied upon, habitat can still be created, by essentially establishing plant communities on 'ledges' on or between hard engineered walls. The key point to make about such river edge designs is that flood risk management does not ultimately rely on the integrity of the plant communities.

7.1 Structurally Defined Vegetated Terraces

The first option is to create some form of terrace between hard engineered elements. The nature of this will depend on many factors. The more limited the space available, the steeper the terrace will need to be. The steeper the terrace the larger the particle size distribution required for a slope that does not have additional biotechnically engineered reinforcement. Such steep slopes with cobbles and large gravel may not be suitable for growing intertidal plants, but may still provide many refuges for invertebrates of the river edge. Where slopes of around 1:7 or less are achievable, terraces in which the substrate is stabilised solely by higher plant vegetation may be established fairly readily in the intertidal zone.

Examples of this are shown in Case Study 6, which illustrates different types of terrace arrangement on the Greenwich Peninsula in London (these terraces having been first established 1999). This example is also provided in the main Developer's Guidance as Case Study 2.2.1, but is revisited here in further detail.

The example shows how terraces can be formed between various concrete retaining walls (some supported by wall anchors and others acting as simple gravity walls or cantilevers) and gabion baskets. The overall flood risk management functionality depends on these hard engineered elements. Substrate can then be installed on a **geotextile mat** in between the hard engineering features. The substrate should be carefully graded and selected, based on examination of the local foreshore and from precedent study to be stable in that location.

Where space permits a **continuous sloping beach profile at a stable angle of repose** between the new retreated flood defence wall and the truncated, capped remnant of the former wall. Such an installations may have considerable value for intertidal and littoral fringe invertebrates. This is illustrated in the fist example in Case Study 6(1), which also shows how dense **natural colonisation** (in this case of Sea Aster) can occur as long as finished levels are correct. However, where plants did not establish well it was found that finished levels were lower than in the design drawing and outside the optimal saltmarsh growth zone. This example clearly illustrates the critical importance of finished levels matching the design to within a few centimetres.

In Case Study 6 (2), simple stepped terrace were created with gabions. Locally, at the highest tidal levels, wooden palisade was used to create the terrace, a technique also illustrated in Case Study 8 at the River Roding Mill Pool in a more protected location. Case Study 6(2) also illustrates some of the issues relating to terrace substrate stabilisation using **coir matting** before planting (see Figure 33). It is possible that the coir matting may help to retain the material in severe storms prior to natural sorting

and packing of infill material. If, however, the matting is not perfectly firmly installed it may lift. Any plants planted early through the matting may then (as in the example) simply be ripped out of location and lost, necessitating replanting. It may be best in such cases to allow the revetment to reach a stable equilibrium under such matting, and then later either leave the matting in place or remove it (if there is no accretion above it) and plant the terrace.

One drawback with a stepped terrace form is that flat fish such as Flounder and some other fish such as adult Common Goby appear reluctant to cross up and over submerged terrace steps, and hence cannot access this valuable habitat in any number. A possible solution is to ensure that terraces are sloping in two planes so that there is some point along the profile where the terrace height falls to zero to permit such species/ages of fish to move onto the terrace. This sort of design is illustrated in Case Study 6(3).

Plants are best installed in the early spring when they are growing, but from pre-grown stock, so that they can survive the tidal forces. Case Studies 6 (1) and (3) show the value of using **pot-grown two year old container-grown Common Reeds** (see Figure 33).

In some cases it may be considered valuable to install a **pre-planted coir pallet** as in the example in Case Study 7. This can help promote good early establishment of appropriate plant species especially at higher tidal levels. It should be noted that the quality and handling of the pallet and plant establishment within it can be very important in ensuring success. Case Study 6 also illustrates the problem of over-dominance of one species (e.g. Common Reed). If this is not desired, then **rhizome barriers** should be included in the substrate. In Case Study 7 features to deter damage of the new plants by grazing geese might have been useful.

Case Study 7 also illustrates, however, the problems that may arise due to sub-optimal specification and implementation. In this example, fine sediment deposition and the site was on the outer bank of a meander. As a precaution against erosion the decision was taken to contain the terrace growth and habitat substrate within study **gabion mattresses** closed over the pre-planted coir pallets. Installation, however, of substrate of smaller particle size than the gabion mesh is ill-advised as washout may occur, even if the substrate is covered by a planted coir matting. Had the gabions been carefully packed with larger sized material, the plants would very probably have taken root. Other problems experienced in this example including the deposition of flotsam and jetsam during establishment, which might be avoided through the careful siting of litter barges during the establishment period, and/or regular monitoring and litter collection visits during this phase.

These examples shows the critical importance both of correct specification and implementation and post implementation management, without which costly remediation may be required.

Slader, Georgina: PC-Plan

From: O'Riley, Jennifer: TELS-WasteLeis
Sent: 19 October 2007 15:19
To: Slader, Georgina: PC-Plan
Subject: RE: Lots Road - Discharge of Conditions
Attachments: chelsea creek ecology oct 07.doc

Hi Georgie

It has been a bit trickier to get this together than I thought. Anyway I hope this is useful for now and I will follow up the outstanding points as soon as I can.

I've put my questions and notes in a table to make it easier to keep track of the different issues. I also tried to write a paragraph for your letter as requested, but you will see it came out much longer than a paragraph. Please edit it if you can prioritise the outstanding issues, but I think eventually it will be necessary to sit down with them to talk through all the details.

I have contacted the Environment Agency to clarify their objections but as yet had no reply from Ruth Hanniffy who is the relevant nature conservation officer.

That's all I have for now, let me know if you have any questions otherwise I'll catch up when things progress.

Have a great weekend
jen

From: Slader, Georgina: PC-Plan
Sent: 10 October 2007 14:20
To: Brown, Rebecca: HHASC-EnvHlth; O'Riley, Jennifer: TELS-WasteLeis; Morrison, Angus: PC-Plan
Subject: FW: Lots Road - Discharge of Conditions

Please attached a letter I have received from the Environment Agency regarding the information submitted to discharge the conditions.

Specifically it identifies matters in relation to the Creek, the Riverside Walk and Contamination.

Angus – please can you see her note re: condition 7. Do you wish to comment further re: your observations?

Kind regards
Georgie

Georgina Slader
Planning and Conservation
Telephone 020 7361 2664

From: Scott, Anna [mailto:anna.scott@environment-agency.gov.uk]

Sent: 10 October 2007 14:06
To: Slader, Georgina: PC-Plan
Cc: Jane Pitten
Subject: Lots Road - Discharge of Conditions

Hi Georgina

Please find attached our formal response for the discharge of conditions for Lots Road Power Station. A hard copy will follow in the post but is likely to be delayed as a result of the recent strike action.

Kind Regards

Anna Scott
Major Projects Officer
Planning Liaison - NE Thames

Direct Dial 01707 632323
Fax 01707 632515

Apollo Court
2 Bishops Square Business Park
St Albans Road West
Hatfield, Herts
AL10 9EX

Developers: www.environment-agency.gov.uk/developers

Please consider the environment and only print this email if needed.

Lots Road/ Chelsea Creek development.

Points for discussion.

Comments and queries on ecological design.

We require further details on the ecological design and management. Specific questions and information gaps are highlighted below:

1) Regarding reinstating a flow of water through the creek to reverse and manage sedimentation - we would like to see hydrological and engineering plans of the proposal to pump water back into the creek, particularly where the outflow will be discharged, how the flow rate compares to that when the power station was operating, where the water will come from, and how energy efficient the pumping system will be.

2) Regarding the management plan, we would like further details on how the work programme outputs will be monitored. We request that a more detailed monitoring schedule, the outcomes of surveys and any changes to design or management (outlined in the habitat management plan) be submitted to RBKC as they arise in future.

3) It is not clear that current baseline data is adequate, particularly for the basin. An NVC survey must be undertaken before commencing works (as per the management plan), particularly covering the basin, and plans for the basin need to be rewritten considering current conditions and objectives.

4) Can we get consent to share survey data with GIGL (London's biological records centre)?

5) The management plan specifies "spot treatment" for control of noxious weeds. It is questionable whether these (agricultural) weeds would necessarily be harmful in this context, and whether the potential harmful impact of applying herbicide near a watercourse is justified. Please specify manual weed control in the first instance, and only if it is necessary, and specify under what herbicides will be permitted under what conditions.

6) Regarding green roofs – There is a discrepancy between the written proposals and the drawings, which do not show the extensive green roof on KC4. Please confirm that this will be installed and also supply landscaping and planting details of the proposed intensive green roofs on KC1 and KC2A.

