GREENWICH PENINSULA ECOLOGY PARK MANAGEMENT PLAN

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GREEN FLAG AWARD NOTE: Appendices are available on request but are too large to accompany the online application – please email gpep@tcv.org.uk to be sent these separately.

SECTION 1: INTRODUCTION

1.1 Purpose of the Management Plan

This document sets out the basis on which the site will be managed. This plan will be implemented to achieve the best for wildlife and local communities. The works set out within the management plan include the habitat management works required to maintain the site. The on-going management of these areas is guided by monitoring and survey works that will inform future application and techniques.

Greenwich Peninsula Ecology Park is situated within the former gas works and industrial site of Greenwich Peninsula. The site totals 1.72 ha in size and comprises 2 lakes and a mosaic of habitats, as well as buildings and supporting access infrastructure that are managed to provide an important and valued local community asset at the heart of the Greenwich Millennium Village development.

The park was transferred from the Homes & Communities Agency (HCA) to the Land Trust (LT) with a dowry to manage and maintain the park in perpetuity. The HCA has since been replaced by the GLA within London. The dowry aimed to be sufficient to maintain the site's infrastructure, maintain and enhance habitats, and to meet the on-going costs of the proposed management regime and education programme. Over time, as material and other costs have significantly risen, the dowry has not met the full cost of infrastructure works needed. The Park is currently managed by The Conservation Volunteers (TCV) for the benefit of wildlife and local communities as part of an on-going programme of volunteering, education and interpretation activities. The purpose of the management plan is:

- To act as a framework within which TCV can manage the site in accordance with the agreed endowment and funding that may be secured from other sources.
- To give an assurance to the GLA that the site and the investment within it is well managed.

1.2 Timescale

The adopted 2017 management plan would ideally be subject to review based on consultation at the end of a 5 year period but this has been deferred until major infrastructure works are completed as these will change the layout and facilities of the park. Regular annual reviews in the meantime will ensure that it delivers the best for the site whilst meeting the needs of all users *and* adapts to the ongoing development of the surrounding area.

1.3 Structure

In addition to this introduction, the plan is structured into six main sections.
Section 2, Site Appraisal, is a description of the site as it is now, together with current constraints and considerations.
Section 3, Aims and Objectives, sets out how the landowners and site managers will ensure the park is managed effectively according to the Land Trust and TCV's aims and objectives, as well as the future vision for the site.
Section 4 reviews the vision for the Ecology Park over the next 5 to 10 years in the light of new development pressures and proposals.
Section 5, the Operations Plan, sets out what work will be undertaken to achieve the aims and objectives and work towards the 10 year vision.
Finally, Section 6, Monitoring and Review, sets out how the success of the plan will be reviewed and updated over time.
The appendices are made up of habitat compartment maps, more details of contamination and remediation, a sample of a Habitat Action Plan prepared annually by the site wardens and wildlife survey data and information where available. Wildlife records are being collated by volunteers as part of an ongoing project and more data can be requested from the park wardens as needed.

1.4 About the Land Trust

The Land Trust is a charity that is committed to the long term sustainable management of open space for community benefit. The Land Trust was launched in 2004, becoming an independent charity in 2010.
The Trust secures ownership through freehold, leasehold or management agreements, establishing a funding mechanism to provide revenue funding in perpetuity (with the investment of a capital receipt as an endowment being the model for the Ecology Park). In 2015 the Trust started exploring a new area of business in the form of residential green space management paid for by service charge. The Trust appoint a local managing agent to take responsibility for the day to day management of the site, with community involvement at its heart.
www.thelandtrust.org.uk

1.5 Role of the Land Trust

The Land Trust is the landowner and holds an endowment to ensure that the site can be managed in perpetuity for the benefit of wildlife and the local community. Its role is to work with The Conservation Volunteers as the managing partner and to ensure that the site is managed in accordance with an adopted management plan, and within the agreed budgets for the site. This is based on partnership working, ensuring that the roles of the LT, TCV and other partners complement each other for the benefit of wildlife and the local community.

The Land Trust remains responsible for the maintenance of the buildings, structures and boardwalk access infrastructures and services and electrical and mechanical systems, including the borehole, water pumps, aerators and management and supply systems within the site. TCV has taken a much larger role in managing this work together with or on behalf of the Land Trust since 2021. The Trust is responsible for monitoring and payment of all site utility contracts.

1.6 About The Conservation Volunteers (TCV)

TCV bring people together to create, improve and care for green spaces. From local parks and community gardens to Local Nature Reserves and Sites of Special Scientific Interest; from school grounds and hospital grounds to waterways, wetlands and woodlands; TCV connect people to the green spaces that form a vital part of any healthy, happy community. TCV's team of dedicated, passionate staff and volunteers work with communities across England, Northern Ireland and Scotland and, through their Community Network, they support local community groups across the UK.
www.tcv.org.uk

1.7 Role of TCV

TCV ensures the effective and efficient day-to-day management of the site. TCV manage the habitats and ecological areas in accordance with this management plan, provide a first point of contact for the local community and other visitors to the site, and organise and deliver a programme of activities and events. TCV also manage or oversee planned and unplanned maintenance on site on behalf of the Land Trust. TCV have taken a larger role in recent years in the planning and delivery of major infrastructure works together with the Land Trust and consultant engineers, Expedition. This has included boardwalk refurbishments and a major review and overhaul of the water system.

Specific responsibilities include:

- To maintain the condition of landscaped areas and habitats in accordance with the agreed management plan.
- To maintain basic site infrastructure including paths, seats and interpretation boards.
- To manage outside contractors on site, including repairs, cleaning, refurbishment etc
- To carry out regular visual basic inspections of key systems and facilities and to report problems (including pump system problems) to the Land Trust.
- To act as a first point of contact for the local community and partner organisations.
- To work with established groups and contacts and establish further networks to engage the wider community with the management of the site.
- To provide appropriate warden levels and to report any issues or problems to the Land Trust and provide regular update reports so that the site is effectively and efficiently managed, and the health and safety of visitors is ensured.

- To establish and manage a programme of volunteers to assist with the habitat management of the site.
- To organise and deliver the existing programme of environmental education activities for local schools with the aim of delivering further programmes.
- To organise and deliver a programme of activities in conjunction with the local community, such as summer play, seasonal events and health activities.
- To seek external funding and partnership support to further enhance the management of the site and deliver greater benefit to the local community.
- To work with the Land Trust to plan and deliver larger infrastructure projects on site.

1.8 Role of Other Delivery Partners

Greater London Authority

Funding for improvements to the site's infrastructure and endowment for long-term management was provided via government agencies (originally English Partnerships which was replaced by HCA in 2008, which was then replaced by the GLA within London in 2012). They have a direct interest in ensuring that this investment is properly safeguarded and that the site is managed to maximise the benefits for local people. This was exercised through input into the funding agreement covering the endowment.

The Friends of Greenwich Peninsula Ecology Park

The Friends of the Greenwich Peninsula Ecology Park group was set up in 2003 to support the work of the park wardens and has successfully raised funds for site equipment and materials, as well as for a number of practical and play projects, through various grant schemes and its own smaller scale fundraising on site. The group is recruited from people in the local area, including local residents, volunteers and birdwatchers, and meets approximately once every 2 months. Group members also help out with park activities and events in liaison with the park wardens. The Friends group was registered as a charity with the Charity Commission on 30 May 2007.

Royal Borough of Greenwich

The Ecology Park is an important open space, wildlife habitat and community facility in the Royal Borough of Greenwich (RBG). The park wardens liaise with the local ward councillors and have had input into the Greenwich Biodiversity Action Plan. The Park also provides an important service to RBG schools and residents.

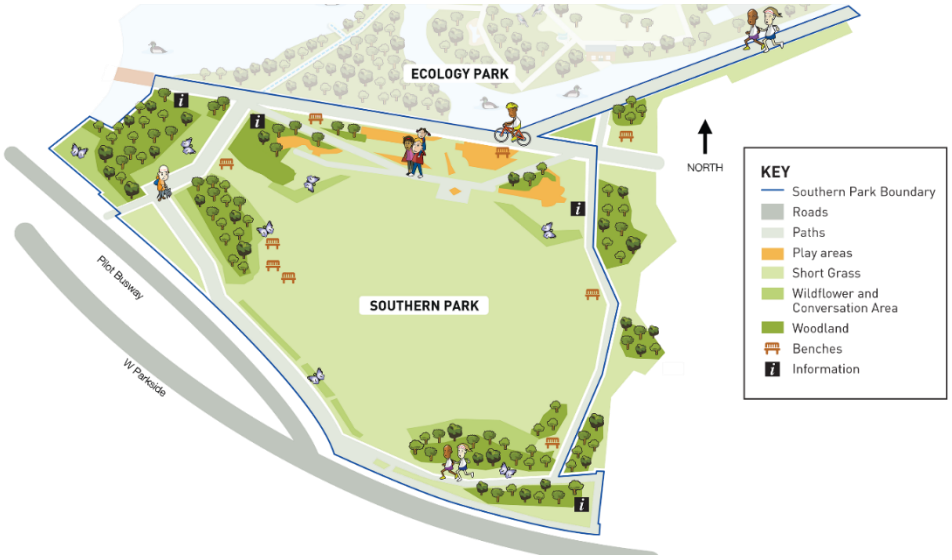
Other organisations

TCV adds to its expertise by drawing on the resources of a range of organisations best placed to deliver aspects of the site's management on its behalf. TCV also liaises and partners with other organisations and charities where appropriate.

SECTION 2: SITE APPRAISAL

2.1 Context

The Greenwich Peninsula Ecology Park is one of several greenspaces built within the wider Greenwich Peninsula development including Southern Park, Central Park, Riverside Walk (part of which now forms part of a Knight Dragon landscaping scheme called The Tide) and the intertidal terraces. Located adjacent to the Thames Path, the park provides a green oasis at the heart of the Greenwich Millennium Village (GMV) development on the Peninsula. At the northern end, the site runs alongside the Thames, connecting with Southern Park at its southern end. The centre of the Ecology Park is at grid reference TQ399793.



Immediately alongside the site's western boundary stands the GMV development with the outer lake overlooked by residential balconies. The eastern edge is now fully developed with taller tower blocks close to the Ecology Park complete. Further development is ongoing further back from the site towards Busgby's Way.

The first phases of development were coordinated through a Greenwich Peninsula Land Management Plan on behalf of English Partnerships in April 2001, produced by WS Atkins Consultants Ltd in association with Nicholas Pearson Associates (available to view at www.greenwichpeninsulawildlifeheritage.co.uk). This sought to balance the development with provision for a network of connected green spaces, which included Greenwich Peninsula Ecology Park, Southern Park (formerly Millennium Village Green), Meridian Gardens (behind the O2), Central Park, the riverside and various pocket parks.

Above: Ecology Park, November 2003

This plan was replaced in 2004 with Terry Farrell & Partners' masterplan for the Peninsula - a £4 billion project agreed with English Partnerships, developer Meridian Delta, Anschutz Entertainment Group and Greenwich Council. This scheme, based on the area to the north of the Ecology Park, included 10,000 new homes, on a plot-by-plot basis with new developers and architects appointed at each stage, and the 20,000 seat arena in the Millennium Dome (now the O2).

Peninsula development plans have changed significantly since then due to recession, changes in government at a national and London level, changes in acoustic regulation (affecting GMV), changes in development companies and a change of emphasis from business to housing (affecting the Knight Dragon development). The overall number of homes and residents planned across the Peninsula has increased significantly.

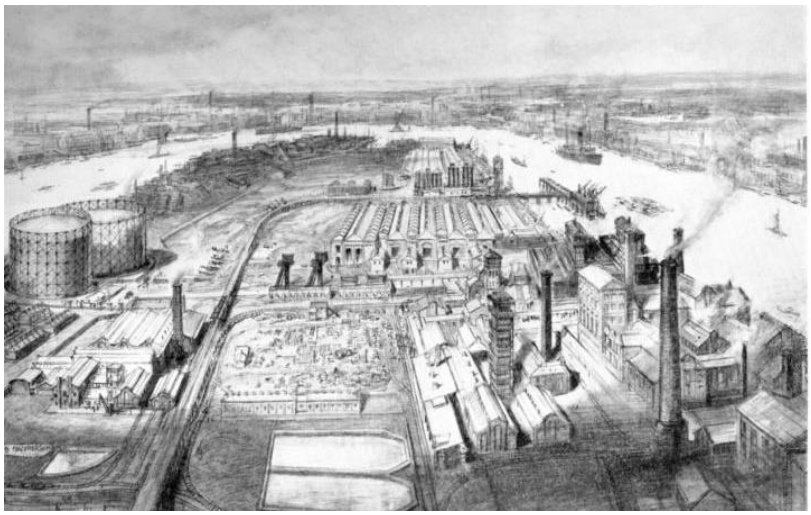
The Allies and Morrison reworking of the 2004 masterplan in 2015 was again updated again in 2019 and approved in 2022. Knight Dragon will develop the largest area of the Peninsula which will eventually see the addition of a new bus station and over 15,000 more homes within 7 neighbourhood zones. Greenwich Millennium Village Ltd will continue to develop the last of the areas close to Bugsby's Way. More details are set out in section 2.6.6 Peninsula development.

