

**Beddington Farmlands CAMC meeting
Sutton Council Offices, Denmark Road**

Thursday 28th September 2017

Attendees:

Cllr Nighat Piracha (Chair – Council Representative)
 Derek Coleman (CSG – Community Representative)
 Marcus Kohler (Community Representative)
 Sue Morgan (Wandle Valley Regional Park Trust – Community Representative)
 David Warburton (London Borough of Sutton Senior Biodiversity Officer)
 Simon Taylor (London Borough of Sutton Planning Enforcement Officer)
 Edward Sarasketa (Viridor – Owner Representative)
 Andrew Turner (Newgate)

		Action
1.0	Apologies	
1.1	<p>Apologies were sent from:</p> <p>Mathew Frith (London Wildlife Trust – Community Representative)</p>	
1.2	<p>The Chair invited members present to introduce themselves and Simon Taylor was introduced as the new London Borough of Sutton planning enforcement officer responsible for the Beddington Farmlands.</p>	
1.3	<p>Simon proceeded to share a summary of his experience and perspectives on Beddington. Simon explained he had 13 years of planning enforcement experience, working in a number of London Boroughs and also in Horsham. He had been in his current role for three months and was contracted for a period of two years.</p> <p>During this time Simon has been monitoring the planning conditions and s.106 agreements for the Beddington site. Simon confirmed that any breaches of administration, financial or operational activity would be reported to Simon. Simon would then endeavour to establish why there had been a breach, seek compliance and look to resolve the matter as quickly as possible. Simon confirmed that he viewed intervention and a good working relationship better than enforcement action.</p> <p>Simon explained that he had met with the Environment Agency to discuss the Beddington Farmlands and to learn how they monitor and manage the site. Simon would also be responsible for the Beddington Business Improvement District area to ensure that planning requirements are completed correctly and to bring the area up to a ‘better place to do business.’</p> <p>He continued to state that a breach of planning is not a criminal offence, examples of criminal activity would include if there was a breach to a listed building, involving advertising or impact to protected trees and as such planning enforcement seeks to negotiate to rectify the breach. Planning is administered at a local authority level and any investigation into planning breaches must be reviewed as a practical use of public resources and against planning policy framework (central government guidance).</p>	

<p>1.4</p> <p>1.5</p>	<p>Simon reiterated that enforcement is the last resort after negotiations with landowners. With relation to the Beddington landfill site – s.106 conditions and the Restoration Management Plan are how restoration activity will be monitored. Simon saw that the Conservation Access Management Committee as the body to oversee this.</p> <p>Sue Morgan gave an explanation of the Wandle Valley Regional Park Trust and that the Trust's area of interest extended 1.6 miles from the banks of the river Wandle. The Trust is a registered charity and its purpose is to provide the leadership and coordination of an effective sub regional partnership along the river Wandle. It was agreed that Simon Taylor would meet with Sue Morgan for a briefing.</p> <p>There was a short discussion around Thames Water and its importance to the Beddington Farmlands as landowners. Cllr Piracha mentioned that the CAMC had found it difficult to contact Thames Water in the past. Edd Sarasketa mentioned that he was in monthly liaison with the site manager, Adrian Wallace. However it was acknowledged that Thames Water had a number of divisions and the he might not be the most appropriate stakeholder.</p> <p>Marcus Kohler asked if there was any chance of Adrian Wallace attending a future CAMC meeting? Edd confirmed that the purpose of the CAMC was out of Adrian's scope of work. Cllr Piracha confirmed that she was due to meet with Laura Edwards of Thames Water but she had to cancel at short notice.</p> <p>Simon mentioned that in respect to the planning conditions for the landfill site, it would be Viridor who are responsible as site operators rather than Thames Water as the landowner.</p>	<p>SM/ST</p>
<p>2.0</p>	<p>Minutes of the last meeting and matters arising</p>	
<p>2.1</p> <p>2.3</p> <p>2.4</p>	<p>The minutes of the last meeting were discussed and agreed as representative of the last meeting. It was agreed that these would be published on the Viridor website.</p> <p>It was confirmed that Simon Taylor had received copies of the minutes from the previous meetings in advance of his attendance.</p> <p>The Annual General Meeting (AGM) minutes were discussed and it was agreed that they would be approved at the next AGM, however Andrew encouraged members to review them for any amendments.</p> <p>Edd Sarasketa clarified a point in the previous minutes that Viridor's National Aftercare manager would be a nationally based role within Viridor, an Aftercare Steward designated for Beddington would also be appointed.</p>	<p>AT</p> <p>ALL</p>
<p>3.0</p>	<p>Viridor operations and restoration update</p>	
<p>3.1</p>	<p>Landfill operations</p> <p>Edd Sarasketa shared copies of a dashboard that had been updated since it was shared ahead of the meeting. This update reflected work that was being carried out at the site in the days before the meeting. Operationally landfilling continues in cell 7 providing an essential waste management option for the SLWP.</p>	