RA Jones report on invertebrate biodiversity (2004) recommends allowing natural colonisation of green roofs and suggests retaining a small volume of substrate from the existing site and adding it to the roof in order to conserve and utilize the local seedbank. Can the feasibility of this option be assessed?

Green walls are mentioned in the Environmental Statement (2004) as part mitigation for "impacts as a result of the overall mitigation scheme" but no details in plans. RBKC would encourage the use of vegetated walls and welcome details and a commitment to implement this mitigation measure.

Regarding "bat friendly lighting", we require further details of the lighting on the navigation posts as well as along the banks of the creeks. Alison Fure (London Naturalist 2006) recommends low pressure sodium lamps with hoods to direct the light where it is needed (away from the water in this case) Is lighting on the navigation posts necessary, can the impact be reduced?

→ Head Internal. Table for Assistant.

Issue	details	Status Oct 07	notes
Creek Terraces and design	1. The environment agency (EA) comments that the gabion terraces are "over-engineered" and therefore not sufficient ~~mitigation~~ for habitat loss. Need to clarify relative value of the muddy intertidal area that will be lost, is their objection aesthetic or ecological, what are the options? 2. The EA also questions whether the terraces will accumulate enough silt to sustain the planting. 3. Details of the proposal to introduce an artificial flow of water.	1. Need clarification from the EA (Ruth Hanniffy – have emailed 16/10) 2. Is siltation of the terraces necessary? If it is, is there any way of anticipating whether it will be sufficient, also that it will not be excessive and detrimental? 3. We need to see hydrology/ engineering plans – esp to establish where the water will be discharged? What is the flow rate? What was the flow rate before shutdown? Calculations to show the necessity and impact of narrowing the channel? Is it the same water used for cooling the building? What is the energy use related to pumping the water and is this a sustainable option? Is all the	

		water to be abstracted from the Thames (other options such as pumping from the chalk aquifer? Could the creek water currently "diverted to sewer" easily be reinstated as this may have flood control benefits?)	
Management plan	1. A 10 year management plan has been submitted. 2. Surveillance 3. Noxious weed control – the Weeds Act does not prohibit allowing these weeds to grow, only causing them to spread. Most are agricultural weeds and not necessarily problematic in an urban habitat (e.g. ragwort is a good species for biodiversity, although toxic to livestock and horses, but this is not an issue here) –considering the potential harmful impacts of herbicide use particularly near watercourses.	1. Need clarity on who will carry out the management work, how will it be monitored (outputs, rather than bio monitoring), what happens after 10 years? Can we see a more detailed monitoring schedule, and the outcomes of surveys and any changes to design or management (outlined in the habitat management plan) be submitted to RBKC. 2. It is not clear that current baseline data is adequate, particularly for the basin. An NVC survey must be undertaken before commencing works (as per the management plan), particularly covering the basin, as plans for the basin need to be rewritten. Can we get consent to share survey data with GIGL (London's biological records centre) 3. Is weed control	

		necessary, can it be manual?	
Planting schemes	The planting scheme for the inundated terraces does not specify saline tolerant species. The EA consider the water here to be brackish.	Info on water quality and how it changes with the tides needed – have emailed the EA and waiting for a response.	
The Basin edit	The basin is of particular ecological value. An updated management plan must be devised with the objectives of safeguarding its ecological value against negative trend such as silting up, continued fly tipping etc - protecting the intertidal habitat - improving it visually by clearing rubbish - partially clearing the scrub areas to increase habitat diversity - Improving and securing the boundaries – replace or make safe existing fences and other structures within the basin. While the council may opt against allowing public access at this stage, the basin has great current value and future potential as a wildlife area – both ecologically and for education and enjoyment, and could become a significant asset to the landscape of any future development on this side of Lots road.	RBKC must take this opportunity to have the basin cleaned and some ecological management carried out. This should follow further survey work, and an updated management plan and be subject to ongoing monitoring. If no viewing platforms, is a view from the bridge and interpretation still an option? Consult anglers to find out if the creek is still being used or likely to be used again? If we are not clear on the future of the basin at this stage, could I meet David Prout either before or after the consultants have submitted their ideas to evaluate options?	

Green/ Brown Roofs and vegetated walls	Plan of green roofs (TOWN352(08)1400 is not consistent with the the Ecologcal Design statement (RT-MME-4911-02 A) which mentions an extensive green roof on KC4. Intensive green roofs are mapped on KC2A and KC1 but no details of landscape design or planting?	- Confirmation of the green roof on KC4 - RA Jones report on invertebrate biodiversity (2004) mostly recommends allowing natural colonisation – The Ecological Design document recommends that "some areas be used for naturally colonising brown roofs with some other roofs targeted to provide target habitat for bats, birds, invertebrates and spiders" – Can we get confirmation of the treatment of the brown roofs/extensive green roofs on the LBHF side – are these going to be left to colonise naturally? - Jones also suggests retaining a small volume of substrate from the existing site and adding it to the roof in order to conserve and utilize the local seedbank. Can this option be assessed? Green walls are mentioned in the Environmental Statement (2004) as part mitigation for "impacts as a result of the overall mitigation scheme" but no details in plans. RBKC should	

		encourage planting of vegetated walls as they contribute to the environmental sustainability of buildings in various ways (insulation, wildlife habitat, absorbing air pollutants and cooling ambient temperatures).	
Bird and bat boxes, roosting sites etc		Ledges incorporated into new creekside buildings to replace habitat lost.	
Bat friendly lighting		Further details needed of the lighting on the navigation posts as well as along the banks of the creeks. Fure (London Naturalist 2006) recommends low pressure sodium lamps with hoods to direct the light where it is needed (away from the water in this case) Is lighting on the navigation posts necessary, can the impact be reduced? Need clarity on what they call "bat friendly lighting" According to the ES and ecology inputs the lighting should be compliant with borough guidelines, however not sure if there are any or if they are relevant to bats.	
Public access, amenity and environmental education	Boat access – probably worth consulting Zygmund Dreja from the Cremorne canoe centre to find out more about how the creek is used by boats and canoes and if the proposals are appropriate.	Clarify the purpose and extent of boat access – who do they envision would navigate up the creek and what facilities would they require?	

	Angling – contributes to sports and physical activity targets		
Phasing of works and ecological impacts of construction	1. *noise and vibration* 2. *pollution discharges* 3. *increasing sediment load of the Thames*	Chapter 13 of the 2004 ES should have details – I don't have a copy of this section	

Lots Road Power Station - Chelsea Creek – 29 October 2007

Comments and queries on information submitted in relation to Condition 12 and Clause 49 of the S106 Agreement dated 17 April 2005.

We require further details on the ecological design and proposed management. Specific questions and information gaps are highlighted below:

1. Regarding reinstating a flow of water through the creek to reverse and manage sedimentation - we would like to see hydrological and engineering plans of the proposal to pump water back into the creek, particularly where the outflow will be discharged, how the flow rate compares to that when the power station was operating, where the water will come from, and how energy efficient the pumping system will be.

2. Regarding the management plan, we would like further details on how the work programme outputs will be monitored. We request that a more detailed monitoring schedule, the outcomes of surveys and any changes to design or management (outlined in the Habitat Management Plan, July 2007) be submitted to RBKC as they arise in future.

3. It is not clear that current baseline data is adequate, particularly for the basin. An NVC survey must be undertaken before commencing works (as per the management plan), particularly covering the basin, and plans for the basin should be rewritten considering current conditions and objectives.

4. Can we get consent to share survey data with GIGL (London's biological records centre)?

5. The management plan specifies "spot treatment" for control of noxious weeds. It is questionable whether these (agricultural) weeds would necessarily be harmful in this context, and whether the potential harmful impact of applying herbicide near a watercourse is justified. Please specify manual weed control in the first instance, and only if it is necessary, and specify under what herbicides will be permitted under what conditions.

6. Regarding green roofs – There is a discrepancy between the written proposals and the permitted drawings, which do not show the extensive green roof on KC4. Please confirm that this will be progressed, and in addition, please supply landscaping and planting details of the proposed intensive green roofs on KC1 and KC2A.

   RA Jones report (Reassessment of Invertebrate Biodiversity 2004, appended to Environmental Statement, Chapter 14, 2004) recommends allowing natural colonisation of green roofs and suggests retaining a small volume of substrate from the existing site and adding

it to the roof in order to conserve and utilize the local seed bank. Can the feasibility of this option be assessed?