2.2 History

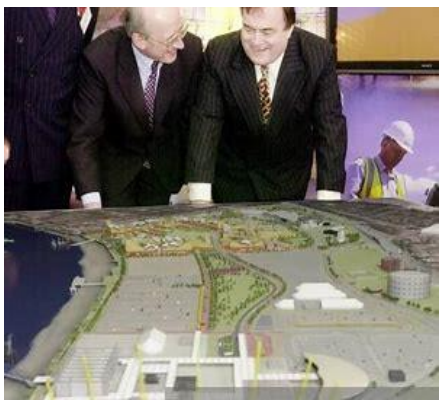
Greenwich Peninsula was first recorded in 918 AD as being an area of marshland. The first human intervention came as the marshland was reclaimed and turned into farmland and later, market gardens, whilst the riverside remained the focus for whitebait fishing.

The Greenwich Peninsula was however prone to flooding and as a consequence it remained undeveloped until the 19th century. Offering direct access to the river, the Peninsula was developed for industrial use, including the importing and exporting of goods and the manufacture of munitions, chemicals, steel, cables, rope and soap. These industries were then dwarfed by the opening of the gasworks in 1887 which soon expanded to become the largest gasworks site in Europe.

For almost 100 years Greenwich Peninsula supplied gas to communities across south-east London, before changes in the industry saw the gasworks become redundant in the 1980s.



By the mid-1980s Greenwich Peninsula was largely derelict and contaminated by industrial waste. English Partnerships (EP), the government regeneration agency of the time, acquired 121 ha of land on the Peninsula from British Gas in 1997 in order to co-ordinate the comprehensive regeneration of the Peninsula.



English Partnerships
The National Regeneration Agency

Prior to its creation, the Ecology Park site was owned by Redpath Brown and operated as a steel stocking yard through the 1950s and 1960s, closing in the 1970s and lying derelict until English Partnership's reclamation works in the late 1990s.

The Ecology Park was created as part of the early phases of decontamination and regeneration of the Greenwich Peninsula to recreate and re-establish elements of the Peninsula's original marshland heritage.

Since its creation in 1998/99 at a cost of c.£10.5 million, the Ecology Park has matured and has become home to a thriving wildlife community of birds, invertebrates, amphibians and small mammals including some species that are nationally rare and under-recorded in London. The Ecology Park has been created alongside Southern Park and forms a green 'heart' to the Greenwich Millennium Village scheme.

More historical information can be found at
www.greenwichpeninsulawildlifeheritage.co.uk

2.3 Physical Description

2.3.1 Location

The centre of the park is at grid reference TQ399793.

2.3.2 Geology, Soils and Hydrology

- Details of the historical nature of contamination and remediation works on the Greenwich Peninsula can be found in Appendix 2 (from the original Peninsula masterplan)
- A clay cap underlies the site and there is a bentonite wall between the marsh and the river wall
- All soils and substrates were imported or manufactured on site. The specifications that apply to different areas are summarised in Appendix 3 (from the original Peninsula masterplan)
- The lakes are topped up from a chalk borehole source for which an abstraction licence has been granted by the Environment Agency. This is currently (late 2025/early 2026) being renewed with an amendment to the abstraction rate. The borehole was constructed in the late 1990s, at the same time as the Ecology Park itself, but its function was also to irrigate planting across the Peninsula and it was therefore sited in Boord Street, somewhat distant from the Ecology Park. This has proved problematic due to the length of pipework from the borehole to the Ecology Park and ongoing development across the Peninsula. Work to assess the condition of the pipework is needed to assess any subsequent damage and potential leakage but will be expensive and difficult.
- Water top-ups were originally intended to pass through the concrete channels and filter beds at the top of the shingle beach. However, these systems never functioned as designed, and water has therefore always been pumped directly into the lakes via the main distribution chamber in the inner park.
- Water levels can be lowered if needed by draining into the Thames via a sluice located underneath the boardwalk on the northern approach to the entrance building.
- A new smaller borehole, commissioned by the Land Trust in 2017, did not provide a sufficient flow rate for a significant top up of the outer lake. It was also not possible to connect the new borehole to the existing water system due to the depth of the pumping station and the associated cost of connection. A 2019 review confirmed that the original borehole was still capable of topping up the lakes. However, subsequent borehole issues and other site factors have led to the lakes frequently being at low levels. Mains water top ups have been used several times since 2019 when needed.
- Hydrology was designed to be artificially controlled by an installed system of pipes, pumps, overflows, aerators and valves. When the system is fully working, water can be re-circulated in each lake.
- A thorough review of the entire water system by engineering consultancy Expedition was carried out in 2019, funded by the Land Trust via the endowment. The aim of this review was to check all parts of the water system to assess what was working and which parts would need to be repaired, replaced or made redundant. Another longer-term aim was to replace out of date and damaged electrical controls with a simpler manual operation for the water circulation system, so that it could be controlled easily by the site wardens.
- Work is still ongoing with Expedition but, at the time of this revision in January 2026, there are severe problems with the water level of the outer lake.

- Testing was carried out in 2025 to assess the capacity of the borehole and to ensure that water could be pumped at an adequate rate to test the system fully and to fill the lakes. An application to the EA to increase the hourly and daily abstraction rate is being assessed. Further investigation will be undertaken to compare the volume of water leaving the borehole with the volume reaching the lakes, in order to identify any potential leakage or issues along the pipework route or within the lakes themselves. The age and condition of the equipment and controls is also an issue to be addressed, and any necessary works will need to be costed and funded. Significant funding will need to be sourced to carry out the necessary works and future proof the system. Work is ongoing to source support from the GLA and potential Section 106 funding.
- An operating handbook for the lake filling, aeration and water recirculation systems is kept in the Gatehouse. This will be replaced as the system is modified, updated and simplified. Work is also progressing on a water asset management system in liaison with Expedition that will be used to monitor, maintain and record work on all aspects of the water system for future reference.
- Overall levels across the Peninsula are relatively flat. The local levels within the Ecology Park are:
    - Lower level riverside walk at 5.2m to 5.7m AOD, separated from the Ecology Park by a retaining wall, the levels at the back of the wall being 6.5m to 7.2m AOD
    - The deepest part of the inner lake is 2.85m AOD
    - The bed level of the outer lake varies between 4.25m and 4.5m AOD

2.3.3 Habitats

- The Ecology Park is a human-made environment that is dominated by freshwater habitats. The site also contains a number of other specially constructed environments each tailored to the needs of certain sets of wildlife. This has provided an integrated and sustainable environment and wildlife haven.

- The site is surrounded by residential developments at Greenwich Millennium Village. Landscape design for the site has been given careful consideration to ensure the integration of areas of habitat, open space and access networks. Key features include two separate areas of open water with a large stand of reedbed, willow woodland, carr and smaller areas of species rich florally diverse grassland and shingle habitats.
- The Ecology Park was divided into 2 main sub areas when created – the controlled access inner lake area and the open access outer lake area. A new bridge project is due to bring most of the outer lake area into the controlled area (detailed separately in this plan). The outer lake still acts as a moat, surrounding and protecting the inner lake area.

- The major habitat elements are summarised as follows:

HABITAT ELEMENT	DESCRIPTION	AREA
Reed bed and marsh 	Large stands of Common Reed plus emergent plants on the shallow margins of the lakes, including Flowering Rush, Sweet Flag, Marsh Marigold and Yellow Flag Iris.	0.18 ha
Open water 	Supplied by freshwater from a chalk borehole, the Park has a series of water bodies of various depths and sizes, including 2 large, deeper lakes, a smaller pond, an ephemeral pool and an extra pond added in 2024. The alder carr streams have not flowed since the water level dropped in 2024. Both lakes have areas planted with native water lilies. Note that the inner lake and outer lake are completely separate, and the water should not normally mix.	0.86 ha
Grassland 	Areas of mixed grasses and wildflowers including wet and drier meadow areas and a walk-in meadow area where public access is allowed. A species rich portion of the walk-in meadow is temporarily fenced off when in flower.	0.12ha
Shingle beach 	Two pioneer habitat areas of sandy soil, rocks and pebbles – one large sloping shingle bank alongside the inner lake and one smaller flat strip of beach between the two bird hides, plus a spit and smaller shingle areas along the inner edge of outer lake. This habitat supports a range of annual plant species such as Wild Carrot as well as some important biennials such as Viper's Bugloss. It serves as a basking and feeding area for many butterfly species as well as supporting many other invertebrate species, particularly bee and wasp species.	0.20ha

Willow beds 	Areas of willow woodland with various species of willow – mostly Osier, Grey and Purple - managed by coppice rotation – with some willow, birch and alder standards and willow pollards. As weather patterns have changed (with hotter, drier summers), Hawthorn, Dogwood and Blackthorn have started to self-seed into areas where willow has failed.	0.18ha
Alder Carr Woodland and Streams 	An alder dominated woodland in wet to waterlogged conditions with a wet meadow area and associated flora. Includes a network of streams fed by pumps using water from outer lake (not currently working). Also in the carr are Silver Birch, Pedunculate Oak, Aspen and Ash as well as smaller shrubs such as Spindle, Elder and Guelder Rose. Wildflower bulbs have been planted in the glade area.	0.18 ha
Hedgerow 	The top and end boundary of the inner lake area is formed by a hedgerow of mixed species including Hawthorn, Blackthorn, Guelder Rose, Gorse and willow. As well as a thorny barrier to deter access to the site over the boundary wall, the hedgerow provides an important habitat for birds. Additional wild rose species were added in the area close to the Gatehouse to further deter unauthorised access.	
Boardwalk, fencing & screening 	Wide wooden boardwalks leading through different habitats allowing good, safe disabled and buggy access. Some habitats in the inner park are shielded by woven willow fencing. Some willow fencing panels with viewing windows were replaced with new in 2020 and in 2024. Some areas of the inner boardwalk have been retrofitted with a grip strip and some boards replaced. A project to connect the outer boardwalk to the inner boardwalk via a bridge and cutting off both ends is underway (January 2026)	600m

Artificial refuges for wildlife 	Bat tower (not in use by bats but refurbished in 2021), newt hibernacula, standing deadwood, bird and bat boxes, bee and minibeast towers/boxes. A mitigation package in 2012 added 2 new tern rafts to the existing rafts (including a larger raft on the outer lake), extra bee habitat logs, a new compacted bee bank and new bird and bat boxes. The original large, part buried standing deadwood has gradually been replaced by smaller deadwood features in greater quantities. An older tern raft is being replaced in March 2026	
Redundant top up and recirculation beds 	The top up beds either end of the shingle beach area are now shingle areas (formerly reed filtration beds). One is used for storage of tools and materials. The other is managed as a shingle type habitat with annual plants but also as a trial site for willow planting to redress willow loss in other areas. The recirculation bed was originally planted with reeds but has now dried up and is maintained as a shingle habitat. There is a deep pool at one end with aquatic vegetation including non-native water lilies. Undulations and dips are being added to help cope with drought and long dry spells in summer	

2.3.4 Access

- Access through the outer lake area of the Ecology Park was originally via a wide wooden boardwalk, open 24 hours, seven days a week (apart from permissive closure). Wheelchair friendly gates were added either end in in 2008 to mark the area out from its surroundings as an ecology zone and to prevent cyclists going through. A large wooden welcome archway sign was added in 2019 as an entrance way into the alder woodland from Southern Park to mark the start of the Ecology Park. The boardwalk was lit at night by a series of lights, timed to come on automatically at dusk. The outer boardwalk edges are fenced to shoulder height along its length to prevent people going into the habitats and causing damage.

- Work started in early January 2026 to connect the outer boardwalk to the inner boardwalk via a new bridge in order to bring it into the controlled access zone. Both ends of the boardwalk are being removed, providing room for extra reedbed and woodland habitat. The project aims to address the increased use of the outer boardwalk and the associated rise in wildlife disturbance resulting from ongoing development on the Peninsula, as well as incidents of anti-social behaviour. It will provide a safer habitat for wildlife and a better visitor experience once completed.
- Access into the inner lake area is controlled via the Gatehouse and is open to the public between 10am and 5pm (or dusk in winter), Wednesday to Sunday throughout the year, except for 2 weeks at Christmas. The inner park has a network of wide, wooden boardwalks offering excellent disabled and buggy access.

- A full structural survey of the boardwalks was undertaken in 2020 by Expedition, funded by the Land Trust through the endowment. Chicken wire has been replaced with retrofitted grip strip and damaged boards replaced as the first part of a major package of boardwalk works. Further repair and enhancement works are due as funding allows.
- There are a mix of low and high wooden rails at the edges of the habitats as well as willow panel screening with viewing holes along the lake edges. The Friends groups have fundraised successfully for willow panel replacements when needed.
- Although the Park is closed to the public on Mondays and Tuesdays, school and community group bookings are taken on these days at different times of the year. The inner park is also open on all Bank Holidays apart from Christmas.
- There is machinery access via John Harrison Way. The wardens also hold keys to the bollards at the end of John Harrison Way for access for deliveries and contractors and for disabled parking.

2.3.5 Facilities

- A multi-purpose building, called the Gatehouse, is used as a visitor centre, volunteer room, storage facility and event venue. Its use is, however, restricted by it also being the entrance through to the inner park and maintaining access to the disabled toilet. There is a small office with a kitchen inside the gatehouse.
- In previous reviews of this management plan, TCV and the Land Trust were working towards a scheme for a new visitor centre, adjacent to the Ecology Park and within Southern Park, as part of a GMVL funded goodwill package of compensation proposals in relation to Plot 201 (detailed later). It was intended that the gatehouse would be demolished to make way for new ecological landscaping in full sun. Planning application was granted in the summer of 2022 for this scheme but funding issues and site constraints made the proposal unviable, particularly the lack of funding for a bridge to connect the new centre to the park and the decision not to proceed with the gatehouse demolition by the developer. In the meantime, existing site infrastructure was causing major problems which could not be adequately funded within site budgets or the endowment.

