

Beddington Farmlands CAMC meeting – 15th October 2024 13.15-15.00 – London borough of Sutton Civic Offices

Attendees:

<p>CAMC members: Cllr Tim Foster (Chair) Cllr Dave Tchil (Vice Chair) Cllr Isabel Araujo</p> <p>Norman Jones (Hackbridge) Lysanne Horrox (Hackbridge) Derek Coleman (BFBG) Tony Burton (Wandle Valley Forum)</p>	<p>London Borough of Sutton officers: Andy Webber Simon Chalcraft David Warburton Charlie Owens</p> <p>Thames Water: Vincent Bartlett Ian Ruffell</p>	<p>Valencia: Andy Stokes Rick Kevan (Egniol) Sacha Rogers (Penny Anderson Associates)</p> <p>Secretariat: Andrew Turner</p>
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Item		Action
1.0	Introductions & Apologies	
1.1	<p>Cllr Foster welcomed members to the meeting, there were a number of apologies share ahead of the meeting:</p> <ul style="list-style-type: none"> - Karen Williams (Beddington) - Mathew Frith (London Wildlife Trust) 	
1.2	Minutes of the last meeting were available at the meeting.	
1.3	<p>Andy Stokes opened up the meeting explaining that in his role as technical director, he was an adviser to shareholder following c. 15 yrs working for Viridor. Andy explained that following a review of Valencia’s technical support it was decided that a new team would be onboarded to support the next phase of the project.</p> <p>Rick Kevan, and Sacha Rogers were introduced as part of the Egniol team. Andy explained that following Stantec’s support – it was felt that Valencia would get greater value for money and specialist support with Egniol and would be the best fit to respond to the London Borough of Sutton’s planning team.</p> <p>It was explained that Stantec and previous planning manager, Grant Scott, had delivered valuable works. There were questions from Cllr Tchil regarding the value of works completed to date, and the future budget. Andy confirmed that Valencia would not disclose the value of budgets but explained that the works programmes presented at the CAMC were funded and resource loaded.</p> <p>It was discussed how valuable the Stantec work had been to progressing the Farmlands restoration. Andy confirmed that the technical work to that detail had never been undertaken for the previous or current estoration scheme and the future work with Egniol would build upon this to validate the assumptions made.</p>	
1.4	Valencia had appointed specialist land remediation firm Killoughery to carry out the physical work on site, it was acknowledged that there had been concerns about their lack	

	of conservation experience. Andy noted that they were practical contractors to conduct defined tasks and would enable completion of key tasks.	
2.0	Farmlands restoration update	
2.1	Andrew Turner confirmed that ahead of the CAMC meeting two programmes were shared, one for the onsite restoration works, and another for the planning workstream. It was noted that the format and presentation of the onsite restoration works programme was challenging to interpret. It was agreed this would be aligned to the format of the planning workstream.	AS
2.2	Andy Stokes explained that the windows when work could be completed on the Farmlands presented challenges round weather conditions and breeding bird populations. There was feedback from Norman Jones seeking to understand what work had been done regarding hedgerow planting – given this would be key for enabling future access. David responded that c. 11,000 (roughly 50%) of young trees had been planted in 2023 but would require a ‘beat up’ survey with many presenting die off symptoms. There was a need to understand what had been completed in 2024. Andy Stokes responded that he would ask the CAMC to judge progress against the project plan submitted. There was a discussion around the long term planning status for the site. Andy confirmed that this would need to be aligned following receipt of the planning application. Long term resourcing was discussed. Andy explained this was dependent on the planning status given Valencia did not fully know what is needed for resourcing.	
2.3	Clr Araujo sought to understand if Valencia would seek a further extension of time to respond to the planning workstream submission deadline. Andy Stokes confirmed this would not be the case. Tony Burton explained that it was hard to take Valencia credibly given how little progress had been delivered on the site restoration works.	
3.0	Planning application update	
3.1	Rick Kevan introduced himself as a specialist waste and environmental planner working for Egniol who had a deep working relationship with Valencia across other sites, along with Sacha Rogers an ecology expert who held a specialism in Biodiversity Net Gain.	RK
3.2	It was confirmed that the Valencia was working to respond to the London Borough of Sutton’s planning comments on the submission. The timeline tracker would be updated and presented to the CAMC. Clr Araujo asked for the tracker to include lighter / dark colours – to indicate progress.	

Complete	
In Progress	
Outstanding	

Workstage/Deliverable	Date
Update ecology surveys (terrestrial and water habitats).	August/September 2024
Initial meeting with LBS Planning and Biodiversity Officers.	September 2024
Branding and access information to be produced and provided to LBS	w/c 30 th September 2024
Update ecological baseline reporting. Draft Baseline Report to be provided to LBS	October 2024
Follow up meeting with LBS Biodiversity Officers to review Draft Baseline Report	End October 2024
CAMC Meeting	15 th October
Carry out additional GI works, testing and reporting (testing takes 3 weeks)	w/c 21 st October 2024
Updated groundwater assessment	w/c 28 th October 2024
Submit pre-planning enquiry to Thames Water and attend meeting	Mid-October 2024
Submission of permit application for abstraction licence (if required)	November 2024
Revisions to metric, BNG Report, masterplan & RRMP	October/November 2024
Follow up meeting with LBS Biodiversity Officers to review Draft Metric, BNG report, masterplan and RRMP	End November 2024
Prepare technical note to address TW planning comments	Mid November 2024
Finalisation of FRA (including flotation calcs and detailed surface water drainage layout) and transport addendum	w/c 25 th November 2024
Prepare technical note to address LLFA planning comments (subject to TW reply)	w/c 2 nd December 2024
Preparation of archaeological desk-based assessment	End November 2024
Consultation with LBS to present work undertaken and updated proposals	November 2024
Costing of restoration scheme	November 2024
Final drafts for client /legal review	December 2024
Submission of information in response to consultation responses to LBS	January 2025
CAMC meeting	January 2025

RK

3.3

It was noted that there we a number of deliverables at the end of October and Valencia confirmed that a short summary note would be issued updating the CAMC on progress.