Green walls are mentioned in the Environmental Statement (2004) as part mitigation for "impacts as a result of the overall mitigation scheme" but no details are provided in the plans. RBKC would encourage the use of vegetated walls and welcome details and a commitment to implement this mitigation measure.

7. Regarding "bat friendly lighting", we require further details of the lighting on the navigation posts as well as along the banks of the creeks. Alison Fure (London Naturalist 2006) recommends low pressure sodium lamps with hoods to direct the light where it is needed (away from the water in this case) Is lighting on the navigation posts necessary, can the impact be reduced?

Table Setting Out Discussion Points Following the Submission of Information Submitted to Discharge Condition 12 and Clause 49 of the S106 Agreement dated 17th April 2005 – Working Draft

Issue	details	Status Oct 07	notes
Creek Terraces and design	1. The environment agency (EA) comments that the gabion terraces are "over-engineered" and therefore not sufficient mitigation for habitat loss. Need to clarify relative value of the muddy intertidal area that will be lost, is their objection aesthetic or ecological, what are the options? 2. The EA also questions whether the terraces will accumulate enough silt to sustain the planting. 3. Details of the proposal to introduce an artificial flow of water.	1. Need clarification from the EA (Ruth Hanniffy – have emailed 16/10) 2. Is siltation of the terraces necessary? If it is, is there any way of anticipating whether it will be sufficient, also that it will not be excessive and detrimental? 3. We need to see hydrology/ engineering plans – especially to establish where the water will be discharged? What is the flow rate? What was the flow rate before shutdown? Calculations to show the necessity and impact of narrowing the channel? Is it the same water used for cooling the building? What is the energy use related to pumping the water and is a sustainable option? Is all the water to be abstracted from the Thames (other options such as	

Issue	details	Status Oct 07	notes
		pumping from the chalk aquifer? Could the creek water currently "diverted to sewer" easily be reinstated as this may have flood control benefits?)	
Management plan	1. A 10 year management plan has been submitted. 2. Surveillance 3. Noxious weed control – the Weeds Act does not prohibit allowing these weeds to grow, only causing them to spread. Most are agricultural weeds and not necessarily problematic in an urban habitat (e.g. ragwort is a good species for biodiversity, although toxic to livestock and horses, but this is not an issue here) –considering the potential harmful impacts of herbicide use particularly near watercourses.	1. Need clarity on who will carry out the management work, how will it be monitored (outputs, rather than bio monitoring), what happens after 10 years? Can we see a more detailed monitoring schedule, and the outcomes of surveys and any changes to design or management (outlined in the habitat management plan) be submitted to RBKC. 2. It is not clear that current baseline data is adequate, particularly for the basin. An NVC survey must be undertaken before commencing works (as per the management plan), particularly covering the basin, as plans for the basin need to be rewritten. Can we get consent to share survey data with GIGL (London's biological records centre) 3. Is weed control necessary, can it be manual?	

Issue	details	Status Oct 07	notes
Planting schemes	The planting scheme for the inundated terraces does not specify saline tolerant species. The EA consider the water here to be brackish.	Info on water quality and how it changes with the tides needed – have emailed the EA and waiting for a response.	
The Basin	The basin is of particular ecological value. An updated management plan must be devised with the objectives of safeguarding its ecological value against negative trend such as silting up, continued fly tipping etc - protecting the intertidal habitat - improving it visually by clearing rubbish - partially clearing the scrub areas to increase habitat diversity	As a minimum the basin should be cleaned and some ecological management carried out. This should follow further survey work and an updated management plan and be subject to ongoing monitoring.	
Green/ Brown Roofs and vegetated walls	Plan of green roofs (TOWN352(08)1400 is not consistent with the the Ecologcal Design statement (RT-MME-4911-02 A) which mentions an extensive green roof on KC4. Intensive green roofs are mapped on KC2A and KC1 but no details of landscape design or planting?	- Confirmation of the green roof on KC4 - RA Jones report on invertebrate biodiversity (2004) mostly recommends allowing natural colonisation – The Ecological Design document recommends that "some areas be used for naturally colonising brown roofs with some other roofs targeted to provide target habitat for bats, birds,	

Issue	details	Status Oct 07	notes
		invertebrates and spiders" – Can we get confirmation of the treatment of the brown roofs/extensive green roofs on the LBHF side – are these going to be left to colonise naturally? - Jones also suggests retaining a small volume of substrate from the existing site and adding it to the roof in order to conserve and utilize the local seedbank. Can this option be assessed? Green walls are mentioned in the Environmental Statement (2004) as part mitigation for "impacts as a result of the overall mitigation scheme" but no details in plans. RBKC should encourage planting of vegetated walls as they contribute to the environmental sustainability of buildings in various ways (insulation, wildlife habitat, absorbing air pollutants and cooling ambient temperatures).	
Bird and bat boxes, roosting sites etc		Ledges incorporated into new creekside buildings to replace habitat lost.	
Bat friendly lighting		Further details needed in relation to the lighting on the navigation posts as well as along the banks of	

Issue	details	Status Oct 07	notes
		the creeks. Fure (London Naturalist 2006) recommends low pressure sodium lamps with hoods to direct the light where it is needed (away from the water in this case). Is lighting on the navigation posts necessary, can the impact be reduced? Need clarity on what they call "bat friendly lighting" According to the ES and ecology inputs, the lighting should be compliant with borough guidelines, this should be discussed further with Ecology Services	
Public access, amenity and environmental education	Boat access – probably worth consulting Zygmund Dreja from the Cremorne canoe centre to find out more about how the creek is used by boats and canoes and if the proposals are appropriate. Angling – contributes to sports and . physical activity targets	Clarify the purpose and extent of boat access – who do they envisage would navigate up the creek and what facilities would they require?	
Phasing of works and ecological impacts of construction	1. *noise and vibration* 2. *pollution discharges* 3. *increasing sediment load of the Thames*	Chapter 13 of the 2004 ES should have details – I don't have a copy of this section. When would it be appropriate for the works to the Creek to be carried out?	

RBKC ARBORICULTURAL OBSERVATIONS

Address	Application No.	DC Officer	Date of Obs
Lots Road	PP/02/1324 (DC OBS 377)	Georgie Slader	12/09/07

Development	Obj.	No Obj.
Lots Road Landscaping Conditions		No Objection

Status of Tree(s):

C.A. No. (if any)	T.P.O. No. & Details (if any)	Tree Work Applications

Comments:

I understand that in certain areas due to the riverside location of this development the landscaping was restricted to native species which does seem appropriate in such a sensitive habitat and I have no objection to Condition 9 and Condition 12 being discharged although the borough ecologist will be able to provide a more thoughtful assessment than I can.

I can also confirm that the choice of trees is acceptable to discharge condition 7 however as the choice of tree species is inevitably to some degree a matter of taste I would be happy to advise the Landscape architects on alternative choices should they wish.

Signed: Date: 12/9/07

Angus Morrison
Principal Arboricultural Officer.

Silver, Debrah: PC-Plan

From: Laing, Saskie: TELS-WasteLeis
Sent: 23 October 2009 16:46
To: Silver, Debrah: PC-Plan; Tiernan, Peter: CP-Fin
Subject: RE:
Attachments: Condition12_18Dec08_sl.doc; RE: Lots Road Power Station - Discharge Condition 12

Dear Debrah,

From the information in your email, it does not sound like there are any changes from the Ecological Perspective. As far as I'm aware the only outstanding issue that HW may raise is that relating to public access to the basin area, this has an implication in relation to the Chelsea Basin Management in which public access is proposed. I've attached the relevant the relevant correspondence.

Kind regards

Saskie Laing (MIEEM, AIEMA)
Ecology Service Manager
Royal Borough of Kensington and Chelsea

Phone: 020 7938 8185
Mobile: 079 7606 0347
Fax: 020 7371 4682

Holland Park Ecology Centre, The Stable Yard, Ilchester Place, London W8 6LU

Our Values: Public Service, Appreciative, Collaborative, Innovative and Positive

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From: Silver, Debrah: PC-Plan
Sent: 23 October 2009 16:02
To: Tiernan, Peter: CP-Fin; Laing, Saskie: TELS-WasteLeis
Subject:

Dear Peter and Saskie,

I am trying to gain a better understanding of the requirements of condition 12 (Chelsea Creek), especially after receiving the recent phone calls from Hutchison Whampoa. As a reminder, the condition states:

Development shall not begin until a scheme for the treatment of Chelsea Creek has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the construction and subsequent maintenance of the inter-tidal terraces, of the marginal and aquatic species to be planted and of the location and design of mooring posts, boat-landing and access facilities and health and safety measures to be provided. Development shall be carried out in accordance with both the approved details and a programme of implementation first agreed in writing with the local planning authority.