- The Land Trust, TCV and GMVL agreed instead to help progress the major package of infrastructure works desperately needed on site. The GMVL funding will cover the cost of the refurbishment of the gatehouse and enlargement within the existing footprint (extending out to the edges of the roof). Useful Simple have prepared the designs and cost estimates, and a planning application is currently being developed, with a view to commencing works in late autumn 2026.

The Gatehouse

Pond dipping platform

- Visitor facilities inside the gatehouse include a chalkboard for wildlife sightings, leaflet area, visitor's book, wildlife diary, large display area for temporary displays, bench seating doubling up as storage and a selection of wildlife themed books. The Friends group also run a second-hand book stall.
- A covered veranda just outside the gatehouse has wellie and wader storage containers and access to 4 extra toilets (used for school visits, volunteer workdays and events). The veranda will be incorporated into the visitor centre under the new refurbishment plans, and the temporary toilet block will be replaced with a new wooden structure with toilets - connected to the internal sewage system (rather than relying on external tanks that need emptying).
- A wooden education building or outdoor classroom was completed in spring 2018 on the site of the old pond dipping platform and waiting area. The building was funded by grants from Veolia Environmental Trust, the Postcode Local Trust and the Bernard Sunley Charitable Foundation, Section 106 funding from IKEA, plus fundraising efforts by the Friends of the Park and local supporters and residents. It includes a pond dipping pontoon with full disabled access, completed in spring 2019 by RA Marine.
- The education building is used for park events, school class activities, volunteer and staff training, meetings and holiday workshops. There are some issues with damp due to the original design which are being investigated. Unfortunately, the pond dipping platform remains out of use while the outer lake water levels remain low.
- The two wooden bird hides (east and west) have disabled access and overlook the inner lake. These were fully refurbished by Gilleard Brothers in September 2025, funded by GMVL and the Friends group. The Friends are working on simple interpretation panels for the hides.
- A large circular interpretation panel in the middle of the park details the habitats and typical species, with decking and a bench seating area in the middle

2.3.6 Capital replacement

- The endowment calculation for the site provided for the capital replacement of certain, mainly hard, landscape elements that have a finite lifespan, though over time, this has proved inadequate due to rising material costs and extra funding is having to be sought. These elements include boardwalks, perimeter and timber fencing, sluices / water control structures, some information boards, the bird hides and the gatehouse building.
- A major boardwalk review was carried out in 2020 and the initial stage of improvement works took place in 2023 as part of a tender package, funded via the site endowment. See previous notes re the outer boardwalk works. Further stages of the inner boardwalk refurbishment are due to be completed as funding allows.
- Other replacement works are seen as intrinsic to the on-going operation of the site as part of the maintenance programme, rather than optional capital works. As such, allowance has been included for replacing these within the dowry sum but the Friends group also supports this process, e.g. by applying for grants to gradually replace willow screening panels and supply interpretation boards and features.

2.4 Current usage and community involvement

The site has a well-established public access network and activities programme which includes education, events, holiday activities for families and children and volunteering opportunities.

- Park opening to the public:
  - The inner park area is usually open to the public 5 days a week (Wednesday – Sunday), 10am to 5pm or dusk in winter.
  - The inner park has welcomed over 260,000 visitors since opening in 2002 with an annual average of between 10k and 14k in recent years. As one of the few community spaces on the Peninsula, the park has seen daily visitor numbers steadily increase though numbers have been affected by the closure of the outer boardwalk access to the gatehouse (which is now accessible only from the Thames Path).

- Quotes from the park's Visitor's Book remain overwhelmingly positive:

  "*Moved by how special and alive such a space is. You create such a space and life will come! There should be spaces like this for every square mile of London – vital. Thank you so much for all your hard work to keep it going*"
  Visitor, July 2025

  "*It was amazing here. I whill [sic] give it 1000 out of 1000"*
  Young child visitor, October 2025

- School visits:
  - Around 1,500 school students visit the park each year. Education visits are hands on and a great way to introduce city children to wildlife on their doorstep. Many of the children who come to the park rarely visit nature sites or engage with plants and animals in a positive way, but most come back and visit again with family and friends after their school trip. Some children come back to us years later as volunteers or work placements.

  - Many teachers report that children who struggle with classroom settings and formal education come alive when taking part in a trip to the park. This is especially true of pupils with special needs and children on the autistic spectrum.
  - School sessions are usually delivered on Mondays and Tuesdays in the spring and summer terms as this allows full and safer access to the site when the park is closed to the public. The site is usually fully booked between April and July with some additional sessions booked on other days to accommodate high demand. Autumn dates are also offered when infrastructure works allow.
  - School visits are closely tied in with the National Curriculum and offer a hands-on tour and a minibeast hunt for half day visits and an additional 3 group activities in the afternoon for day visits. Activities include microscopy, bug hunting, birdwatching and fun quiz trails. The additional wooden education building by the pond dipping area has provided much needed extra space for wet weather and indoor activities.
  - The service is open to all London schools but is so popular, with many repeat bookings each year, that it is no longer promoted widely as the site would not be able to meet demand. One member of staff is involved in the delivery of education visits, together with help from key volunteers. Information sheets, health and safety guidelines, booking forms and feedback forms are produced by the wardens and updated annually. Site visits are charged.

- Work experience placements are organised for secondary school students and occasionally trainee teachers dependent on staff time and infrastructure works on site.

"It has been a brilliant trip, over and above expectations! Tony was fantastic with the children and so knowledgeable and passionate. Thank you so much, we will definitely be back next year"
Thorntree Primary School Reception class, May 2025

"It is great to get the children listening and noticing in a very hectic world. Hopefully we have some future conservationists in the future. Thank you as always"
Gordon Primary School Reception class, June 2025

- Informal education:
  - Drop-in activities, such as quiz trails, are available in the gatehouse during opening hours. These are seasonal or relevant to the park and offer informal ways of learning about urban wildlife or environmental and science topics. The younger children's trails with props in boxes hidden around the park are especially popular. Wildlife ID books and children's binoculars are also available to borrow.
  - In addition to the more formal interpretation panels, there is a large area in the gatehouse for engaging temporary displays. These are changed regularly and inform visitors about the park and its wildlife or about environmental topics. Chalkboards in the hides and gatehouse are regularly updated with wildlife sightings by a key volunteer.

- Outreach:
  - A new Community Outreach Project Officer was funded 4 days a week by TCV from November 2019 to March 2021. This post was then integrated into the site budget and funded 5 days a week though is now divided between 2 part time staff. The work is delivery focussed and allows other staff to deal with the increasing workload from ongoing major works on site. The 2 part time post holders deliver volunteer workdays, health-related activities, community group workshops and school holiday activities on site.
  - In recent years, staff have worked with local Mind groups, Dementia Inclusive Greenwich, Queer Circle and the Knight Dragon community team, as well as developing Black History Month activities and a migratory bird project.
  - Outreach work will increase as tenants move into new social housing on the Peninsula managed by the Royal Borough of Greenwich and London & Quadrant Housing Association

- Seasonal and larger events:
  - Larger events are usually organised throughout the year depending on infrastructure works. The popular Winter Fayre takes place every year on the first Sunday in December. Other events can include Frog Day in March and summer open days. An event will be organised to celebrate the opening of the new outer lake bridge on completion in 2026. The park celebrates International Dawn Chorus Day each year in May with an early bird walk and breakfast.

  - Smaller activities and events are organised in the school holidays with activities 3 days a week in the Easter and summer holidays. These focus on seasonal or nature themes and have included pond dipping (when water levels allow), bug hunting, storytelling, various environmental art sessions, urban guerrilla gardening, close up encounters with minibeasts, microscopy sessions with land and water minibeasts and wildlife photography. Easter and summer activities are supported by extra session workers, funded via grants and Friends group contributions.

"*We visited all the kids events this week and they were fantastic. Especially the one about minibeasts with Tony. It was very interactive, all the kids loved it!! Good job to all of the involved staff*"
Visiting family, Easter holidays 2025

- Guided tours and talks:
  - The Park is a valuable example of sustainable design and development, as well as urban green space managed for wildlife and community involvement.
  - Park staff continue to deliver guided tours and talks for a wide range of organisations and people - including universities, developers, the U3A, engineers, landscapers and other professionals from around the world.

- Community volunteering:
  - Regular volunteer practical workdays are usually organised on Wednesdays and Saturdays from September to March. These are increasingly popular and well attended.
  - TCV's Volunteer Officer scheme continues to operate – volunteers commit to 3 days a week for 6 months in exchange for free training and mentoring and an opportunity to gain valuable work experience in the field of conservation.

- Events volunteering – volunteers assist with seasonal events and school holiday activities and are essential for the safe and effective delivery of events.
- The Friends of the Park group hold bi-monthly meetings and assist with events at the park as well as organising second-hand book sales in support of the park.
- A key volunteer records bird and other wildlife sightings on site throughout the year and updates sightings chalk boards.
- TCV organise Employee Action Days where corporate teams can take part in habitat management tasks and challenges. This greatly assists with keeping on top of the larger habitat management tasks, such as reed cutting.

2.5 Finance and resources

- The endowment held by LT is invested to generate an annual income to allow the basic physical management works to be undertaken, including routine maintenance and temporary maintenance operations, and planned capital replacement works. It also covers staff and office costs and materials.
- The basic level of income generated through the endowment is supplemented by additional income from other sources where possible. This includes education and any filming income but may also include grants to undertake specific projects.
- Additional funding is secured by the Friends group, TCV, LT and joint partnerships between them.
- The site currently has 1 full time Site Manager, a part time Senior Project Officer (3 days a week) and 2 part time Project Officers (3 days and 4 days). The part time 3 day a week Southern Park Project Officer is also based on site. Staff work together on site on a shift pattern to cover 7 days a week. Cover wardens are subcontracted from a pool of appropriately experienced TCV approved workers.
- Volunteer Officers (commitment of minimum 6 months, 3 days a week) assist with volunteer practical workdays, events, education visits and a range of other work on site according to experience and interest.
- A park leaflet features a location map and details of the habitats found, opening hours and information on wildlife and activities. Supplies have run out and production of a new leaflet is waiting for infrastructure works to be completed, as they will affect the layout of the site. In the interim, photocopied fliers are provided to provide site information.

2.6 Legal, development and environmental constraints

The following paragraphs provide a background to any legal constraints and other restrictions within Greenwich Ecology Park.

2.6.1 Conservation status

- The site is designated as a SINC (Site of Importance for Nature Conservation) by RBG.
- It is hoped that the site will be considered for Local Nature Reserve status by RBG at some point, but the site is not owned by RBG, so there would need to be some form of agreement in place. At present, the site is listed as a **Site of Borough Importance Grade 1**
- On-going surveys of the botanical, invertebrate and bird interest of the site shows it be of local and London importance with some nationally important species.
- The conservation interest of the site has increased over time as the site has matured and because of careful management of the existing habitats. However, it should also be noted that some species and habitats are being, and will be, affected by current and future development around the site as well as climate change and associated changing weather patterns.
- Increased density of development and the addition of tall blocks very close to the park, which have caused shading, together with loss and degradation of surrounding landscaping will have an impact. Some of this impact is being officially monitored via surveys of flora and fauna as part of the mitigation process connected to Plot 201 – the 13-storey tower next to the park on the south side.
- The effects of climate change are being monitored and habitat management is already being changed to cope with hotter, drier summers, heatwaves and more frequent storms.
- Records are kept of wildlife sightings:
    - Odonata (dragonflies/damselflies) March to November
    - Lepidoptera (mainly butterflies) March to October
    - Other invertebrates as an ad hoc list
    - Birds, including nesting birds, on a weekly basis
    - Flowering plant monthly lists
- Surveys are now only carried out when funding and time allows but can include:
    - Small mammal trapping in the early autumn
    - Torchlight surveys for amphibians in spring
    - Fungi survey in autumn
- In 2020, 2023 and 2025, surveys were carried out by outside contractors as part of the mitigation process for the Plot 201 development within Greenwich Millennium Village. This involved a full botanical survey and surveys of bats, Odonata, Lepidoptera, Hymenoptera and terrestrial invertebrates and breeding birds. We currently await the results of the 2025 surveys.
- Quarterly fixed point photos at set points are taken in April, July, October and January

2.6.2 Notes and status of notable species

- See appendices for survey records and links.
- Moth species data was updated from an original survey in 2009 by Dr Tim Freed with a new survey in 2019 where 398 moth species were recorded, including some rare and notable species.

- A 2023 mitigation survey recorded 25 moth species believed to be previously unrecorded at GPEP (including five species believed to be new for Greenwich borough), one Nationally Rare species and four Nationally Scarce moth species. Some of the rarer moths are dependent on wetland habitat.
- A total of 743 invertebrate species were recorded since 2002 by the site wardens, Colin Plant Associates in 2015, David Notton from 2016 to 2017 and Matthew Smith in 2020. A 2020 mitigation survey identified 5 Red list species, 14 Nationally Notable species and 33 species with local distribution. The 2023 mitigation survey recorded 5 Red Listed species, 8 Nationally Scarce species and 35 species with Local distributions. The highest number of invertebrates were dependent on open habitat - the shingle beach areas and meadows.
- Two "Section 41 Species Principal Importance" species were also recorded (from Defra and Natural England list of priority habitats and species in England for public bodies, landowners and funders to use for biodiversity conservation). These were *Bombus humilis*, the Brown-banded Carder bumblebee, and *Tyria jacobaeae*, the Cinnabar Moth. The former relies on flower rich grasslands and the latter on a specific caterpillar food plant, Common Ragwort.
- There are so many notable and interesting species that there would not be room to list them in this plan but a table of some of the highlights follows. Full data is available by contacting the site wardens.