<p>3.2</p>	<p>Restoration progress</p> <p>Edd continued to state that the meadowlands have undergone further light rotavation and stone picking since June. There will be an additional stone pick prior to seeding in late September. Two distinct areas have been identified in the meadowlands that require differing cutting regimes. The Northern section of the meadowlands will be cut, baled and removed this year. The Southern section which includes the MG5 habitats will be cut, left to dry, turned and then baled and removed. This will cut approximately 80% of the meadowlands and is in line with the Restoration Management Plan.</p> <p>Slope sections and the fringes around shrub and tree planting areas will be left to provide structure and leave 20% of the meadowlands uncut.</p> <p>Edd continued that works will go ahead to clear vegetation around the sandmartin bank from October. Weather permitting Viridor will look to improve access as well as provide sand for restocking the nesting tunnels.</p> <p>In September Viridor sprayed the Sacrificial Crop area following trials carried out by MKA Ecology this year. A 1.5 metre central strip will be sown with Millet only to create a buffer between the two crops. Bird scaring measures will be installed to protect the seed again this year.</p> <p>WWT Consulting have updated the final design of the Wet Grasslands and this work has been approved by Viridor, the work will begin later in the year.</p>	
<p>3.3</p>	<p>ERF progress</p> <p>The external parts of the ERF building are now being clad. The admin block which will house the education and visitor centre is now being constructed. Works on the concrete plinths for the new weighbridges are now complete.</p>	
<p>3.4</p>	<p>Following Edd's presentation there were a number of questions and a discussion around the wet grassland timeline. Edd explained that Viridor have asked WWT to re-explain the changes that were suggested to the wet grassland habitat. The works are due to start in c. November and this will also include capping works and a project to remediate slippages that have occurred on the site. Edd asked all members to recognise that adverse weather conditions could affect this schedule by limiting the ability of earth to be moved around the site.</p> <p>Edd showed a recent image of the mown grass, stored in bales. Edd noted that the bales were extremely heavy due to recent rainfall and have been bailed into squares to reduce the risk of them rolling down the slopes on the site.</p>	
<p>3.5</p>	<p>Edd mentioned that he was in the early stages of creating a bird hide at the site, this was part of Viridor's early access strategy where it might be possible to offer a bird hide to members of the public to view activity on the site from the permissive footpath. Edd mentioned that he was working with a company called Green Building Solutions who were experienced in developing similar bird hides. Edd confirmed that there were some complications with ensuring that the hides would be robust enough to survive at the Beddington site and not vulnerable to vandalism.</p>	
<p>3.6</p>	<p>Once an agreed design was deployed Edd would seek to replicate this for the other hides as outlined in the Restoration Management Plan. Sue Morgan mentioned that she was seeking shipping containers for a project and agreed to liaise with Edd outside of the meeting.</p>	<p>ES/SM</p>