As part of their submission to discharge the condition, Arup have prepared a report (attached) which deals with the technical (non-ecological) elements of the condition including:

- Construction and maintenance of the inter-tidal terraces,
- Terrace design,
- Marginal and aquatic species,
- Design of mooring posts,
- Boat landing and access facilities and
- Health and safety measures.

Under section 4.2, which relates to the maintenance of inter-tidal terraces, the report refers to a large crane accessing the path along the Creek and Thames frontage from the land side (first paragraph) and a barge providing access to the terraces from the Creek side (second paragraph). Peter, I note in your email dated 20 October 2009 at 10:19am, you clearly indicate that a short team lease is required "to enable Circadian Limited to over-sail the air space over Chelsea Creek with tower cranes, scaffolding, etc". Although I

acknowledge that the lease is required for access, from a planning perspective, we do not require a completed lease agreement prior to discharging the condition. However, we would not be able to discharge the condition without a disclaimer being inserted into this document clearly stating that a lease is required to be agreed between Circadian and the Council. The issue of access is dealt within the S106 obligation, and the draft leases would link in with it, rather than the condition of consent.

Likewise, paragraph 4 of section 4.6 states that "boats will be able to access the Creek". From my understanding, this would be taken care of within the long term lease agreement and once again, a disclaimer is required stating that a lease agreement is required.

As a matter of interest, the opening sentence of section 4.7 states that "it is not the intention to provide public access to the terraces or the Creek bed" which would alleviate the requirement of any lease agreement in this instance.

So, my game plan, subject to your agreement, would be to require the HW/Arup to amend the report to ensure that it explicitly states that lease agreements need to be entered into with the Council. This would then allow the planning department to discharge the outstanding condition and still require HW to complete the short and long term lease agreements with property services. I hope that by doing this it would not undermine the current negotiations with HW on both lease agreements. Saskie, from an ecological perspective, I don't think that there are any changes and the information submitted can still be discharged.

I await your agreement to my proposed game plan before contacting HW.

Regards

Debrah Silver
Senior Planning Officer - Strategic Development
Planning and Borough Development
Town Hall
Hornton Street
London
W8 7NX

Telephone: 020 7361 2699

WASTE MANAGEMENT AND LEISURE
INTERNAL MEMORANDUM

TO:	Debrah Silver	**ROOM NO:**	Kensington Town Hall
CC:	Barrie Maclaurin		
FROM:	Saskie Lovell	**ROOM NO:**	Ecology Centre
TELEPHONE:	0207 938 8185	**FAX:**	
EMAIL:	Saskie.lovell@rbkc.gov.uk		
DATE:	19th December 2008	**REF:**	Planning permission ref: PP/02/01324
SUBJECT:	Lots Road, Condition 12		

Dear Debrah

I confirm that the details submitted by DP9 on the 10th December 2007, in conjunction with the Chelsea Basin Management Plan and the Habitats within development site management plans by Middlemarch Environmental, submitted on 7th August 2007, have been reviewed.

In addition, a meeting with the development team was attended by myself on the 16th December 2008. This resulted in many of the outstanding issues being addressed. In terms of the information provided in the above documentation and its relevance to the ecological enhancement of the Chelsea Creek and Basin area I am now happy to discharge condition 12.

However, I understand there are outstanding issues relating the access (public and otherwise) to the Chelsea Basin site. These issues, and how they relate to the proposed prescriptions contained in the Chelsea Basin Management Plan (dated: July 2007, report no: RT-MME-4911-03), need to be resolved by Planning.

In the case that the details submitted in the management plan are altered I request that the Ecology Service be consulted before the condition is formally discharged.

Yours sincerely,

Saskie Lovell (MIEEM, AIEMA)
Ecology Service Manager

WASTE MANAGEMENT AND LEISURE
INTERNAL MEMORANDUM

TO:	Debrah Silver	**ROOM NO:**	Kensington Town Hall
CC:	Barrie Maclaurin		
FROM:	Saskie Lovell	**ROOM NO:**	Ecology Centre
TELEPHONE:	0207 938 8185	**FAX:**	
EMAIL:	Saskie.lovell@rbkc.gov.uk		
DATE:	19th December 2008	**REF:**	Planning permission ref: PP/02/01324
SUBJECT:	Lots Road. Condition 12		

Dear Debrah

I confirm that the details submitted by DP9 on the 10th December 2007, in conjunction with the Chelsea Basin Management Plan and the Habitats within development site management plans by Middlemarch Environmental, submitted on 7th August 2007, have been reviewed.

In addition, a meeting with the development team was attended by myself on the 16th December 2008. This resulted in many of the outstanding issues being addressed. In terms of the information provided in the above documentation and its relevance to the ecological enhancement of the Chelsea Creek and Basin area I am now happy to discharge condition 12.

However, I understand there are outstanding issues relating the access (public and otherwise) to the Chelsea Basin site. These issues, and how they relate to the proposed prescriptions contained in the Chelsea Basin Management Plan (dated: July 2007, report no: RT-MME-4911-03), need to be resolved by Planning.

In the case that the details submitted in the management plan are altered I request that the Ecology Service be consulted before the condition is formally discharged.

Yours sincerely,

Saskie Lovell (MIEEM, AIEMA)
Ecology Service Manager

Silver, Debrah: PC-Plan

From: Prout, David: PC-Plan
Sent: 18 December 2008 12:10
To: Brill, Tot: TELS-Director; Flanagan, Michael: CP-Fin
Cc: Silver, Debrah: PC-Plan; Maclaurin, Barrie: TELS-WasteLeis; Coey, Bruce: PC-Plan; Lovell, Saskie: TELS-WasteLeis
Subject: RE: Lots Road Power Station - Discharge Condition 12

Tot, the ecological works, I think, are welcome. There was, however, an issue around access. When I last saw this (although you can't see from the attached plan) the access was to the north of the basin. That land belongs to the Council and we do not – if I recall – want public access to it. Michael will no doubt have views. D

David Prout
Executive Director
Planning and Borough Development
Royal Borough of Kensington and Chelsea
Rm 323, Town Hall
Hornton Street
London W8 7NX

Tel: 020 7361 2944
Fax: 020 7361 3463

From: Lovell, Saskie: TELS-WasteLeis
Sent: 18 December 2008 11:00
To: Brill, Tot: TELS-Director
Cc: Silver, Debrah: PC-Plan; Maclaurin, Barrie: TELS-WasteLeis; Prout, David: PC-Plan; Coey, Bruce: PC-Plan
Subject: Lots Road Power Station - Discharge Condition 12

Dear Tot,

It is my understanding that you have been involved in the Lots Road Power Station Development.

We need some clarity regarding the council's stance in terms of the capital works programme for the Chelsea Basin area (map attached), as being offered by the developer. There is an opportunity for the developer to enhance this site for us. Ecologically this is an opportunity that we should not disregard as the site forms part of the tidal Thames and is a Site of Nature Conservation Importance (Metropolitan level). Its enhancement will show that this site is under positive management, which be reflected under National Indicator 197. The developers are offering to:

1. Clean up the open mud and tidal foreshore
2. Enhance the scrub area and plant more trees
3. Construct access route, viewing area, replace fencing and install interpretation boards

I am happy, in terms of the ecological aspects, for the developer carrying out the work specified in the Chelsea Basin Management Plan dated July 2007 and therefore sign off condition 12. However, David Prout has indicated that this land is owned by the council and the access to it has not been agreed. If this is the case then this essentially prevents this work from being undertaken.

The developer is keen to get condition 12 signed off so the work can commence. Please can you inform me how I should proceed here?

Kind regards,

Saskie Lovell (MIEEM, AIEMA)
Ecology Service Manager

Royal Borough of Kensington and Chelsea

Phone: 020 7938 8185
Mobile: 079 7606 0347
Fax: 020 7371 4682

Holland Park Ecology Centre, The Old Stable Yard, Ilchester Place, London W8 6LU

Vote for Little Wormwood Scrubs to receive a grant under the Mayor's Priority Parks Programme!
http://www.london.gov.uk/parksvote/region/northwest/littlewormwood.jsp

19/12/2008

Silver, Debrah: PC-Plan

From: Lovell, Saskie: TELS-WasteLeis
Sent: 19 December 2008 12:09
To: Silver, Debrah: PC-Plan
Cc: Maclaurin, Barrie: TELS-WasteLeis
Subject: Lots roads condition 12
Attachments: Condition12_18Dec08_sl.doc

Hi Debrah,

Please find attached a memo regarding Lots road. As discussed I am happy with the documentation I have received, however there is the outstand issue regarding access. This is an issue that Planning will have to resolve.