BIRDS			
Scientific name	**Common name**	**Status**	**Notes**
Sterna hirundo	Common Tern	BoCC4 Amber List	Biggest breeding colony in London - breed on tern rafts on inner lake every year. Between the 2020 and 2023 mitigation surveys by Conrad Ellam, the number of chicks fledged had increased from 14 to 25.
Sturnus vulgaris	Starling	BoCC4 Red List London BAP priority species	Breeding in Yacht Club building adjacent to the park and regular visitor.
Chloris chloris	Greenfinch	BoCC4 Red List	Moved directly from green list to red list in 2021 review due to severe declines. Frequent visitor to GPEP and 1 pair recorded breeding in 2023 survey.

Motacilla cinerea	Grey Wagtail	BoCC4 Red List	Regular visitor and breeds in or close to the park.
Carduelis cannabina	Linnet	BoCC4 Red List UK & London BAP species	Occasional winter visitor now the fields behind the park have been redeveloped.
Emberiza schoeniclus	Reed Bunting	BoCC4 Amber List/UK & London BAP priority species	Regular visitor and breeds in the park in some years.
Prunella modularis	Dunnock	BoCC4 Amber List	Present all year round and breeds in park.
Falco tinnunculus	Kestrel	BoCC4 Amber List	Fairly regular visitor.
Gallinago gallinago	Common Snipe	BoCC4 Amber List	Winter visitor.
Alcedo atthis	Kingfisher	BoCC4 Amber List – move to Green in 2021 review	Regular winter resident.
Anas platyrhynchos	Mallard	BoCC4 Amber List	Present all year round and breeds in park and on rooftops/balconies in surrounding area. Extra winter visitors annually.
MAMMALS			
Scientific name	**Common name**	**Status**	**Notes**
Pipistrellus pipistrellus	Common Pipistrelle bat	Locally, regionally and nationally common	Regular visitor – feeding on site over carr. Recorded in 2020 and 2023 mitigation survey by Huma Pearce. Summer roosts occurred within or close to the south-western area of GPEP.
Pipistrellus. pygmaeus	Soprano pipistrelle bat	Common and widespread	Recorded in 2020 and 2023 mitigation survey by Huma Pearce. Transient/mating roosts occurred within or close to the south-western area of GPEP.

Pipistrellus nathusii	Nathusius' pipistrelle bat	Nationally rare species	Recorded in 2020 and 2023 mitigation survey by Huma Pearce - recorded during the bat migration period. New record for GPEP in 2020.
Nyctalus noctula	Noctule bat	Common and widespread throughout the UK but experiencing declines within the Greater London Area	Recorded in 2020 and 2023 mitigation survey by Huma Pearce. Recorded infrequently and usually as single bat passes which were indicative of bats commuting over the site.
Nyctalus leislerii	Leisler's bat	Near threatened on the IUCN UK red list but are widespread within the Greater London Area	Recorded in 2020 and 2023 mitigation survey by Huma Pearce. Recorded during all surveys. Transient/mating roosts for Leisler's bat occurred within or close to the south-western area of GPEP.
Eptesicus serotinus	Serotine bat	Vulnerable on the IUCN UK red list and is a rare species within the context of the Greater London area	Recorded in 2020 and 2023 mitigation survey by Huma Pearce. Recorded infrequently and usually as single bat passes which were indicative of bats commuting over the site. New record for GPEP in 2020.
Myotis daubentonii	Daubenton's bat	Regionally and nationally widespread and common	2020 mitigation survey by Huma Pearce. Recorded briefly during the August 2020 mitigation survey by Huma Pearce (new record for GPEP) but absent from 2023 surveys. It is likely that this species occurs only rarely at GPEP.

VASCULAR PLANTS			
Scientific name	**Common name**	**Status**	**Notes**
Populus nigra betufolia	Black Poplar	London BAP priority species Britain's most endangered native timber tree	Growing along river path outside the Ecology Park (planted as part of the original development).
INVERTEBRATES			
Scientific name	**Common name**	**Status**	**Notes**
Chalcolestes viridis	Willow Emerald Damselfly	Recent colonist to UK	First recorded in significant numbers in East Anglia in 2009 but has rapidly expanded its range.
Erythromma najas	Red-eyed Damselfly	LR1c (Local)	Regularly recorded including 2023 mitigation survey by Joe Beale.
Hoplitis adunca	Viper's Bugloss Mason Bee Hymenoptera/Megachilidae		New to Britain, only known British colony is GPEP (David G Notton 2016-17). Recorded in good numbers in 2020 survey by Matthew Smith. Still present and breeding in 2023 survey.
Isodontia Mexicana	No common name Hymenoptera/Sphecidae		New to Britain, only known British site David G Notton 2016-17.
Lucanus cervus	Stag Beetle	UK BAP priority species UK scarce London BAP priority species	Brought in as larvae in dead wood. Adults sighted in Ecology Park in various years but not frequently.
Andrena pilipes	Mining bee species - no common name	RDB3 Nationally Scarce	2009 survey by Dr Thomas Ings, plus 2016/17 survey by David G Notton.
Heriades truncorum	Solitary bee species – no common name	RDB3 – very rare	2009 survey by Dr Thomas Ings and 2020 survey by Matthew Smith.

Bombus humilis	Brown-banded Carder Bee	UK BAP priority species. Defra/Natural England "Section 41 Species Principal Importance"	2009 survey by Dr Thomas Ings and 2020 and 2023 survey by Matthew Smith Scarce bumblebee found only in coastal areas of England and Wales.
Schoenobius gigantella	Pyralidae Moth species – no common name	Nb Nationally scarce, in reed-beds, in parts of southern England, with records north to Yorkshire, predominantly coastal. Very rare in London	2009 survey by Dr Tim Freed and 2020 survey by Joe Beale.
Earias clorana	Cream-bordered Green Pea moth	Nb Uncommon and localised in London generally.	2009 and 2019 survey by Dr Tim Freed and 2020 survey by Joe Beale

Left: Brown-banded carder bumblebee Right: Common Tern

- Aquatic invertebrates remain under-recorded and it is hoped that funding can be sought to undertake a full survey in future years. Wardens carry out ad hoc recording via regular pond dipping and keep track of any changes in aquatic invertebrate diversity.
- The lakes continue to support a wide range of water invertebrates, including leeches, mayfly nymphs, dragonfly and damselfly nymphs, caddis fly larvae, saucer bugs, screech beetles, greater and lesser water boatmen, water stick insects, water scorpions and a variety of pond snails.

- Smooth Newts and Common Frogs have been recorded annually on site, with Smooth Newts by far the most common. Common Toads have been recorded on site in 2019 (previously thought lost to building works on the surrounding land). A Marsh Frog has also been recorded on site since 2018 and future surveys will look at whether this is a one-off or whether there are other individuals present.

2.6.3 Rights of way

- There are no statutory bridleways or footpaths within the site. All access paths are permissive and therefore access can be controlled.

2.6.4 Planning designations

- From the time of the Millennium Village design competition, it had always been envisaged that there would be an ecology park within GMV – and the park formed part of the GMVL competition submission. The ecology and southern parks, essentially as built, were part of the outline and relevant detailed planning consents.

- The Ecology Park has been designated a dog free zone by the Royal Borough of Greenwich

2.6.5 Byelaws, covenants, leases, easements

- There are no byelaws in place within the Ecology Park.

- There is an easement established in favour of LT for the pumping main that brings the water supply to the park from the borehole.

- There was an easement established for water run-off from roofs within a specific part of the GMV development to flow into the outer lake. However, it was discovered that contractors had been using herbicides on the green roofs (against management protocols) and the easement was ended. The pipes were blocked and no further easements were allowed from the new swale landscaping.

2.6.6 Peninsula development

- Greenwich Peninsula, covering 190 acres, is one of the UK's largest regeneration projects, creating a new district for London, including homes, offices, schools, shops, improved transport and community facilities, as well as opening up access to the river.

- The Peninsula development was promised to be a “modern urban community in the curve of the Thames with space to breathe, space to think and space to build” and Greenwich Peninsula Ecology Park has played a key role in helping to deliver on this promise. However, Peninsula masterplans have changed several times since that statement and housing mass has become much denser while the amount and quality of greenspace have reduced.

- Development of the surrounding area has continued at pace. Links are always sought with developers on the Peninsula in order to share information, create a stronger ecological network with other greenspaces and promote the Ecology Park as one of the key benefits of the area. It is also aimed at garnering potential financial support for the park.

Current developers on the Peninsula are:

- **Greenwich Millennium Village or GMVL** - a joint venture between Countryside and Taylor Wimpey - which develops the land around the Ecology Park.
    - 3,600 new homes will eventually be built around the Ecology Park, about two thirds of which are already built and occupied.
    - Some of the last phases of development, close to the western edge of the Ecology Park, alongside Southern Park and West Parkside have been completed, including a nursery and community centre as part of planning conditions. One last area closer to Bugsby's Way is under construction or planned, including a potential 20 storey building.
    - The buildings along the back of Pear Tree Way and next to the aggregate works are taller than originally planned (13 stories) due to acoustic regulations.
    - Plot 201, the 13-storey block, next to the Ecology Park was completed in 2022. This building, together with the now completed neighbouring 10 storey buildings, are already causing significant shading of some areas of the park at different times, particularly in winter.

    - Mitigation works for Plot 201 have been carried out on site, slightly over and above that specified by RBG. Mitigation works included additional predator proof tern

rafts, artificial invertebrate habitats in sunnier areas and refurbishment of the bat tower.
    - Mitigation surveys have been carried out at set intervals in 2020, 2023 and 2025.
    - GMVL worked with the Land Trust, TCV and Dr Michael Wells of Biodiversity by Design on a project to create a new visitor centre within Southern Park and demolish the existing gatehouse to create new habitat in full sun. This project aimed to deliver net ecological and amenity gain and was awarded planning permission in July 2022. However, as mentioned in section 2.3.5, delays ensued, caused by GMVL funding and site restraints - crucially the lack of a bridge to connect the new centre to the park, which would have made the new centre unviable.
    - In the meantime, the condition of existing site infrastructure was causing major problems which could not be adequately addressed within the site budget or the endowment. The Land Trust and TCV discussed options with GMVL to fund a major package of infrastructure works in place of the visitor centre scheme, including refurbishment and enlargement of the existing gatehouse. The cost of refurbishment of the existing gatehouse was compared against the cost of demolition and replacement with a new modular building. An agreement was reached for GMVL to provide a fixed sum to the Land Trust to enable the refurbishment and enlargement within the existing building footprint. Work is progressing on a planning application.
- **Knight Dragon** – a Hong Kong based developer controlled by billionaire Dr Henry Cheng - which is developing the rest of the Peninsula. Knight Dragon took on the 25-year development of the largest area of Greenwich Peninsula in 2013, planning over 15,000 new homes within 7 neighbourhoods.
    - A new 2015 masterplan (since updated again in 2019) changed the focus of development from business to residential due to competition with other business districts in London. This translates to an increase from about 10k residential units to 15 ½ k and an increase in the height of buildings to make this happen. There will eventually be 35,000 residents in the Knight Dragon development area.
    - A design district near the O2 has space for 1,800 people from creative industries.
    - Over 17,000 new affordable homes are near completion, closer to the Ecology Park off John Harrison Way, as part of a partnership between Knight Dragon and housing association L&Q.
    - The bus station is at 95% capacity so a new bus station is planned but Knight Dragon are seeking to amend the construction timeline, moving it to completion after 6000 rather than 3000 homes built. Construction of the new Silvertown Tunnel was completed in 2025.
    - Part of a 5 kilometre landscaped walking/running route around the Peninsula was completed (the Tide) but involved the removal of much of the grass and trees along the riverside walkway. Mass planting of single species of tall grass with lone trees remains but other garden beds have since been planted with more diverse plant species.

    - St Mary Magdalene primary and secondary school was completed in 24/25, and is in addition to the existing Millennium Primary School.
- Developer U+I sold the Morden Wharf development site to City Developments Limited for 1,500 new homes on the west side of Greenwich Peninsula.
- Plans were approved in June 2025 for 1251 flats on the IKEA car park and B&Q store site on the Peninsula to be delivered by developer Weybourne, despite objections from IKEA re reduced parking.

2.6.7 Impact of development on the Ecology Park

Continuing and changing development of the peninsula will bring both opportunities and present real challenges for Greenwich Peninsula Ecology Park that will have to be taken into consideration over the next 10 or more years. The issues below are of current concern:

- The substantial increase in resident numbers on the Peninsula with limited community facilities and no substantial increase in greenspace, indeed reduction in greenspace in some areas. This will put extra pressure on the park's resources.

- The 13-storey building and nearby 10 storey buildings close to the Ecology Park that now shade parts of the Ecology Park – some permanently and some seasonally. This affects habitats, wildlife and people's enjoyment of the park.
- The risk of the Ecology Park becoming an isolated island for wildlife if landscaping on the Peninsula becomes too sterile with a focus on single species planting and ease of management rather than wildlife value.
- The Peninsula now has 2 large primary schools and a secondary school. With existing staffing and facilities, the park's education programme is at full capacity and may not be able to fully engage with local schools.
- The current lack of integration between the two parts of the Peninsula that different developers control. This affects integration of greenspaces, pedestrian routes and cycle paths as well as other issues.

2.7 Management considerations and constraints

The following paragraphs summarise existing management issues identified within the site.

2.7.1 Security and access

- Integrating the outer boardwalk into the wardened area will significantly reduce unauthorised access and antisocial behaviour. The edge of the alder carr remains vulnerable and will be fenced and planted up with hedgerow species to deter access.