3.7	<p>Edd updated the CAMC that in September Viridor hosted two very successful open days with 25 members of the public attending the site for a presentation and walk around the site. The members were able to see species including wood sand piper, king fishers, buzzards, swallows, and lapwings. Andrew agreed to share the images with Sue Morgan. There was a brief discussion around the number of people that Viridor could accommodate on an open day. Edd confirmed that for safety reasons and practicality around 13 is an appropriate number.</p>	AT
3.8	<p>Marcus Kohler asked Edd if these new works would conflict with the ongoing work at the site on the meadowland. Edd confirmed that the work would be in close proximity to the meadowlands with work to remediate differential settlement being necessary before the ongoing habitat establishment could take place. Edd reassured Marcus that all work would be conducted pragmatically to reduce any impact upon the ongoing work. This would involve implementing a stringent traffic management plan to limit potential damage to the habitats by vehicles moving around the site.</p>	
	<p>Derek Coleman sought clarification that the first activity for the wet grasslands was to drop the level of the ground to enable pools to be constructed. Edd confirmed that this was the case and that the contractors typically operated on twelve week programmes. Edd mentioned that the contractors would also be onsite to conduct the capping and remediation works with the material excavated from the wet grassland area used for some of the capping. There was a 'kick-off' meeting scheduled for the coming weeks.</p>	
	<p>Sue Morgan mentioned that the CAMC had not seen any of the designs for the wet grassland and Marcus noted concerns over the final scheme and its viability. Marcus did state he was not a wet grassland expert but felt, in his opinion, the original design was stronger. Edd stated that the Conservation Science Group had been involved in the reviews of the designs and fed back their comments to Viridor. David Warburton also mentioned that he was unclear whether the CAMC would be the most appropriate forum to review the designs – acknowledging that the two groups were still understanding how to function together.</p>	
	<p>Edd clarified that Viridor had worked with a specialist consultant team, including the world leading WWT to design the wet grassland scheme. This has been reviewed by the Conservation Science Group and that it was difficult to continue to review the designs when it is also important to start the work of creating the habitat in 2017.</p>	
3.9	<p>Marcus commented that the current scheme resembled a sustainable urban draining scheme rather than a wet grassland habitat and that he had great difficulty communicating with one of the consultants. Edd clarified that the works to start the habitat creation would be mass excavation and that small design tweaks could be made during this time.</p>	
	<p>It was agreed that all members of the CAMC would submit questions to Andrew Turner for Viridor to seek clarifications on the concerns around the wet grassland habitat. All members would send questions via email and copying all other members to reduce the risk of duplication. Viridor would then revert with responses.</p>	ALL
3.10	<p>There was a discussion around the membership of the Conservation Science Group and the Conservation and Access Management Committee. It was acknowledged that there was a substantial overlap and David Warburton confirmed he would circulate the minutes of the Conservation Science Group to Sue Morgan, Cllr Piracha and Mathew Frith to ensure all members had visibility of activity.</p>	DW
3.11		

	Andrew sought to clarify an action from the last meeting, it was agreed that members of the CAMC would comment on Viridor's access strategy for the Beddington Farmlands. There were no comments.	
4.0	Nature and conservation of the land associated with the MOL	
4.1	There was nothing discussed.	
5.0	Reports from Community groups	
5.1	<p>Following on from the discussion regarding the Conservation Science Group earlier in the meeting. Andrew updated members present that the Community Benefit Fund had committed to fund projects worth over £60,000 since its establishment in 2016. The Fund panel met in September and two further applications were approved subject to clarifying certain details.</p> <p>There was a discussion around the potential for Viridor to offer skills training to the local community in how to write applications. Andrew confirmed that Viridor had considered this, but at this time, any applicants can contact Viridor to discuss potential applications or clarify any points.</p> <p>At the last meeting there was a discussion around two unsuccessful applications made by local resident Peter Alfrey. Andrew responded that any applications that are discussed and unsuccessful receive feedback and are invited to submit again aligning more closely to the application criteria. Following conversations with community members Andrew understood that these applications would be submitted but to date had not been resubmitted.</p>	
5.2	<p>Sue Morgan confirmed that the Wandle Valley Regional Park Trust had been successful in applying for £95,000 Heritage Lottery Funding for development of the Trust, along with developing a business and delivery plan. Andrew stated that Viridor had been a contributor towards cash match funding by local businesses.</p> <p>Sue formally invited the members of the CAMC to attend the Trust's AGM in December – it will be held at the BEDZED pavilion.</p>	
5.3	<p>Andrew asked Derek if there was any update from the Beddington Farm Bird Group. Derek confirmed that the Group did not currently communicate between its members however the annual bird report had been delayed until the winter.</p>	
6.0	Reports from Sub-group[s]	
6.1	There were no sub-groups to report.	
7.0	Marketing and Communications/Community Engagement	
7.1	<p>Andrew Turner issued an update of communications activity at the Beddington site. Andrew shared copies of a response issued to the local community following scrutiny around the ecological state of the Beddington Farmlands.</p>	
7.2	<p>Andrew confirmed that work would soon begin to excavate the wet grassland habitat. Viridor felt that this project is of major significance to the site and intended to host a stakeholder event to mark the state of these works. Viridor committed to invite the members of the CAMC to a photocall and there would be a press release issued.</p>	