All the best
Saskie

Kind regards,

Saskie Lovell (MIEEM, AIEMA)
Ecology Service Manager
Royal Borough of Kensington and Chelsea

Phone: 020 7938 8185
Mobile: 079 7606 0347
Fax: 020 7371 4682

Holland Park Ecology Centre, The Old Stable Yard, Ilchester Place, London W8 6LU

WASTE MANAGEMENT AND LEISURE
INTERNAL MEMORANDUM

TO:	Debrah Silver	**ROOM NO:**	Kensington Town Hall
CC:	Barrie Maclaurin		
FROM:	Saskie Lovell	**ROOM NO:**	Ecology Centre
TELEPHONE:	0207 938 8185	**FAX:**	
EMAIL:	Saskie.lovell@rbkc.gov.uk		
DATE:	19th December 2008	**REF:**	Planning permission ref: PP/02/01324
SUBJECT:	Lots Road. Condition 12		

Dear Debrah

I confirm that the details submitted by DP9 on the 10th December 2007, in conjunction with the Chelsea Basin Management Plan and the Habitats within development site management plans by Middlemarch Environmental, submitted on 7th August 2007, have been reviewed.

In addition, a meeting with the development team was attended by myself on the 16th December 2008. This resulted in many of the outstanding issues being addressed. In terms of the information provided in the above documentation and its relevance to the ecological enhancement of the Chelsea Creek and Basin area I am now happy to discharge condition 12.

However, I understand there are outstanding issues relating the access (public and otherwise) to the Chelsea Basin site. These issues, and how they relate to the proposed prescriptions contained in the Chelsea Basin Management Plan (dated: July 2007, report no: RT-MME-4911-03), need to be resolved by Planning.

In the case that the details submitted in the management plan are altered I request that the Ecology Service be consulted before the condition is formally discharged.

Yours sincerely,

Saskie Lovell (MIEEM, AIEMA)
Ecology Service Manager

Silver, Debrah: PC-Plan

From: Lovell, Saskie: TELS-WasteLeis
Sent: 18 May 2009 17:55
To: Silver, Debrah: PC-Plan
Subject: FW: Lots Road Power Station - Discharge Condition 12

FYI

From: Lovell, Saskie: TELS-WasteLeis
Sent: 16 January 2009 17:00
To: Coey, Bruce: PC-Plan
Subject: RE: Lots Road Power Station - Discharge Condition 12

Dear Bruce,

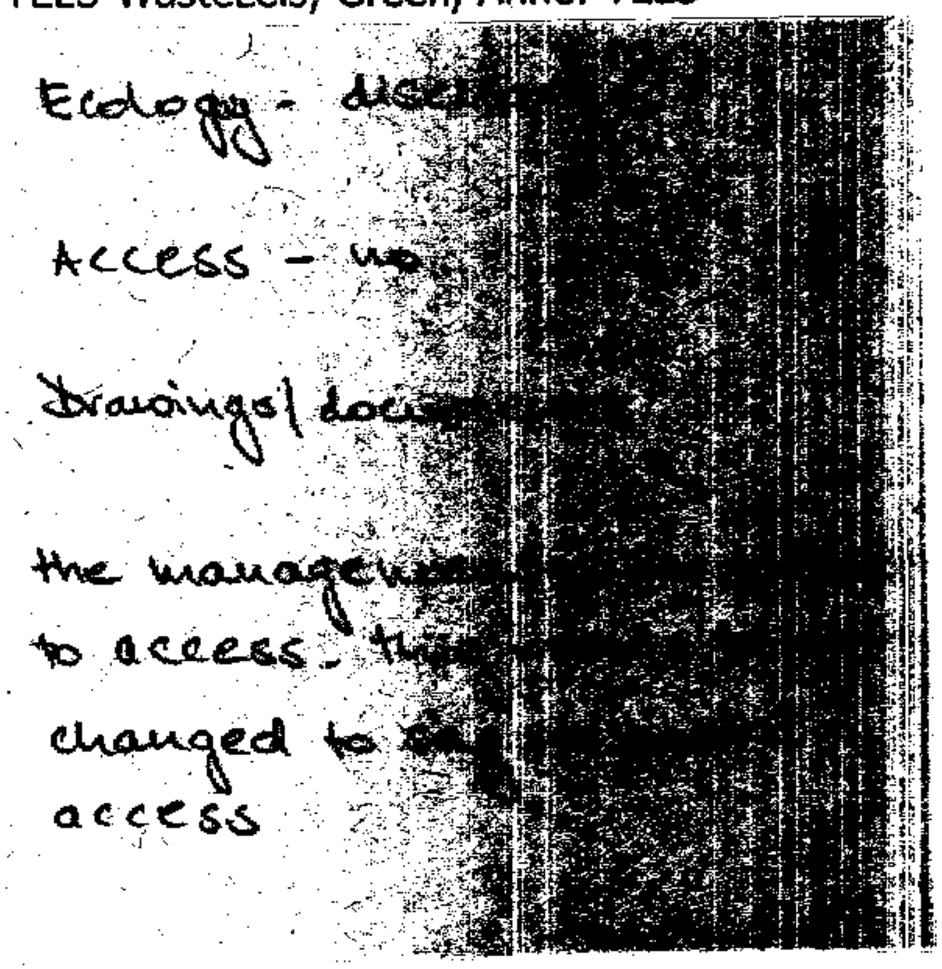
Please can you ensure the Planning Officer dealing with this application is aware of the Councils stance regarding public access onto the site. I have provided ecological advice on this application but the Planning Officer must take this forward to the developer as it has a bearing on the signing of condition 12.

In the event that the ecological management plans or ecological design for the application change please can you ensure that I am consulted.

Kind regards
Saskie

From: Brill, Tot: TELS-Director
Sent: 16 January 2009 16:51
To: Lovell, Saskie: TELS-WasteLeis
Cc: Seal, Sue: CP-Fin; Flanagan, Michael: CP-Fin; Pringle, Hamish: TELS-WasteLeis; Green, Anne: TELS-Director
Subject: RE: Lots Road Power Station - Discharge Condition 12

Saskie,
I think that, unfortunately, that's your answer.



Tot Brill
Executive Director
Transport, Environment and Leisure Services
37 Pembroke Road
London
W8 6PW
020 7341 5101
07971174319

From: Flanagan, Michael: CP-Fin
Sent: 14 January 2009 13:01
To: Lovell, Saskie: TELS-WasteLeis
Cc: Brill, Tot: TELS-Director; Seal, Sue: CP-Fin
Subject: RE: Lots Road Power Station - Discharge Condition 12

Saskie

This is a strategic (adjoins other Council owned land) and valuable site that the Council may want to consider selling in the future. To grant public access rights may reduce or even sterilise value.

Any decision or recommendation that you would have to grant access rights to the public would require Cabinet approval.

Michael

From: Lovell, Saskie: TELS-WasteLeis
Sent: 14 January 2009 11:41
To: Flanagan, Michael: CP-Fin
Cc: Brill, Tot: TELS-Director
Subject: RE: Lots Road Power Station - Discharge Condition 12

Michael please can you resolve Tots queries.

From our side (Ecology Service) we believe this is out of our hands as we have provided an ecological response to planning regarding the discharge of condition 12 (the only remaining condition).

Kind regards
Saskie

Saskie Lovell (MIEEM, AIEMA)
Ecology Service Manager
Royal Borough of Kensington and Chelsea

Phone: 020 7938 8185
Mobile: 079 7606 0347
Fax: 020 7371 4682

Holland Park Ecology Centre, The Old Stable Yard, Ilchester Place, London W8 6LU

Vote for Little Wormwood Scrubs to receive a grant under the Mayor's Priority Parks Programme!
http://www.london.gov.uk/parksvote/region/northwest/littlewormwood.jsp

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From: Lovell, Saskie: TELS-WasteLeis
Sent: 14 January 2009 09:42
To: Brill, Tot: TELS-Director
Cc: Pringle, Hamish: TELS-WasteLeis; Maclaurin, Barrie: TELS-WasteLeis
Subject: FW: Lots Road Power Station - Discharge Condition 12

Dear Tot,

Following is the email I sent on the 18th December regarding Lots Road. For your reference I have attached the responses from David Prout and Michael Flanagan. Also attached is my memo (dated 19th Dec) to Debrah Silver, this was sent as this was her last day of work and I wanted to make sure the current situation was recorded on the planning file.