- Security and lone working have become more of an issue since the area has become more heavily developed. Site CCTV has been significantly upgraded. Staff have lone working procedures and a buddy system in place and seek to reduce lone working where possible.
- Police patrols have reduced significantly due to cuts to the local/community police and the increase in area size for individual police to patrol. The park wardens have a good relationship with the local Safer Neighbourhoods Team, but the size of this team has also been significantly reduced.

2.7.2 Current buildings

- The planned Gatehouse refurbishment (potentially in autumn 2026) will provide much needed extra office space and a better visitor experience. Replacement of the outdoor portable cabin toilets with a new wooden building connected to the mains/sewage system and with level access will provide better facilities that are easier and cheaper to manage and maintain.
- The outdoor classroom (constructed in 2018/19) has provided much needed extra space for events, education, etc and this puts less strain on the gatehouse which is also the entrance to the inner park. Work is still needed on the causes of damp in 2 corners.

2.7.3 Increased use of the park

- Rapid surrounding development is ongoing, yet there remains a notable absence of meaningful new greenspace and community facilities to support it. Since opening in February 2002, the Park has attracted an average of 10 to 15,000 visitors a year. Despite the outer boardwalk being currently closed, numbers have gradually increased as the surrounding area has developed and as the park has become better known. The park is also featured in a variety of London themed websites and guide books. A daily estimate is kept of visitor numbers to the inner park area and recorded in the site diary.
- The impact of visitors is assessed by the park wardens and managed by various means:
    - Provision of educational activities, such as quiz trails for children and families, activity days in school holidays and regular events.
    - Use of temporary information signs around the site to guide behaviour, including increased use of pictorial signs to reach people with little English or English as a second language.
    - Confronting inappropriate or damaging behaviour if safe and appropriate.
    - Minimising disturbance to wildlife by maintaining and maintaining willow screening along the inner boardwalk.
- Having more staff on site in recent years has helped cope with the extra demand on the park's services. An increase in hours to make the part time Project Officer post up to an equivalent full time post (via 2 part time posts) has helped to maintain the effective delivery of activities, while also dealing with various refurbishment and building works mentioned previously.

- Part of the site along the main shingle beach has no public access, although wardens and volunteers use this area for surveys and to gain access to the compost heaps. It has become increasingly important to maintain strictly limited access to this area.

2.7.4 Anti-social behaviour

- From experience gained in managing the site since opening in 2002, activities of concern over the years have included fishing, inappropriate bird feeding, litter, throwing rocks and other objects into the water and at the wildlife, stealing or damaging bird's eggs, noise disturbance, use of scooters, illegal introduction of fish species and terrapins in the outer lake, going off the boardwalk into the habitats, mini motorbikes used around the perimeter and picking plants and flowers (including the larger scale picking of edible species for the restaurant trade). Unfortunately, added to this in recent years has been the use of slingshots to injure birds. More recently, graffiti has become slightly more of a problem across the Peninsula. Greenwich Council contractors currently remove graffiti from the outside walls of the park.
- As previously mentioned, the new bridge and outer lake boardwalk project will reduce anti-social behaviour as it will be accessible only when the park is wardened.
- Abusive behaviour, animal cruelty and damage to bird's nest and eggs is always referred on to the appropriate authorities and the RSPCA. Liaison with local community police has since helped but does not provide immediate back up. The outer lake is occasionally de-fished (most recently in 2020) - to deter fishing as well as maintain biodiversity.
- Anti-social behaviour has increased as the surrounding area has developed and there is often pressure on site staff to deal with issues in and around the park as police patrols and the local Safer Neighbourhood Team have been cut back. Social landlords on the Peninsula are also less proactive with community work than at the start of the development though this is starting to change as new social housing development is built. Community outreach and education will be even more important as the Peninsula develops further.

2.8 Ecological considerations

2.8.1 Reedbed growth

- Management of reedbeds is regularly monitored to inform the period of rotational cutting. Different areas of reedbed are currently cut each year in autumn, preventing excessive spread of reeds across narrower sections of the lakes whilst maintaining a good structure and range of growth stages for different animals, e.g. the Wainscot Moth caterpillar that requires older reed stems of a certain thickness in which to grow and pupate, and Reed Warblers that prefer 2-year-old reedbed growth in which to nest.

- Some areas are cut annually where they block views across from the bird hides or where they reeds are particularly invasive and affect the growth of other marsh vegetation (e.g. outer lake inlet).
- From 2024, some areas of reedbed have been allowed to spread further to provide more habitat for invertebrates, particularly moth species, and nesting birds. Site staff are also looking at increasing reed spread to reduce the amount of open water which is affected by algal blooms in hotter summers.

2.8.2 Sensitive areas - access and disturbance.

- The main shingle beach remains inaccessible to the public and is only accessed by wardens and volunteers for habitat management and surveys.
- The original woven willow fence panels have been gradually replaced along the length of the inner lake boardwalk. Other temporary fencing is considered where appropriate to protect vulnerable areas and nesting birds. The proposed connection of the outer boardwalk to the inner to control access will also reduce disturbance to the alder carr as the Peninsula becomes more densely developed.

2.8.3 Colonisation by new and/or alien species, especially in shingle beach and open water habitats.

- Willow Emerald Damselflies were first recorded in the park in summer 2018. This species is a recent colonist to the UK and lays eggs on the branches of willow and alder that overhang the lakes. The British Dragonfly Society are tracking this species in order to understand how it is spreading so rapidly and what might limit the species in the future.
- Azolla or water fern (*Azolla filiculoides*), accidentally introduced into the inner lake, was successfully treated with a biological control (a weevil *Stenopelmus rufinasus*). This is continually monitored. Azolla spread into the outer lake via a fault in the top up system (since resolved), allowing the inner lake water to flow into the outer lake. This was treated in 2022 and 2023 with azolla weevils but was not fully eradicated so needed further control in 2024. It is hoped that the weevils will eventually successfully overwinter and start breeding again as they have in the inner lake. Further control may take place in 2026 dependent on water levels – when water levels are low, the azolla can survive in cut off shallow areas and recolonise the lake when water levels rise.
- Buddleia self-seeds from the river beach and is cut back or removed before it can become a problem by shading out hedgerow shrubs and plants on the shingle habitats or by growing out from walls and causing damage.

- Goat's Rue, a naturalised Mediterranean plant that is commonly included in meadow seed collections, has become an increasing problem in the meadow and shingle areas where it grows taller and shades out other meadow plants. It is regularly dug out or cut back before seeding.

2.8.4 Prevention of succession and maintenance of a mosaic of habitats.

- Shingle beach is a pioneer habitat that needs extensive management to remain as open shingle, free from scrub and grass encroachment. A natural beach would be cleared, or excessive plant growth reduced, by the actions of wind, salt, water or grazing but here at the park it relies on extensive manual effort. Clearing large areas of the shingle beach each year is one of the most labour-intensive tasks of the habitat management but is successful in maintaining the habitat and its associated flora, which is especially important for Hymenoptera and other invertebrates.

- The smaller shingle beach between the hides is flatter and wetter, so has more of a problem with grass species. Yellow Rattle has been seeded onto this area to help prevent the rapid spread of grasses.
- Each year different areas of the main sloping shingle beach are completely cleared while only problem species are removed from other areas. This has proved very effective in maintaining the area as a pioneer habitat whilst allowing important biennials such as Viper's Bugloss to thrive and areas of low growing plants such as Bird's-foot Trefoil to develop.
- In the marsh, meadow, shingle and reedbed habitats, tree and hedge species are increasingly self-seeding and need removing annually. This has been exacerbated by low water levels when problems occurred with the lake top up systems. In the last 2 years, some willows have been maintained at the edge of marsh areas where they are healthy, to mitigate for the loss of other willows in woodland areas due to prolonged dry spells in summer.
- Alder trees increasingly self-seed all over the inner park but especially on the sandy banks of the outer lake in the inner park. Theses need removing on a more regular basis throughout the year before they become too large and established. Some alders have been allowed to grow on as standards among the willow beds in the inner park. Cutting some of the accessible marsh and reed areas on a biennial basis and clearing away cut vegetation prevents the build-up of too much dry material and halts succession to scrub. In the last 2 years, some alder trees have been maintained at the edge of marsh areas where they are healthy to mitigate for the loss of other alders in the carr due to phytophthora disease and prolonged dry spells in summer.
- A small area at the end of the shingle beach has been fenced off as a "wilderness" area, where bramble and gorse are allowed to grow freely, as a habitat for birds and butterflies.

2.8.5 Bramble management as site matures.

- Bramble is allowed to grow on in some areas of woodland and woodland edge habitat, as cover and as a food source (flowers and berries) for birds, invertebrates and mammals, but is controlled elsewhere. It has become invasive in parts of the shingle beach meadow, marsh and woodland and needs regular cutting back and pulling out. In the woodland, it tends to stifle growth of other plants such as Common Dog Violet if not cut back.
- Dead hollow bramble stems are important as nesting sites for some solitary bee species. Gall wasps and midges also use bramble stems to create galls for their eggs. It is therefore important to leave cut ends of bramble stems in open habitat areas when undertaking habitat management in autumn and winter and to retain bramble stems with galls.

2.8.6 Sediment accumulation in lakes and ponds.

- It was originally planned to have a full clean out if required approximately once every 10 years and de-silting to be carried out piecemeal once every 3 to 4 years. This would be highly disruptive and expensive with machinery access difficult. Instead, problem areas of build-up are identified and substrate removed on a smaller scale at more regular intervals each year when carrying out work on the lakes and reedbeds. However, the build up of sediment has increased to the point where it will need to be addressed in future years.
- Partial dredging of specific areas of the lakes with specialist equipment in future years is currently being discussed as part of a wider review of the water management system in liaison with Expedition Engineering Consultancy.

2.8.7 Maintenance of compost area.

- Compost is an issue as there was originally no area allocated for this. A huge amount of cuttings from the marsh and meadows need to be stored each year and it is very slow to rot. 6 wooden compost bins at the top of the shingle beach alongside the hedgerow were replaced in 2024.
- A large compost heap remains and is now turned at least once a year by volunteers. This work is sometimes delayed by foxes making dens in the heaps or by the presence of wasp nests.
- Taller lengths of cut reeds are tied into bundles and used to make fencing when possible.
- Bramble and woody materials were previously burned on the river beach at regular intervals but bonfires are no longer permitted within the M25 under air quality regulations. This waste material is now being removed via a hired skip at the end of the work season.

2.8.8 Tree growth and coppice rotation.

- A system of coppice rotation was developed over previous years to maintain different areas of willow growth around the site. This was important to provide a range of coppice habitat at different stages of growth whilst maintaining screening for other habitats. It also helped to produce new coppice growth with much straighter stems which can be used more effectively for fencing and weaving.
- Increased willow die-back in recent years, due to longer spells of hotter weather in summer, is now having to be addressed. Re-planting with cut willow sections has taken place in some wetter areas, as well as dogwood reduction where it competes. Some healthy coppiced willow has been allowed to grow on for longer to provide shade and shelter from the hot sun for smaller coppice shrubs nearby. Healthy willow that has self seeded in other habitats has been retained at the habitat edges to mitigate for loss elsewhere. Self-seeded hedgerow shrubs, such as hawthorn, have been allowed to grow on in some coppice areas where a higher proportion of willow has failed.
- Different species/varieties grow at very different rates and the Osier needs coppicing every 1 to 3 years, while other species can be left to grow on for longer, once originally coppiced, to obtain straighter growth.
- Some stands of willow are coppiced annually to provide materials for wreath making at the annual Winter Fayre.
- Some willows have been left to grow on as standards or pollarded to provide a greater range of habitats for birds. Pollarded willows are now maintained on a more regular cutting cycle to reduce the costs of bringing in tree surgeons.
- Other tree species, including alder, have also been left to grow as standards in willow beds. Alder self-seeds freely from the carr and needs management within the willow coppice areas.
- Phytophthora disease of alder, caused by an algae-like organism called *Phytophthora alni,* has badly affected the alder trees in the alder carr in recent years. Up to 80 dead and dangerous alders had to be felled in January 2025 and again in December 2025 after an additional tree condition survey.
- From Forest Research: "*It is considered to be one of the most important diseases of natural ecosystems to arise in Europe in the late 20th and early 21st centuries and is widespread in Great Britain. The number of trees affected has increased steadily since it was first discovered in the UK in 1993, and probably a third of alder trees are now affected with disease incidence highest in South-East England.*" The alder carr will be monitored and reviewed once felling work is complete to see how the carr recovers and to plan any regeneration work needed.

2.8.9 Brash clearance / disposal after coppicing.

- In recent years, brash has been used for dead hedging which has helped screen existing habitats and provide extra habitat at a time of increasing development around the park.
- Fencing poles are prepared and stored in the ephemeral pool area until used for fencing and willow structures in the park or in school and community gardens.

2.8.10 Shading of habitats from Plot 201.

- Shading from the 13-storey building within Plot 201 and neighbouring 10 storey blocks of the GMV development is being monitored to assess the impact, especially in winter and early spring and in the southern end of the park. One particular area of permanent shade will need to be monitored closely by the TCV, the Land Trust and the ecologists working with GMVL. Over time, this area may need modifications to the habitats.
- Mitigation works were completed in 2021. Initial wildlife surveys were carried out by surveyors working for GMVL in 2020 and these were repeated in 2023 and 2025 to monitor the impact on flora and fauna. Comparisons of data in the different years have not yet been carried out. These will be complicated by the added effects of climate change and low water levels.