<p>7.3</p> <p>7.4</p> <p>7.5</p> <p>7.6</p> <p>7.7</p>	<p>There was a brief discussion, building upon Edd's summary of the open day events. Andrew confirmed that due to the popularity of the days, Viridor intended to host one further event in 2017.</p> <p>As part of the Energy Recovery Facility, Viridor is required to maintain and manage an education centre. The remit of the centre will be to inform and educate members of the public around keys areas including waste management, the Energy Recovery Facility, historic uses of the site and the restored wildlife habitats and the Wandle Valley Regional Park and Viridor would like to invite representatives of the community (including the CAMC) to be involved with the development of these materials.</p> <p>Sue Morgan mentioned that the Wandle Valley Regional Park already has its own brand identity. Andrew confirmed that this would be incorporated into the collateral produced.</p> <p>As part of the communications support for the Beddington ERF, a community newsletter would be issued to c. 14,500 households in the vicinity of the Beddington site in the coming weeks. This would focus on what members of the community will see during the commissioning phase where equipment is turned on and tested to ensure it meets strict emissions limits.</p> <p>Edd updated the panel that the ongoing academic partnership focusing on the acid grassland creation at the site was still active, however there was no update since the last meeting. Viridor's landfill team visited the Minsmere nature reserve where a similar project had taken place.</p> <p>Sue Morgan mentioned that as part of the Trust's ongoing work there is a 'pan-London learning' land management initiative that features roundtable and seminar events. Andrew confirmed that Viridor would be interested in more information about the events.</p>	
<p>8.0</p>	<p>Any other Business</p>	
<p>8.1</p> <p>8.2</p>	<p>David Warburton raised the issue of ongoing nature conservation at the site. David confirmed that the matter had been discussed at the recent Conservation Science Group and that the London Borough of Sutton was investigating the practicalities and insurance implications with volunteers working at the site on behalf of the London Borough of Sutton.</p> <p>Edd confirmed that at the appropriate time it would be sensible for Viridor's Health and Safety team and Legal department to engage with the London Borough of Sutton.</p> <p>The Warden for the site (as referenced in the ERF s.106 agreement) was also discussed with a similar discussion surrounding the role that person could play in actively working on the site. Edd and David agreed that this might be the opportunity for a memorandum of understanding to be drafted between Viridor and the London Borough of Sutton.</p> <p>David confirmed he was investigating the role profile for this warden. Sue Morgan raised the options for how this money would be made available. Andrew confirmed that Viridor were responsible for making the Warden contribution monies available at the time of the ERF development occupation. There was a discussion around if the Warden contribution would be enough money to attract a responsible individual responsible for conservation at the Farmlands. The sentiment was that the figure was greater than that of an</p>	

<p>8.3</p>	<p>RSPB warden and also would be a fantastic opportunity for an ambitious candidate.</p> <p>The Land around the Scheduled Ancient Monument and footpath were also discussed with Andrew confirming that the CAMC had written to Viridor in July to make request that this land be made available. Since then a representative from the London Borough of Sutton highways department had visited the site with Edd. Edd mentioned that this area was currently part of the active sludge management operations.</p> <p>Marcus Kohler commented that that the £50,000, in his opinion, would not be sufficient to create a footpath and habitat for the areas allocated. There was a brief discussion around whether this money could be used as part of a funding application to increase the figure.</p> <p>Sue Morgan also raised a concern that the s.106 allocated for the additional footpath land might potentially be provisioned for another area of the Beddington neighbourhood too. Simon Taylor took an action to investigate this. Sue mentioned that it was disappointing that Viridor, as a key stakeholder in the Beddington area was not in attendance at the TfL application consultation session.</p>	<p>ST</p>
<p>8.4</p>	<p>Derek commented that with the current sludge management coming to an end at the site the additional habitat creation will be vital to support target conservation species at Beddington. There was a discussion about the sludge management areas of the site. Edd confirmed that once all work is complete to empty the lagoons, Thames Water could take back ownership of this land with six months' notice. The conversation continued around land adjoining the Beddington Farmlands and the importance of protecting these parcels from development.</p>	
<p>8.5</p>	<p>It was agreed that the CAMC would prepare a list of questions for Thames Water. Simon Taylor would issue the questions. The CAMC were invited to send questions for submission to Andrew Turner.</p>	<p>ALL</p>
<p>9.0</p>	<p>Date of next meeting</p>	
<p>9.1</p>	<p>The date of the next meeting was agreed as 18th January 2018 at the London Borough of Sutton Council Offices at Denmark Road - 14.30.</p>	<p>NP</p>