Kind Regards

Saskie

From: Lovell, Saskie: TELS-WasteLeis
Sent: 18 December 2008 11:00
To: Brill, Tot: TELS-Director

Cc: Silver, Debrah: PC-Plan; Maclaurin, Barrie: TELS-WasteLeis; Prout, David: PC-Plan; Coey, Bruce: PC-Plan
Subject: Lots Road Power Station - Discharge Condition 12

Dear Tot,

It is my understanding that you have been involved in the Lots Road Power Station Development.

We need some clarity regarding the council's stance in terms of the capital works programme for the Chelsea Basin area (map attached), as being offered by the developer. There is an opportunity for the developer to enhance this site for us. Ecologically this is an opportunity that we should not disregard as the site forms part of the tidal Thames and is a Site of Nature Conservation Importance (Metropolitan level). Its enhancement will show that this site is under positive management, which be reflected under National Indicator 197. The developers are offering to:

1. Clean up the open mud and tidal foreshore
2. Enhance the scrub area and plant more trees
3. Construct access route, viewing area, replace fencing and install interpretation boards

I am happy, in terms of the ecological aspects, for the developer carrying out the work specified in the Chelsea Basin Management Plan dated July 2007 and therefore sign off condition 12. However, David Prout has indicated that this land is owned by the council and the access to it has not been agreed. If this is the case then this essentially prevents this work from being undertaken.

The developer is keen to get condition 12 signed off so the work can commence. Please can you inform me how I should proceed here?

Kind regards,

Saskie Lovell (MIEEM, AIEMA)
Ecology Service Manager
Royal Borough of Kensington and Chelsea

Phone: 020 7938 8185
Mobile: 079 7606 0347
Fax: 020 7371 4682

Holland Park Ecology Centre, The Old Stable Yard, Ilchester Place, London W8 6LU

Silver, Debrah: PC-Plan

From: Lovell, Saskie: TELS-WasteLeis
Sent: 18 May 2009 17:56
To: Silver, Debrah: PC-Plan
Subject: FW: Lots Road Power Station
Attachments: RE: Lots Road Power Station - Discharge Condition 12; Condition12_18Dec08_sl.doc

FYI

From: Lovell, Saskie: TELS-WasteLeis
Sent: 06 January 2009 10:08
To: Shearman, John: PC-Plan
Subject: RE: Lots Road Power Station

Dear John,

FYI

The issues regarding Condition 12 relate to the Boroughs stance on whether public access is permitted on the Chelsea Basin site (I've attached the most relevant email regarding this).

Regarding the statement:
Saskie is due to provide information to us on suggested options for capital works to Chelsea Basin. All other queries / comments previously raised by Saskie were discussed and resolved at the meeting.

Please see the attached memo relating to condition 12. The capital works specified in the details submitted by DP9 on the 10th December 2007, in conjunction with the Chelsea Basin Management Plan and the Habitats within development site management plans by Middlemarch Environmental, submitted on 7th August 2007 are suitable from my point of view. I suggest you request DP9 to provide plans of the capital works specified in management plans and ecological design.

Please call me if you would like to discuss this further.

All the best
Saskie

Saskie Lovell (MIEEM, AIEMA)
Ecology Service Manager
Royal Borough of Kensington and Chelsea

Phone: 020 7938 8185
Mobile: 079 7606 0347
Fax: 020 7371 4682

From: Julian Shirley [mailto:julian.shirley@dp9.co.uk]
Sent: 06 January 2009 09:53
To: Shearman, John: PC-Plan
Cc: Burrage, Geoff: TELS-HwayTraf; Lovell, Saskie: TELS-WasteLeis; Craig, Richard: PC-Plan; DanielGray@hwpg.com
Subject: Lots Road Power Station

John

I understand that you have taken over the Lots Road Power Station case, following the departure of Georgina Slader and more recently Debrah Silver.

I thought that I would drop you a quick note to bring you up to speed on this, in case Debrah did not have time before she left. A meeting took place on 16th December between ourselves, HWP and Townshends with Debrah Silver, Geoff Burrage, Richard Craig and Saskie Lovell to discuss the remaining conditions to be discharged, namely the following:

- Condition 7 (Hard and soft landscaping);
- Condition 9 (Riverside Walk);
- Condition 12 (Treatment of Creek);
- Condition 25 (Archaeology) – partial discharge.

In respect of the above conditions, the following actions were agreed:

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Condition 9: At the meeting, Geoff recognised that the use of Yorkstone may not be appropriate for the riverside walk, but would speak to his Director and the officer at LBHF with regard to the choice of material. GB to confirm the type of material.

Condition 12: Saskie Lovell has contacted the GLA who have confirmed that they do not wish to comment on the submitted Management Plan, given that we have already consulted with the relevant bodies. (The EA have already given their approval to these details and LBHF have discharged the condition for their Borough). Saskie is due to provide information to us on suggested options for capital works to Chelsea Basin. All other queries / comments previously raised by Saskie were discussed and resolved at the meeting.

Condition 25 – Debrah was going to grant a further partial discharge of this condition as the only remaining item to be submitted is the 'Historic Building Report' which should be available towards the end of January 2009. She was going to send the letter out on 19th December confirming that the 'Historic Building Report' is the only item required to be submitted to fully discharge this condition, but we are yet to receive this. Is it possible this letter could be emailed through?

I would be very grateful to receive any update on the above as we are extremely keen to maintain the momentum following our productive meeting held before Christmas, as we feel we are at a stage now where the conditions, which were submitted for approval a considerable time ago, could be signed off fairly soon. Alternatively, maybe Geoff / Saskie / Richard could let me know where they are with their actions. If necessary, we would be happy to meet with you to provide a briefing as to the project as a whole.

I hope this is helpful, but if you have any queries, please let me know. I look forward to hearing from you.

Regards

Julian Shirley
Associate

direct: 020 7004 1716
mobile: 07795 397616
e-mail: julian.shirley@dp9.co.uk

dp9
100 Pall Mall

21/05/2009

London
SW1Y 5NQ

telephone: 020 7004 1700 facsimile: 020 7004 1790 website: www.dp9.co.uk

WASTE MANAGEMENT AND LEISURE
INTERNAL MEMORANDUM

TO:	Debrah Silver	**ROOM NO:**	Kensington Town Hall
CC:	Barrie Maclaurin		
FROM:	Saskie Lovell	**ROOM NO:**	Ecology Centre
TELEPHONE:	0207 938 8185	**FAX:**	
EMAIL:	Saskie.lovell@rbkc.gov.uk		
DATE:	19th December 2008	**REF:**	Planning permission ref: PP/02/01324
SUBJECT:	Lots Road. Condition 12		

Dear Debrah

I confirm that the details submitted by DP9 on the 10th December 2007, in conjunction with the Chelsea Basin Management Plan and the Habitats within development site management plans by Middlemarch Environmental, submitted on 7th August 2007, have been reviewed.

In addition, a meeting with the development team was attended by myself on the 16th December 2008. This resulted in many of the outstanding issues being addressed. In terms of the information provided in the above documentation and its relevance to the ecological enhancement of the Chelsea Creek and Basin area I am now happy to discharge condition 12.

However, I understand there are outstanding issues relating the access (public and otherwise) to the Chelsea Basin site. These issues, and how they relate to the proposed prescriptions contained in the Chelsea Basin Management Plan (dated: July 2007, report no: RT-MME-4911-03), need to be resolved by Planning.

In the case that the details submitted in the management plan are altered I request that the Ecology Service be consulted before the condition is formally discharged.

Yours sincerely,

Saskie Lovell (MIEEM, AIEMA)
Ecology Service Manager

Silver, Debrah: PC-Plan

From: Flanagan, Michael: CP-Fin
Sent: 18 December 2008 15:26
To: Prout, David: PC-Plan; Brill, Tot: TELS-Director
Cc: Silver, Debrah: PC-Plan; Maclaurin, Barrie: TELS-WasteLeis; Coey, Bruce: PC-Plan; Lovell, Saskie: TELS-WasteLeis; Seal, Sue: CP-Fin
Subject: RE: Lots Road Power Station - Discharge Condition 12

Tot

The Council, as landowner, has been very clear that we do not want public access to the land that we own.