2.8.11 Climate change and changing weather patterns.

- Although difficult to assess the full impact of climate change on a small site, a change in weather patterns has been observed which has already had an impact on the site. Higher temperatures and prolonged periods of dry weather in summer have mainly affected the shingle beach, meadow areas, willow coppice and the alder carr.
- In 2022, the summer drought killed off much of the vegetation along the main shingle beach although this did recover again quite quickly after subsequential substantial rainfall. The extended dry period in the summer of 2025 once again resulted in significant die-off of vegetation along the shingle beach, as well as in the meadow habitats, which did not recover as the dry period continued into the autumn.
- Invertebrate life is affected by the lack of food over prolonged drought periods and does not always have time to recover.
- The situation re: prolonged drought is exacerbated by lower water levels due to problems with the water top up system, allowing algal blooms to form in shallow water. Dead material can subsequently build up and must be removed with chromes.
- As previously mentioned, willow coppice, where not close to the lake edges, has suffered over the last few years. Dogwood, Hawthorn and Blackthorn have spread into these areas and management of some of these woodland areas is now being revised. One option is to maintain these areas as mixed shrub but diversify the range of species, targeting butterfly/caterpillar foodplants (e.g. buckthorns).

- Where willows survive better, these will need mulching in places and some willow replanted. Woodland areas with larger trees survive drought better but tree condition is monitored more closely.
- Smaller ponds and pools are drying up quicker in late spring and remaining dry for longer periods. A new pond was created on site in autumn 2024 in a more shaded area and with deeper water levels. This retained water and plant life well during the summer heat and prolonged dry spell of 2025. This was part of a Blue Chain project with Froglife to provide refuge and spawning sites for amphibians, especially frogs.

SECTION 3: AIMS AND OBJECTIVES

The following aims and objectives set out a framework for the management and development of the site, addressing environmental, social and economic issues. These aims and objectives will provide the basis for the development of specific management operations throughout the site and reflect the multi-use benefits that could be achieved. Many of the aims and objectives are cross-cutting; actions within the operation plan will meet a number of different aims and objectives.

The aims and objectives set out the aspirations for the site. However, it must be recognised that these need to be balanced with practical considerations. Although the intention is to seek additional funding, there will inevitably be financial and other constraints on what is achievable. There will also be inevitable conflicts between objectives, for example between access and conservation, which will need to be addressed over time. Expectations as to what can be delivered must be tempered by what is practicable, affordable and sustainable.

The following key aims tie in with the core aims of the Land Trust, which in turn tie in with the core aims of TCV. The Trust measures its performance against a set of key performance indicators tied in with its core charitable aims.



AIM 1
(ENVIRONMENTAL CORE AIM)

To develop and maintain all habitats to their prescribed extents and locations as set out in the design drawings, in order to achieve all intended amenity, mitigation and wildlife functions. This aim will now also consider the effects of climate change and changing weather patterns to allow management to respond to its effects.

MANAGEMENT OBJECTIVES

- The water levels on site must not cause any flooding and/or negatively impact on any surrounding residential or industrial landholding, buildings or transport infrastructure.
- Within water bodies, reed beds, wetlands and ditches the maintenance of open water channels and provision of dense stands of emergent plants, tall herbs and wet grasslands are important for both ecological and hydrological purposes to

support a diverse and healthy population of small mammals, amphibians, insects and waterfowl.

- The management of the network of water bodies will focus primarily on maximising the nature conservation potential of its component features.
- The management of marginal vegetation should ensure that water bodies retain their aesthetic function within the landscape, whilst also enhancing species diversity and value of wildlife habitats.
- Conservation grassland swards are important in providing valuable wildlife habitats for insects, invertebrates, small mammals and birds. Whilst conserving wildlife habitat, the management of this grassland must ensure that species diversity is enhanced in the long-term and that ruderal species are not permitted to compromise the integrity of the grassland composition.
- The walk-in meadow adjacent to the interpretative sign should be maintained as an educational resource as well as a wildlife habitat, including habitat features therein.
- The shingle beach habitats are one of the most varied and fascinating in the Ecology Park. They should be maintained as pioneer habitat for invertebrates and annual and biennial plants. Further erosion of the spit should be prevented and the water channel between the spit and shoreline maintained. The pebbly area around the ephemeral pool should also be maintained for natural colonisation by annual plants. The effects of drought and higher temperatures should be monitored and adaptations sought to maintain biodiversity.
- Smaller ponds and ephemeral pools should be maintained wherever possible as healthy habitats for aquatic plants, invertebrates, amphibians, and passerine birds They should be monitored against the impact of prolonged dry spells and hotter summers with a view to mitigation or potential creation of similar habitats elsewhere.
- Willow beds should be maintained by coppice rotation to achieve good wildlife habitat and required shelter and screening functions, as well as to manage their size. Further planting of willow stems in some areas should be continued to make up for the loss in other areas.
- The hedgerow is to be maintained as a distinct habitat as well as a means to deter entry to the Ecology Park other than via the gatehouse.
- The Carr woodland should be allowed to re-establish after the significant tree felling in 2024 and 2025 due to disease and the effects of low water levels and drought. The understorey of shrubs, such as guelder rose, buckthorn and dog rose should be allowed to spread and some areas of bramble thicket maintained. Taller trees will need to be closely monitored due to their proximity to buildings and public paths as part of a zoned tree map scheme with more regular tree condition surveys as needed. Further diseased, dead and dangerous trees may need to be felled where they pose a risk to the public. A review of management in 2026 after the winter 2025 tree works and the 2026 removal of the end of the outer boardwalk will look at options for re-planting if needed. The wet meadow glade areas and streams should be maintained and cleared as necessary. Note that the streams are currently not working and their management should be reviewed dependent on progress made on the water situation.

- Artificial refuges for wildlife should be maintained as appropriate but may be subject to review, replacement or enhancement according to use and according to mitigation from the impact of shading from the Plot 201 building. This includes the tern rafts, bat tower, nesting and bat boxes, standing deadwood and log piles. Any new tern rafts much match the current design in size, construction and height of predator proof fencing.
- Vegetation should be protected against excessive damage from waterfowl, especially Canada Geese, when needed.

AIM 2 (ENVIRONMENTAL CORE AIM)

To maintain water quality in the lakes to meet aesthetic and ecological requirements.

MANAGEMENT OBJECTIVES

- Water quality will be monitored by visual checks and regular ad hoc aquatic invertebrate and plant surveys. If water quality deteriorates, this may need to be backed up by water sampling and lab analysis.
- De-fishing should be carried out as appropriate to maintain water quality and diversity of aquatic invertebrate life.
- Water circulation systems and diffusers in the lakes will be used, when functional, to maintain water quality. Where nonfunctional, alternative means of water circulation should be investigated, including solar aerators.
- The health of aquatic and emergent plants will be monitored and replaced if necessary, to assist in water quality maintenance.
- Reed-beds will be managed appropriately to assist with water quality maintenance, especially since the loss of some recirculation flows.
- The quality of top-up borehole water should be monitored where possible.
- In case of failure of the borehole source, in conjunction with drought, other water sources should be considered and temporarily employed, e.g., mains water.
- Where reed and marsh vegetation management is carried out, some substrate should be removed to prevent excess build-up of sediment in some areas of the lakes.
- Algae growth in spring and summer should be monitored and Symbio used as appropriate to deter algal spread in early spring.
- The lakes should be regularly monitored for Azolla and the lakes treated to remove it where necessary.
- The lakes should be regularly monitored for floating duckweed and steps taken to remove excess and/or prevent its spread where necessary and appropriate.

AIM 3 (ENVIRONMENTAL CORE AIM)

To maintain target water levels in the two lakes within the prescribed limits to benefit human amenity and to promote wildlife value. Note: this is a LT / contractor responsibility as well as a TCV responsibility.

MANAGEMENT OBJECTIVES

- Maintenance of outer lake level at 5.6m AOD (Above Ordnance Data) where possible (Note - not currently not possible due to failure of borehole pumps and equipment)
- Maintenance of inner lake level normally between maximum height of 5.5m AOD and full exposure of edge substrate but not below 5.0m AOD where possible (but see note above re: borehole equipment failure). In a normal year, the lake should be allowed to go down naturally from around April to a point at which the edge substrate is fully exposed. This level should be maintained until September; at which point a gradual top up in level to 75% of maximum by October and maximum by November should be applied. In a drought year, extra summer top ups may be required to maintain water quality.
- The review and testing of all water pumping and circulation equipment should be continued as funding allows.

AIM 4 (ENVIRONMENTAL CORE AIM)

To minimise human disturbance to wildlife and habitats as far as possible.

MANAGEMENT OBJECTIVES

- Visitor use of the Ecology Park should be monitored and regulated as appropriate.
- Barriers to unauthorised access and screens between people and wildlife should be conserved and maintained.
- Work to be completed to bring the outer lake boardwalk within the controlled zone.
- Bird feeding with bread should be discouraged and alternative activities provided for visitors.

AIM 5 (EDUCATIONAL, COMMUNITY COHESION, ENVIRONMENT & HEALTH CORE AIM)

To promote and protect the long-term amenity including aesthetic, recreational, educational and research benefit for the visiting public, and neighbouring residents.

MANAGEMENT OBJECTIVES

- Litter should be removed regularly.

- Any features subject to vandalism/graffiti should be repaired promptly and appropriate measures taken to reduce the risk of further vandalism.
- Boardwalks, hides and lighting should be maintained by contractors but any defects should be reported by the managing agent.
- Educational boards and displays should be maintained and updated as appropriate.
- Visitor use and attitudes should be monitored and feedback obtained where possible.
- Links with interested parties should be maintained and strengthened.
- Educational and promotional events and activities should be organised seasonally and in school holidays according to resources available.
- Promotional material should be provided including a site leaflet and posters for events. The site leaflet should be redesigned and reprinted once the bridge works and gatehouse refurbishment has taken place.
- Regular education tours and sessions for local Primary and Secondary schools will be offered at least for the key spring and summer seasons.

AIM 6 (MANAGEMENT AIM)

To promote public safety at all times.

MANAGEMENT OBJECTIVES

- A site risk assessment will be carried out annually and regular daily, weekly and monthly checks undertaken in accordance with the details supplied in the management agreement.
- A weekly tree safety check will be carried out by the site wardens.
- The Land Trust to commission tree safety inspections by an outside contractor and RoSPA water safety inspections at appropriate intervals. The wardens will produce a tree zoning map to identify high risk areas that may need more regular tree condition surveys.
- Risk assessments and COSHH assessments will be carried out for all tasks and activities on site by the site wardens.
- Lighting will be maintained in functional order.
- Wardens will be trained in first aid and a full first aid kit available in the gatehouse.
- Compliance with all relevant health and safety legislation.

AIM 7 (ENVIRONMENTAL, EDUCATION & ECONOMY CORE AIMS)

To undertake monitoring, and surveys where funds allow, and keep environmental and biological records in order to facilitate the achievement of other management objectives.

MANAGEMENT OBJECTIVES

- The extent and health of all habitats should be monitored on an ongoing basis for the fulfilment of regular management tasks.
- Where resources and time allow, the colonisation and use of the Ecology Park by birds, plants, terrestrial and aquatic invertebrates, amphibians, small mammals and fish should be monitored and recorded. This will be undertaken by staff and volunteers with more detailed surveys by outside experts when funds allow. Data should be sent to GiGL.
- A series of photos at set points in the Ecology Park should be taken quarterly as in past years.

AIM 8 (SOCIAL COHESION, LOCAL EMPLOYMENT & HEALTH CORE AIMS)

To put in place and maintain an effective and progressive system of management that involves local people and interested organisations in appropriate ways and promotes integration with other open space on the peninsula.

MANAGEMENT OBJECTIVES

- The management of the Park should be reviewed in the light of monitoring and management requirements elsewhere on the Peninsula where this enhances biodiversity and/or community engagement. Positive connections with developers should be maintained.
- All possible opportunities for fundraising will be explored by the TCV and the Land Trust, as well as the Friends group.
- Regular meetings of the established Friends of the Ecology Park group should be encouraged to support and fundraise for the work of the park.
- A series of seasonal events, drop-in activities for families and environmental play activities will be organised in the school summer holidays, the extent and range dependent on funding and resources.

- Corporate workdays should be organised in liaison with TCV and the Land Trust to involve businesses and other organisations in the practical habitat management work of the park.
- A range of volunteering opportunities at the Park for local people will be organised and promoted, including a regular weekly practical conservation workday.

AIM 9 (MANAGEMENT AIM)

To manage the site in a cost-effective manner and to maximise income generating potential to reduce management costs without negatively impacting on other site core aims & activities.

MANAGEMENT OBJECTIVES

- Potential revenue sources should be identified by TCV and the Land Trust
- Income via sponsorship should be encouraged where appropriate.
- Revenue grant funding will be sought for projects and activities on site.
- Links with Peninsula developers and the GLA to be maintained re: potential sources of funding and support
- Support for the Friends group to be maintained to facilitate local grants and on site donations for site equipment, materials and projects
- Links with local construction companies on the Peninsula to be maintained to encourage “in kind” donations of time and materials
- See also Vision section of this document for future plans.

SECTION 4: VISION REVIEW

This section reviews the 10 to 20 years vision created for the Ecology Park from 2017, as the Peninsula development gained pace around it. It was developed by TCV and the Land Trust and reflected the need for more resources and community space as more people live, work, go to school and enjoy leisure time on the Peninsula, whilst maintaining the Ecology Park as a high quality nature reserve. High quality land management for wildlife and people provides an exciting resource for all those who live, work and play within the Greenwich Peninsula.