3.4

Following an interruption to the virtual meeting – Andy Webber delivered a short planning update. Noting that it was unfortunate to change course of project team midway through a project. But there was encouragement of new ecological team and their approach to dealing with previous issues.

A more substantive planning update could be delivered in the new year once Valencia had submitted its responses to the consultation queries. Andy Stokes had met with Spencer Palmer on the 17th September in a useful conversation with clear undertakings given. Cllr Short, Chair of the HEB Committee, had requested a status update at the 26th November meeting. Andy explained that the last update had been given in 2023 so there was quite a bit to update members on.

Andy explained that the planning team were exploring the potential use of the Bond monies to enable the London Borough of Sutton to take direct action of the work on the Farmlands but this would require additional legal advice.

It was noted that the London Borough of Sutton had written to the CEO of Thames Water and a meeting would be arranged in the coming weeks ensuring all the key parties were involved in the site.

	<p>Andy explained that all opportunities in terms of enforcement were still on the table regarding the uncontested works given that the lack of progress was arguably a breach of the legal agreement.</p> <p>Tony Burton and Derek Coleman sought to understand the terms around which the London Borough of Sutton would intervene and utilise the Bond. Simon Chalcraft explained that this was still being investigated.</p> <p>Tony also asked how substantive the comments from the London Borough of Sutton were. Andy confirmed these predominantly focused on the approach to calculating Biodiversity Net Gain rather than materially changing the application.</p> <p>There would be a further consultation in the spring. Tony sought to secure an explanatory meeting for key stakeholders. Andy Webber agreed that this would be a sensible idea.</p>	<p>AW / AS</p>
4.0	Any other business	
4.1	<p>Lysanne Horrox asked if there would be additional litter bins installed along the permissive footpath. Andy Stokes confirmed that this would not be the case in the short term, but there would be an additional frequency of litter collection patrols.</p>	
4.2	<p>Ian Ruffell updated members that the London Borough of Sutton had written to Thames Water’s CEO – this letter focused on understanding Thames Water’s commitment to supporting the lapwing population along with resolving an issue affecting safety approvals and risk assessments meaning that it is currently not possible to undertake work on the displacement habitats.</p> <p>Tony Burton sought to understand if there would be a joined up approach to managing the habitats which are prioritising lapwing. It was agreed this would be the case, however Ian and Andy confirmed that there was a finite volume of water to enable this work and it would need to be focused on the most impactful areas.</p>	
4.3	<p>There was a discussion around the challenges of managing water, Derek explained that other there is a narrative around a shortage of water, but equally during periods when there is too much. Andy confirmed that any future plans would be climate resilient – this would also consider storing of water onsite. Ian Ruffell explained that at times the treatment works effluent makes up 90% of the river Wandle’s flow.</p> <p>Lysanne was keen to share a short written update on the CAMC meeting. It was confirmed that within seven days a short update would be shared.</p>	<p>AT</p>
4.4	<p>David Warburton summarised information regarding a project that he had summarised in a pre-read regarding the re-introduction of water vole at the Farmlands in partnership with the London Water Vole Recovery Project. This would be part of a wider project, and ahead of re-introduction there would need to be a monitoring programme for the presence of mink.</p> <p>It was explained that mink would be lethal to any water vole, a monitoring programme would see a trap installed on the Farmlands for mink and should any be identified they</p>	

<p>4.5</p>	<p>would be culled in a humane manner. Tony confirmed he through the vole project was common practice, and impressive.</p> <p>Charlie Owens explained that he was due to confirm whether the Farmlands would be interested in participating in the project. Andy Stokes queried whether this would be a distraction for Valencia. Community members – Lysanne and Norman were concerned, along with Cllr Araujo regarding the welfare of any animals.</p> <p>There was also a short discussion regarding communications around any potential involvement. It was agreed that David Warburton would circulate further information by email and members would have four weeks from the date of email to vote on the involvement. A determination would be reached and communicated by email.</p> <p>Charlie sought to understand the status of MKA Ecology. Andy Stokes confirmed that MKA had a current contract and there were no plans to change supplier. David noted that the previous year’s ecological report was not approved, and the current year’s report was presented normally in November / December. It was confirmed that a summary would be shared at the next CAMC.</p>	<p>DW</p> <p>AS</p>
<p>5.0</p>	<p>Date of next meeting</p>	
<p>5.1</p>	<p>There was a discussion around the appropriate date for the next meeting. David Warburton explained that it would be helpful to re-align to the Conservative Science Group meetings that take place at strategic windows throughout the year.</p> <p>It was also felt that holding the meeting once the London Borough of Sutton planning team had reviewed the planning documentation submission. Following a discussion Cllr Araujo suggested hosting a meeting in January and April.</p>	
<p>5.2</p>	<p>It was agreed that the next meeting would take place 16th January 12.30-14.15 at the London Borough of Sutton Civic Centre.</p>	