Michael

From: Prout, David: PC-Plan
Sent: 18 December 2008 12:10
To: Brill, Tot: TELS-Director; Flanagan, Michael: CP-Fin
Cc: Silver, Debrah: PC-Plan; Maclaurin, Barrie: TELS-WasteLeis; Coey, Bruce: PC-Plan; Lovell, Saskie: TELS-WasteLeis
Subject: RE: Lots Road Power Station - Discharge Condition 12

Tot, the ecological works, I think, are welcome. There was, however, an issue around access. When I last saw this (although you can't see from the attached plan) the access was to the north of the basin. That land belongs to the Council and we do not – if I recall – want public access to it. Michael will no doubt have views. D

David Prout
Executive Director
Planning and Borough Development
Royal Borough of Kensington and Chelsea
Rm 323, Town Hall
Hornton Street
London W8 7NX

Tel: 020 7361 2944
Fax: 020 7361 3463

From: Lovell, Saskie: TELS-WasteLeis
Sent: 18 December 2008 11:00
To: Brill, Tot: TELS-Director
Cc: Silver, Debrah: PC-Plan; Maclaurin, Barrie: TELS-WasteLeis; Prout, David: PC-Plan; Coey, Bruce: PC-Plan
Subject: Lots Road Power Station - Discharge Condition 12

Dear Tot,

It is my understanding that you have been involved in the Lots Road Power Station Development.

We need some clarity regarding the council's stance in terms of the capital works programme for the Chelsea Basin area (map attached), as being offered by the developer. There is an opportunity for the developer to enhance this site for us. Ecologically this is an opportunity that we should not disregard as the site forms part of the tidal Thames and is a Site of Nature Conservation Importance (Metropolitan level). Its enhancement will show that this site is under positive management, which be reflected under National Indicator 197. The developers are offering to:

1. Clean up the open mud and tidal foreshore
2. Enhance the scrub area and plant more trees
3. Construct access route, viewing area, replace fencing and install interpretation boards

I am happy, in terms of the ecological aspects, for the developer carrying out the work specified in the Chelsea Basin Management Plan dated July 2007 and therefore sign off condition 12. However, David Prout has indicated that this land is owned by the council and the access to it has not been agreed. If this is the case then this essentially prevents this work from being undertaken.

The developer is keen to get condition 12 signed off so the work can commence. Please can you inform me how I should proceed here?

Kind regards,

Saskie Lovell (MIEEM, AIEMA)
Ecology Service Manager
Royal Borough of Kensington and Chelsea

Phone: 020 7938 8185
Mobile: 079 7606 0347
Fax: 020 7371 4682

Holland Park Ecology Centre, The Old Stable Yard, Ilchester Place, London W8 6LU

Silver, Debrah: PC-Plan

From: Lovell, Saskie: TELS-WasteLeis
Sent: 18 May 2009 17:57
To: Silver, Debrah: PC-Plan
Subject: FW: Lots Road Power Station

FYI

From: Lovell, Saskie: TELS-WasteLeis
Sent: 28 January 2009 10:35
To: 'Julian Shirley'
Cc: Burrage, Geoff: TELS-HwayTraf; Lovell, Saskie: TELS-WasteLeis; Craig, Richard: PC-Plan; Shearman, John: PC-Plan; Coey, Bruce: PC-Plan; Prout, David: PC-Plan
Subject: RE: Lots Road Power Station

Dear Julian,

I have provided ecological input to the Planning Group. Therefore I cannot provide any further feedback.

I recommend you contact the planning department for further feedback on the status of the application.

Kind regards

Saskie Lovell (MIEEM, AIEMA)
Ecology Service Manager
Royal Borough of Kensington and Chelsea

Phone: 020 7938 8185
Mobile: 079 7606 0347
Fax: 020 7371 4682

From: Julian Shirley [mailto:julian.shirley@dp9.co.uk]
Sent: 23 January 2009 09:32
To: Shearman, John: PC-Plan
Cc: Burrage, Geoff: TELS-HwayTraf; Lovell, Saskie: TELS-WasteLeis; Craig, Richard: PC-Plan
Subject: RE: Lots Road Power Station

Dear All

Further to my email below, I would be very grateful if Richard, Saskie and Geoff could let me have any feedback to the issues raised at the meeting?

We have now received the letter granting a further partial discharge to the Archaeology condition.

Many thanks
Regards
Julian

From: Julian Shirley
Sent: 06 January 2009 09:53
To: 'John.Shearman@rbkc.gov.uk'
Cc: 'Geoff.Burrage@rbkc.gov.uk'; 'Saskie.Lovell@rbkc.gov.uk'; Richard.Craig@rbkc.gov.uk; DanielGray@hwpg.com
Subject: Lots Road Power Station

John

I understand that you have taken over the Lots Road Power Station case, following the departure of Georgina Slader and more recently Debrah Silver.

I thought that I would drop you a quick note to bring you up to speed on this, in case Debrah did not have time before she left. A meeting took place on 16th December between ourselves, HWP and Townshends with Debrah Silver, Geoff Burrage, Richard Craig and Saskie Lovell to discuss the remaining conditions to be discharged, namely the following:

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I hope this is helpful, but if you have any queries, please let me know. I look forward to hearing from you.

Regards

Julian Shirley
Associate

direct: 020 7004 1716
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100 Pall Mall
London
SW1Y 5NQ

telephone: 020 7004 1700 facsimile: 020 7004 1790 website: www.dp9.co.uk

21/05/2009

Silver, Debrah: PC-Plan

From: Lovell, Saskie: TELS-WasteLeis
Sent: 22 May 2009 09:27
To: Silver, Debrah: PC-Plan
Subject: RE: Lots Road Power Station
Attachments: scan0003.jpg; scan0004.jpg; scan0001.jpg; scan0002.jpg

Hi Debrah,

Attached are the list of drawings etc dated dec 2007 and the covers of the management plans dated aug 2007.

Regards
Saskie

From: Silver, Debrah: PC-Plan
Sent: 22 May 2009 08:56
To: Lovell, Saskie: TELS-WasteLeis
Subject: RE: Lots Road Power Station

Morning!

Those are the documents that I cannot find... But, I will call Julian today to discuss access.

Will keep you posted if there are any other changes.

Thanks

Regards

Debrah Silver
Senior Planning Officer
020 7361 2699

From: Lovell, Saskie: TELS-WasteLeis
Sent: 22 May 2009 08:55
To: Silver, Debrah: PC-Plan
Subject: RE: Lots Road Power Station

Hi Debrah,

As far as I'm aware they haven't submitted anything else other than the plans etc submitted Aug / Dec 2007. The management plan dated august 2007 refers to access within the Chelsea Basin. This will have to be reviewed in light of the councils stance on public access.

Please keep me posted if anything new comes in.

Sorry I haven't help much!

Saskie

From: Silver, Debrah: PC-Plan
Sent: 21 May 2009 17:14
To: Lovell, Saskie: TELS-WasteLeis
Subject: Lots Road Power Station

Saskie

Thank you very much for forwarding those emails to me. They will certainly help me progress the discharge of this condition. The only problem I face now is that I cannot seem to find any of the documents/drawings that they would have submitted to us. Would you be able to either forward your copies (or copies of them) to me? I need to be able to refer to drawing numbers or document titles (including authors and dates) in a decision notice and we need to ensure that once a decision has been made the documents are scanned on to the Council's website.

I would also like to know if any one of these documents actually refers to accessing the Chelsea Basin. If they do, I will need to get new documents which do not allow public access. If they don't, then I can progress the application. I will need to speak with Julian Shirley before proceeding.

On another matter, I have spoken with Melyssa Stokes about the proposed boat trip. I have told her that neither one of us can make it, and as you anticipated, she was very disappointed that we could not view the site from this different perspective.

Thanks in advance for your help!