4.1 The Vision

Greenwich Peninsula Ecology Park is a tranquil oasis for people to discover and enjoy a fascinating variety of wildlife in the middle of an increasingly developing urban area. The park is a green hub for the community and a place that allows wildlife to thrive and people to connect. Environmentally based activities provide many opportunities for meeting the challenges of education, community involvement, social inclusion, public health, skills development and lifelong learning.
By 2020, the aim was to establish:

- A site that is in at least as good or better ecological condition and that allows a diverse set of habitats and wildlife to not just survive but thrive.
- A site that can accommodate an expanded range of activities for children and adults within a comfortable environment without taking away from the already limited natural/green space.
- A site that is appropriately resourced to deliver exceptional visitor and volunteer experiences.
- A site better ecologically linked to the other green spaces on the peninsula and the Thames River.
- A green hub – designed around the needs of the local community and environment and acting as a focal point for the care of local green places.

4.2 Progress on Achieving the Vision

Progress had been made on some of the vision's aims:

- A site that is in at least as good or better ecological condition and that allows a diverse set of habitats and wildlife to not just survive but thrive:
    - The success of this can be demonstrated by wildlife records, which include a good diversity as well as locally and nationally rare species. This diversity is based on careful and appropriate habitat management.
    - The loss or reduction in some species (e.g. Skylark) has been caused by the loss of surrounding habitat, as plots of land have been developed, as well as by monoculture style planting within new Peninsula landscaping. The Ecology Park cannot thrive as an isolated island of wildlife and site staff continually try to work with developers to influence landscaping opportunities wherever possible.

    - However, it remains remarkable how many species the Park supports, not just as a home for wildlife but as an important feeding and roosting site in London for bats and migrating birds.
- A site that can accommodate an expanded range of activities for children and adults within a comfortable environment without taking away from the already limited natural/green space:
    - This has been assisted by the addition of the new wooden outdoor classroom building on the footprint of the previous pond dipping platform, together with the addition of a new extended pond dipping platform with full disabled access. Sadly the pond dipping platform is currently out of action due to low water levels sue to borehole issues.
- A site that is appropriately resourced to deliver exceptional visitor and volunteer experiences:
    - A Community Outreach Project Officer post, initially funded 4 days a week by TCV, is now funded 5 days a week from the site budget and this has extended the range of activities on site as well as provided much needed support as more senior staff work with the Land Trust on infrastructure issues.
- A site better ecologically linked to the other green spaces on the peninsula and the Thames River:
    - Site staff continue to engage with developers, housing associations and residents on the Peninsula. However, much original planting outside of the Ecology Park and Southern Park has been replaced with landscaping of very little value for biodiversity, as previously mentioned. The trend for mass planting of single plant species, especially grasses and lone trees, has had an impact on opportunities for animal species to move around the Peninsula between greenspaces. Wildlife now heavily relies on the Ecology Park and Southern Park.
    - Since the original vision, a community gardening project on the Peninsula was completed in 2024, working with local schools and residents within the Knight Dragon development areas. This was funded by a Peninsula Community Fund grant (itself funded by Section 106 money from the Knight Dragon development).

- A green hub – designed around the needs of the local community and environment and acting as a focal point for the care of local green places:
    - The park and gatehouse act very much as a green hub on the Peninsula and staff continue to reach out to local communities, schools, developers and businesses. Most recently O2 staff have sought advice from TCV at the park to improve the green space behind the O2 (previously part of the original masterplan's greenspaces on the Peninsula).

Original short to medium term (2017-2020)

- Site Enhancement Capital project: Relocation of the borehole closer to the Ecology Park:
    - This was completed in 2018 but proved difficult and expensive to connect to the existing water system and failed to achieve adequate flow rates for the amount of water needed for the outer lake. Work did however progress significantly on the review and repair/enhancement of the existing borehole and water system thanks to Expedition Engineering and the Pump Practitioners, working with the Land Trust and TCV from 2019.
- Site Enhancement Capital project: Additional water run-off system from GMVL development:
    - This was completed in autumn 2017 but has since ended due to a water pollution incident (see earlier notes in section 2.6.5)
- Site Enhancement Capital project: A proposed new wooden interpretation structure (to replace the original metal interpretation boards in the centre of the park by the walk-in meadow)
    - This was shelved due to the Plot 201 planning application. It is proposed to replace the metal boards when funds allow as this is no longer a priority.
- Site Enhancement Capital project: New wooden education building costing up to £200K to address the need for extra education and workshop space and the potential for income generation:



    - This was completed in spring 2018 and the floating pond dipping platform was added in 2019. The building is in regular use for school visits, events, holiday activities and for community group meetings and is a great asset to the Park. It does now need further work to correct problems with damp.
- Education/Community Engagement Revenue project: Part time or full time education/outreach worker:

- TCV successfully secured funding for a part time (4 days a week) Community Outreach Project Officer post which started in November 2019. This extended educational and play provision as well as offering new health related opportunities and reached new community groups in the borough.

Longer Term (2020 - 2025)

- Progress was subject to the results of a planning application for a tall building next to the park that gained outline permission with reserved matters in 2012 and full permission on appeal in late 2019. This application included a tall building, now fully built, that shades parts of the Ecology Park at different times of the day and year, including one area in permanent shade.
- The reserved matters application in 2018 reduced the height of the tall building from 20 storeys to 13 and realigned it to reduce the shading but was still felt to have a major impact on the Ecology Park. This application was refused at Planning Board in late 2018 but was later won on appeal.
- However, GMVL did subsequently engage with the Land Trust, TCV and Dr Michael Wells to find a solution in terms of mitigation and compensation with a view to achieving net ecological gain. Planning permission was granted in July 2022 for a new visitor centre within Southern Park and a bridge across to the Ecology Park, allowing the demolition of the Gatehouse to create habitat in in full sun. This was to be funded by the developer GMVL and was not part of the mitigation package, so there was no legal obligation to build.
- From late 2022, the scheme looked increasingly in doubt (with the demolition of the gatehouse and replacement with habitat being shelved) but retained the possibility of the new visitor centre being delivered. However, GMVL did not intend to fund or build a bridge connecting the visitor centre to the park, making the project unviable, and there were further land and cost constraints. Meanwhile, the Park was suffering from a huge increase in infrastructure problems with costs spiralling – areas of boardwalk in bad condition, failure of water top up and recirculation systems, deterioration of the bird hides and gatehouse, as well as damp in the outdoor classroom. It became clear that a significant input of money was needed to address these issues which could not be afforded within the endowment.

- **Site Enhancement Capital project from 2022**: a major package of works to address infrastructure problems re boardwalks, gatehouse, classroom, water system and bird hides. GMVL are providing £500k of funding to support the bird hide refurbishment, a gatehouse refurbishment or rebuild plus any of the other infrastructure works if there is any of this total fund left available afterwards. The Land Trust will be part funding the remaining works from the endowment and seeking funding to complete some of the projects (particularly the water system works which are expensive). These infrastructure works include:
    - A planned refurbishment of the Gatehouse including extension within the existing roof space, improvements to energy efficiency and reconfiguration to incorporate larger office and visitor areas. This replaced a previous plan to replace the current Visitor Centre with a new purpose- built sustainable ecology centre due to problems previously identified in this plan.

- GMVL appointed architects to draw up initial plans for refurbishment and enlargement within the existing footprint, but their own cost analysis indicated that it would be cheaper to demolish and replace the existing building with a modular building. Given that the existing building is structurally sound and is made substantially from hardwood, together with the fact that a modular building would only have a life of 25 years, the Land Trust commissioned a separate cost analysis process. It was decided that refurbishment was the most appropriate option for the site, subject to the proviso that the funds provided by GMVL are fixed. Useful Simple have prepared drawings for planning permission to be submitted in 2026 and it is hopeful that the work will be able to start in the late autumn of 2026.
- Further boardwalk repairs and enhancements within the inner lake area – replacement of damaged or rotting boards and retrofitting of grip strip. This is being monitored and is subject to further funding.
- Connection of the outer boardwalk to the inner boardwalk via a bridge and removal of both ends of the outer boardwalk to allow the creation of extra reedbed and woodland habitat. This gained planning permission in late 2023. The technical specifications were completed and the work went to tender in February 2025. Work started in January 2026 and is due for completion at the end of March 2026.
- Refurbishment of both bird hides went ahead in September 2025. The Friends group are contributing towards interpretation in the bird hides.
- Water system improvements including the borehole pumps, the pipework from the borehole in Boord Street to the park, the inner and outer lake valve chambers, the water recirculation and aeration systems. This is still under review and discussion but may need to include lifting and servicing or replacement of the borehole pump. Although work has progressed significantly since 2019, ongoing work involves a specialist engineering consultancy and engineers and will be expensive. Tests have to be carried out at each stage of works before the next stage can be fully detailed and costed. This makes fundraising for this work difficult and support will be needed from other agencies or possibly developers. Testing of the borehole capacity has been carried out and the next steps is to test how much water is getting to the park. Wowk is also being costed for various repairs and replacement of parts that will facilitate the work. Further costs will need to be identified to seek potential Section 106 funding with the support of the local Councillors.
- Remediation of damp problems in the outdoor classroom.

SECTION 5: OPERATIONS PLAN

5.1 Habitat management operations

Specific habitat management prescriptions are detailed in the following text. The site is divided into habitat types and sub compartments and these are shown in the maps in Appendix 1. An annual Habitat Action Plan is also drawn up each year by the site wardens (see sample in Appendix 2).

5.1.1 Reedbeds and marsh (including marginal vegetation)

- Maintain and control reed beds and marsh through rotational cutting to retain sufficient open water, structure and plant diversity in marsh areas. The period and timing of rotation will be dictated by condition monitoring, location of reed beds and wildlife needs. Reeds in front of the bird hides will need an annual cut. Some marsh areas (i.e. not reed beds) need an annual cut to prevent reed dominating and shading out other plants such as Flowering Rush.
- Dig out roots of reeds and reedmace where encroaching across narrower areas of the lakes.
- Keep outer lake inlet channel free of vegetation by an annual cut and digging out as necessary to maintain water flow.
- Remove encroaching bramble and self-seeded tree species from reed and marsh areas.
- When cutting marsh areas, remove dead vegetation and litter on the ground to prevent reed beds drying out and loss of habitat through natural succession. Remove cuttings from the managed area.
- When cutting back marginal vegetation, remove silt build up from the lake in the same area, allowing invertebrates to return to the water by placing dredging at the lake edge first.
- Allow some reedbeds in deeper water to spread to provide extra habitat/shelter and reduce algal blooms in hot weather

5.1.2 Grassland

- Cut vegetation to ground level in the autumn and remove all cuttings to the compost area. Leave areas of uncut vegetation as an invertebrate and amphibian refuge (different areas each year). Leave larger uncut areas along the shore of the inner lake and between the two bird hides as winter bird habitats.
- Monitor problem species and thin or weed out as required, particularly Goat's Rue. Remove self-seeded tree species when carrying out autumn cutting unless willow needs to be retained at the edges of the lakes. Remove excess bramble but retain bramble with galls and leave some cut ends of stems for solitary bees.
- Maintain the habitat features in the walk-in meadow, which currently include log piles, minibeast habitats and a small pond.

- Maintain the cockleshell path through the shingle beach meadow area by weeding and replacement of shells as necessary to prevent trampling of the meadow when accessing the area for surveys and habitat management work.

5.1.3 Open Water

- Monitor water quality by appearance and by results of regular pond dipping sessions when time allows. Use sampling techniques and lab analysis where water quality is a concern.
- Use aerators and water circulation systems, when working, as appropriate to maintain water movement, prevent stagnation and maintain water quality. Continue to seek funding to replace existing aerators with solar aerators.
- Monitor both lakes for algae growth and treat as necessary – this will include Symbio treatment in early spring and dredging out of blanketweed if needed and where accessible.
- Organise de-fishing of the lakes when necessary or every 2 to 3 years to reduce fish numbers and remove non-native fish, especially in the outer lake.
- When possible, top up outer lake regularly all year round to maintain level at 5.6m AOD (Above Ordnance Data).
- When possible, gradually top up inner lake up to 75% maximum by October and up to maximum level by November (max level is 5.5m AOD). This may not be needed in periods of sustained rainfall. Allow level to naturally lower over spring and summer to expose mud banks but top up slightly in drought conditions or where water quality is affected.
- Work with Expedition and other appropriate contractor re refurbishment and repair works on the water top up and circulation systems. Look at possibilities of end of pipe control.
- Monitor spread of water lilies in some areas of the outer lake (e.g. by pond dipping area) and reduce as needed.
- Monitor condition of smaller ponds and pools, including new pond created in 2024. Reduce plant growth in ponds in autumn as needed. Small pond in walk-in meadow may need top up with inner lake water in hotter spells of weather. Review alder carr streams and whether to maintain as ditches due to problems with borehole (unless borehole problems rectified).

5.1.4 Wet woodland/carr

- Carry out weekly tree checks to identify weak, diseased, dead or dangerous trees and branches.
- Fell dead, diseased and potentially dangerous trees but retain some standing deadwood where safe to do so (tree surgeons to fell larger trees).
- From 2026 monitor recovery of woodland after substantial felling of alder due to phytophthora and removal of end parts of boardwalk. Review management and any replanting needed.

- Cut the woodland glade area in the carr annually and remove cuttings to compost area within carr. Control the spread of nettles in glade by digging out.
- Control bramble spread in the carr to allow wildflower bulbs and meadow areas to thrive. Maintain some areas of bramble thicket away from public paths to provide more nesting habitats for birds.
- Maintain a thick hedge and/or low fence along the carr edge with the hard path to deter access into the woodland by people and dogs. Use recycled fence sections, removed due to boardwalk works, to secure parts of the alder carr edge.
- Manage the willow beds in the inner park on a coppice rotation basis according to species, rate of growth, proximity to paths, screening and wildlife needs. Coppice selected areas of willow bed in the inner park on an annual basis from December to February. Allow some standard trees to grow on within coppiced areas where appropriate.
- Review management of willow coppice areas where drier conditions have led to die back of willow and encroachment of dogwood and other shrubs. Maintain as diverse woodland shrub areas where dry conditions are likely to persist but consider planting other native shrub species that can cope with drier conditions to increase diversity and provide greater food opportunities for invertebrate and bird life. Increase use of mulch where possible in some willow beds and replant with willow poles/logs cut from other coppice areas.
- Prepare and separate coppice arisings into poles and brash, the poles being used on and off site for fencing and weaving. Brash should be chipped annually and used as mulch or used to make dead hedging where appropriate.
- Control bramble growth in coppiced areas to allow other plants to flourish.

5.1.5 Hedgerow

- Monitor for Brown-tailed Moth caterpillars (these haven't been a problem in recent years)
- Review growth of hedgerow as it matures and continue to prune tops to encourage bushier growth. Coppice willow within hedgerow when necessary whilst retaining cover to deter access (use temporary fencing if needed). Remove self-seeded buddleia. Prune back branches growing out over adjacent shingle areas. Replace willow in hedgerows with other native shrub species where die back has occurred due to drier conditions.
- Remove litter from hedgerow regularly, especially at far end where rubbish is thrown or blows over site fence.

5.1.6 Shingle beach

- Completely clear large areas of the main shingle beach each year in autumn and winter by weeding and digging over but retain some important low growing perennials such as Bird's-foot Trefoil. Rotate the cleared areas each year so that some areas are left for important biennials such as Viper's Bugloss each year.

- Weed problem plant species from the remaining areas – bramble, buddleia and plants such as Lucerne and Goat's Rue. Retain bramble stems with galls and retain some open cut ends of bramble for nesting solitary bees.
- As a trial, create pits and undulations as microhabitats to help flora and invertebrates to cope with prolonged dry spells.
- Remove excess self-seeding alders from the shingle edges of the outer lake and the spit in the inner lake each year.
- Clear the small shingle beach cleared annually in the autumn unless the habitat has been affected by prolonged drought. Monitor invasive grasses and sow Yellow Rattle seeds in the autumn to weaken grass growth.
- Maintain compacted sand bank and bee hotels at top of shingle beach in good condition for solitary bees. Bee hotels will need logs sections replacing as needed.

5.1.7 Compost and waste materials

- Turn over compost in wooden bins and main heap at least once a year. Sieve and bag up usable soil to use off site.
- Chop up vegetation before adding to compost heap or bins.
- Collect bramble, bindweed and woody vegetation separately and bag up to be taken off site by an approved and appropriately licensed contractor.

5.1.8 Artificial refuges

- Inspect and clean bird boxes annually in January or February.
- Keep vegetation clear or at low height around bat tower.
- Maintain and repair minibeast hotels, bee boxes and other invertebrate refuges – replace or add extra as appropriate.
- Maintain deadwood area and continue to replace part buried, standing deadwood structures as they rot down.
- Clear and clean tern rafts annually in early spring (before terns return), replace gravel and re-position in lakes. Inspect rafts and replace as necessary. Maintain shelters on rafts. Further tern raft to be replaced as new in early 2026.
- Monitor amphibian hibernacula around site for damage

5.1.9 Redundant top up and recirculation beds

- Cut grass as needed in top up grass channels along top of shingle beach near hedgerow.
- Maintain top up bed at far end of shingle beach as gravel area with annual plants by weeding annually in autumn/winter and removing bramble. Review and maintain willow planted in 2023. Add more willow if successful.
- Maintain recirculation bed as shingle habitat, removing bramble each autumn/winter. Reduce grass clumps where becoming dominant. Review water circulation system at this point and whether a *Baldellia ranunculoides* (Lesser Water-plantain) seedbank remains. Create undulations and dips to increase habitat range and create shade pockets.

- Monitor water quality in deep pool at end of recirculation bed while water flow is not operational. Remove or treat excess algae growth in summer if needed. Thin out aquatic vegetation as needed to maintain some areas of open water.

5.2 Access and community operations

5.2.1 Access tracks, paths and hard standing

- Progress major boardwalk works and liaise with the Land Trust, GMVL and contractors. Organise and manage temporary closure of parts of the boardwalk and of the inner park as appropriate. Manage continued closure of outer boardwalk while bridge works go ahead and keep local residents informed of plans and progress. TCV to work with the Land Trust to manage works on site in 2026.
- Maintain all access tracks, paths and areas of hard standing to minimise dilapidation, clear encroaching vegetation and the subsequent threat of hazards. Ensure that litter and other extraneous material is swiftly removed from all areas of formal public access.
- Sweep leaves and twigs from boardwalks regularly in autumn and cut back overhanging branches as necessary.
- Do not use chemical treatments or salted grit on boardwalks.
- Regularly inspect fencing located around site perimeters and repair promptly.
- Maintain and plan replacement of site furniture and information panels as appropriate.
- TCV will contact LT promptly and advise of any issues with repairs or replacements of hard standing. Any item considered to be unsafe will be removed or made safe and replaced as soon as possible.
- Organise regular litter picks of the park and perimeter. Fly tipping is unlikely to occur due to the difficulty of third party vehicular access although will be removed as quickly as possible after it appears.
- Replace or clean any damage caused by vandalism quickly. If items are vandalised repeatedly, make an assessment regarding their replacement.

5.2.2 Capital Replacement

- Minor repairs to fences, boardwalks, seating areas, structures, signage etc to be undertaken by TCV or the contractors as appropriate as part of routine maintenance works. Capital replacement works to be decided and planned in liaison with LT.

5.2.3 Patrolling

- Patrol the site regularly to monitor use/abuse, to identify any problems that may arise and health and safety issues that need addressing, to talk to visitors and users and to provide a visible site presence – to be carried out by site staff together with trained volunteers.

5.2.4 Community Involvement

- Provide a range of volunteering opportunities for the local community, including habitat management workdays, event volunteering and a Volunteer Officer scheme.
- Support birdwatcher volunteers contributing sightings and updating boards.
- Organise corporate volunteering days.
- Facilitate the Friends group meetings and activities.
- Continue to liaise regularly with local councillors, agencies, charities and community organisations and groups, including residents associations and schools.
- Maintain dementia friendly signage on site
- Continue to grow and develop successful mental health and wellbeing activities and initiatives on site where staff and funding allow.

5.2.5 Formal education and training

- Provide an educational service at least 2 days a week on Mondays and Tuesdays during term time in spring and summer terms. Other dates may be offered at other times, especially early autumn, where staff time allows. This service will be charged to provide income for the site.
- Keep up to date with national curriculum requirements.
- Keep records of education visits and curriculum topics covered. Collect feedback from teachers.
- Continue to offer work experience placements to Greenwich and Lewisham secondary schools and to University of Greenwich teacher training students as time, staffing and infrastructure works allow.
- Explore the site's potential for training purposes as funding and time allows.

5.2.6 Informal Education:

- Organise seasonal events and school holiday activities according to resources available. These may include Frog Day, Wild Day Out, Dawn Chorus, Pond Dipping and Bug Hunting Days and a Winter Fayre, plus extra summer events in July and August according to staffing levels and funding.
- Continue to offer guided tours and activities for community groups.
- Continue to provide drop- in activities for visiting families and children, including quiz trails. Maintain educational, play and art resources in the gatehouse in good working order.
- Regularly update and change displays in the gatehouse. Update wildlife sightings boards. Provide Visitor Book for comments and wildlife diary for visitor sightings.
- Continue to offer outreach visits off site where staff time and resources allow.

5.3 Management/H&S operations

5.3.1 General management

- LT to comply with the abstraction licence with the Environment Agency.
- LT and TCV to conduct an annual review of all site operations, which will include an annual inspection of the site.
- TCV will report any problems or concerns with water management systems as soon as possible to LT.
- Specialist consultants may also be employed where more detailed and specialist support is required to investigate and resolve problems. The intention will be to identify problems early and take the necessary remedial action, thus minimising the potential harm that may be caused if the problem is allowed to develop.

5.3.2 Health and Safety

- The site will be managed to comply with all relevant health and safety legislation, approved codes of practice (ACOPs) and Health and Safety Executive guidance.
- TCV will be responsible for ensuring that risk assessments are undertaken for the site as required under the Management of Health and Safety at Work Regulations 1999 and ACOP (L21), and for monitoring and reviewing the effectiveness of control measures implemented as a result of the risk assessment to ensure their effectiveness.
- TCV will also be responsible for ensuring that accidents and incidents which occur on the site are reported to the relevant enforcing authority as required by the Reporting of Injuries, Disease and Dangerous Occurrences Regulations 1995. TCV must also notify LT in the event of accidents or incidents on site requiring notification to the enforcing authorities.
- LT will retain responsibility for the Health and Safety of the site relating to its historical use.
- All other aspects of Health and Safety will fall to TCV under normal occupiers' liability. A daily/weekly/monthly health and safety checklist sheet will be filled out and retained by TCV.
- Health and safety in relation to the waterbodies will follow accepted best practice and TCV's standard systems following approval from LT. A RoSPA water safety inspection should be carried out at appropriate intervals.
- The Health and Safety regime for any work undertaken on the site will follow the guidelines as laid down in appropriate HSE publications. In cases where TCV are the instigator and controller of works on site, TCV will fulfil the landowner's role and the work manager's role. This also places an obligation on the LT to ensure that any contractor understands and fulfils their role. LT will be responsible for operations carried out by LT and its contractors relating to building maintenance.

5.4 Financial and Resources Operations

- Expenditure on physical operations breaks down into the four categories:

  - Temporary maintenance operations
  - Permanent maintenance operations
  - Capital replacement
  - Additional capital works

  Expenditure on these will be strictly controlled by LT and TCV within the budgets available. In general, most expenditure will be incurred by TCV and recharged to LT, although some specialist work may be contracted and paid for directly by LT.
- LT will be responsible for managing the overall cash-flow, ensuring that expenditure charged to LT stays within the income generated through the endowment. TCV will be responsible for managing its own cash-flow within the terms of its management agreement with LT and for reporting it on a quarterly basis.
- TCV to work with the Friends group to secure grants and funding (up to £10k) for projects and activities on site, such as the summer holiday activities.
- TCV to liaise with LT on larger bids and projects. In securing additional income, particularly for additional capital works, there would have to be certainty that the site could continue to be maintained within the overall budget.

SECTION 6: MONITORING AND REVIEW

6.1 Site reporting

- Records of habitat management work undertaken are recorded in a site diary and on TCV MIS (management information system). These records are collated into an annual summary which is retained in a folder in the Gatehouse as well as online.
- Monitoring reports against key measures are submitted to LT on a quarterly basis by TCV, recording outputs and outcomes, together with financial information.
- LT has developed a range of performance indicators against which to assess the success of individual site and the performance of those managing them and these are integrated into an annual review process. An annual review meeting is held between TCV and LT to review site management operations and performance against agreed targets. An annual report is then produced by TCV, with input from LT, summarising the management of the site over the last year and the outcomes achieved.

6.2 Management Plan Review

- This plan will be monitored as an ongoing process and reviewed annually by TCV because of the rapid and changing development of the surrounding Peninsula. A 5-year review was due to have taken place in 2022 but has been postponed until infrastructure works can be completed on the boardwalks and gatehouse as these will both separately affect the layout and use of the site. After resolution of the infrastructure project, it is proposed that the management plan will be reviewed on a more formal basis, including full community consultation.
- The annual review by TCV will ensure that it is meeting its aims and objectives and responding to the developing needs of the site and changes in the surrounding area. The review will include both the management of the habitats and the uses and activities promoted and undertaken on the site. In addition, this review will take into account and update all appropriate LT management systems.

6.3 Independent Audit

- The management of this site will be audited by LT auditors in accordance with its established procedures.
- With respect to monitoring habitat creation, it is important that ecological surveys are undertaken wherever possible to establish the current biodiversity and inform future management policies concerning matters such as protected species and vegetation control. These requirements will be reviewed and modified to fit with management objectives and constraints.
- An ongoing programme of communication with local residents will help monitor and review the progress and success of management. This will aim to disseminate information about current landscape management procedures and other management issues whilst inviting feedback from site users.

Appendix 1: Greenwich Peninsula Ecology Park Compartment Maps.

Appendix 2: Contamination and remediation details from WS Atkins April 2001 Greenwich Peninsula Land Management Plan.

Appendix 3: Table 1.1 – Topsoil/Subsoil specifications from WS Atkins April 2001 Greenwich Peninsula Land Management Plan.

Appendix 4: Sample annual Habitat Action Plan for GPEP produced by TCV wardens.

Appendix 5: GPEP Fungi Survey Matrix 2010 – 2021 by Clifford Davy

Appendix 6: Bird species presence list 2002 - 2024

Appendix 7: Odonata species presence list 2002 – 2024

Appendix 8: Amphibian species presence list 2002 - 2024

Appendix 9: Lepidoptera species presence list 2002 - 2024

APPENDICES NOTE:
Appendices 1, 4 and 5 are available on request by emailing gpep@tcv.org.uk
Appendices 2 and 3 are from W D Atkins original Peninsula masterplan featured on this website
Appendices 6, 7, 8 and 9 can be found under surveys on this website