Regards

Debrah Silver
Senior Planning Officer
Planning and Borough Development
Town Hall
Hornton Street
London
W8 7NX

Telephone: 020 7361 2699

LOTS ROAD POWER STATION, CHELSEA, GREATER LONDON

INPUT INTO ECOLOGICAL DESIGN, MANAGEMENT AND MONITORING OF CHELSEA CREEK AND BASIN

HABITATS WITHIN DEVELOPMENT SITE MANAGEMENT PLAN

ROYAL BOROUGH OF KENSINGTON AND CHELSEA

A Report to Circadian Ltd

Middlemarch Environmental Ltd
Triumph House
Birmingham Road
Allesley
Coventry
CV5 9AZ

Tel: 01676 525880
Fax: 01676 521400
E-Mail: admin@middlemarch-environmental.com
Web Site: www.middlemarch-environmental.com

Report Number: RT-MME-4911-04 A (RBKC)

July 2007

LOTS ROAD POWER STATION, CHELSEA, GREATER LONDON

INPUT INTO ECOLOGICAL DESIGN, MANAGEMENT AND MONITORING OF CHELSEA CREEK AND BASIN

CHELSEA BASIN MANAGEMENT PLAN

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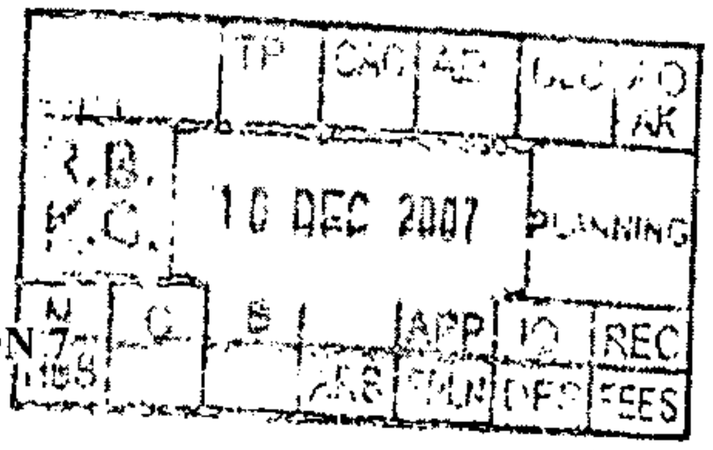
E-Mail: admin@middlemarch-environmental.com
Web Site: www.middlemarch-environmental.com

Report Number: RT-MME-4911-03

July 2007



RBKC CONDITION 7

Landscaping

Schedule of Revised Drawings (December 2007)

- Drawing No. TOWN352(08)1100 R02 – Landscape Key Plan;
- Drawing No. TOWN352(08)1101 R02 – Landscape Surface Finishes 1 of 3;
- Drawing No. TOWN352(08)1102 R02 – Landscape Finishes 2 of 3;
- Drawing No. TOWN352(08) 1103 R02 – Landscape Surface Finishes 3 of 3;
- Drawing No. TOWN352(08) 1104 R02 – Landscape Levels 1 of 3;
- Drawing No. TOWN352(08) 1105 R02 – Landscape Levels 2 of 3;
- Drawing No. TOWN352(08) 1106 R02 – Landscape Levels 3 of 3;
- Drawing No. TOWN352(08) 1107R02 – Landscape Planting 1 of 3;
- Drawing No. TOWN352(08) 1108 R02 – Landscape Planting 2 of 3;
- Drawing No. TOWN352(08) 1109 R02 – Landscape Planting 3 of 3;
- Drawing No. TOWN352(08) 7001 R02 – Schematic Section A-A;
- Drawing No. TOWN352(08) 7005 R02 – Schematic Section E-E;
- Drawing No. TOWN352(08) 7006 R02 – Schematic Section F-F;
- Drawing No. TOWN352(08) 1400 R02 - Intensive and Extensive Green Roofs;
- Drawing No. TOWN352(08) 1410 R01 – Sitewide Pedestrian Access Strategy
- Drawing No. TOWN352(08) 7009 R01 - Schematic Section J-J
- Drawing No. TOWN352(08) 7010 R01 – Schematic Section K-K

Treatment of Chelsea Creek

Schedule of Revised Drawings (December 2007)

- Drawing No. TOWN352(08) 1200 R02 - Landscape Key Plan;
- Drawing No. TOWN352(08) 1201 R02 – Landscape Surface Finishes 1 of 2;
- Drawing No. TOWN352(08) 1202 R02 – Landscape Surface Finishes 2 of 2;
- Drawing No. TOWN352(08) 1204 R02 – Landscape Levels 1 of 2;
- Drawing No. TOWN352(08) 1205 R02 – Landscape Levels 2 of 2;
- Drawing No. TOWN352(08) 1207 R02 – Landscape Planting 1 of 2;
- Drawing No. TOWN352(08) 1208 R02 – Landscape Planting 2 of 2;
- Drawing No. TOWN352(08) 7001 R02 – Schematic Section A-A;
- Drawing No. TOWN352(08) 7003 R02 – Schematic Section C-C;
- Drawing No. TOWN352(08) 7004 R02 – Schematic Section D-D;
- Drawing No. TOWN352(08) 7005 R02 – Schematic Section E-E;
- Drawing No. TOWN352(08) 7006 R01 – Schematic Section F-F;
- Drawing No. TOWN352(08) 7009 R01– Schematic Section J-J;
- Drawing No. TOWN352(08) 7010 R01– Schematic Section K-K;
- Drawing No. TOWN352(08) 1410 R01– Sitewide Pedestrian Access Strategy;
- Drawing No. TOWN352(08) 300 R02– Materials Booklet

- Technical Note and accompanying plans, prepared by ARUP dated 6th December 2007;

- Input into Ecological Design, Management and Monitoring of Chelsea Creek and Basin – Ecological Design Ref. RT-MME-4911-02A (RBKC) Rev. A December 2007.

Silver, Debrah: PC-Plan

From: Lovell, Saskie: TELS-WasteLeis
Sent: 22 May 2009 08:55
To: Silver, Debrah: PC-Plan
Subject: RE: Lots Road Power Station

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Saskie

From: Silver, Debrah: PC-Plan
Sent: 21 May 2009 17:14
To: Lovell, Saskie: TELS-WasteLeis
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Regards

Debrah Silver
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Telephone: 020 7361 2699

Silver, Debrah: PC-Plan

From: Julian Shirley [julian.shirley@dp9.co.uk]
Sent: 17 December 2008 11:09
To: Lovell, Saskie: TELS-WasteLeis
Cc: Silver, Debrah: PC-Plan; DanielGray@hwpg.com; Katy Read
Subject: RE: Lots Road

Saskie

Many thanks for your email.

Look forward to hearing from you regarding the capital works for Chelsea Basin.

Regards
Julian

From: Saskie.Lovell@rbkc.gov.uk [mailto:Saskie.Lovell@rbkc.gov.uk]
Sent: 17 December 2008 11:07
To: Julian Shirley
Cc: Debrah.Silver@rbkc.gov.uk
Subject: RE: Lots Road

Dear Julian,

I wanted to confirm that I have spoken with the GLA and they are happy not to comment on the Management Plan given that you have consulted with the relevant bodies and providing we do not have any outstanding issues. I am currently working with Debrah to provide information on the outstanding issue regarding the capital works on the Chelsea Basin.

Kind regards

Saskie Lovell (MIEEM, AIEMA)
Ecology Service Manager
Royal Borough of Kensington and Chelsea

Phone: 020 7938 8185
Mobile: 079 7606 0347
Fax: 020 7371 4682

Holland Park Ecology Centre, The Old Stable Yard, Ilchester Place, London W8 6LU

From: Julian Shirley [mailto:julian.shirley@dp9.co.uk]
Sent: 16 December 2008 11:44
To: Lovell, Saskie: TELS-WasteLeis
Cc: Silver, Debrah: PC-Plan
Subject: Lots Road

Saskie

Many thanks for attending the meeting this morning. Here are my contact details.

For your information, I also attach a copy of the LBHF approval letter for Condition 11 (Treatment of Chelsea Creek).

Regards

Julian Shirley
Associate

direct: 020 7004 1716
mobile: 07795 397616
e-mail: julian.shirley@dp9.co.uk

dp9
100 Pall Mall
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SW1Y 5NQ

telephone: 020 7004 1700 facsimile: 020 7004 1790 website: www.dp9.co.uk

Silver, Debrah: PC-Plan

From: Silver, Debrah: PC-Plan
Sent: 16 December 2008 10:59
To: Lovell, Saskie: TELS-WasteLeis
Subject: Lots Road Power Station - Discharge Conditions
Attachments: H&F Decision Notice - Chelsea Creek (Cond 12).pdf

Saskie

Thank you so much for coming to the meeting on the Lots Road Power Station. I have scanned in the H&F decision notice indicating that they have discharged the condition relating to the Chelsea Creek.

Just to confirm that you will be seeking advice on whether the discharge of the condition needs to be referred to the GLA and provide the team with guidance on the capital works programme and access.

Julian can be contacted at julian.shirley@dp9.co.uk or on 0207 004 1716.

Regards

Debrah Silver

Planning Officer
Planning and Borough Development
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Hornton Street
London
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Telephone: 020 7361 2699