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Rynd Smith  
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Your Ref: BC080001

9th January 2022

Dear Rynd Smith,  
**Lead Member of the Examining Authority**

Thank you for the opportunity to comment on the extended delays to the Examination. Here are my answers to your questions:

***1. Taking the current circumstances into account, can a continued delay in the commencement of the Examination of the Application until June or July 2022 still be justified in the public interest?***

No! The applicant has already been allowed a much longer delay than the current government guidelines suggests. A delay to July would be 15 months whereas guidelines suggest 3 months, so a year over! The fact that the applicant has only produced basic information in this time and has failed to meet your 4 week guidelines reports, demonstrates that it is not only unproductive but also not in the public interest to allow more delays.

***2. If a delay is still justified:***

***a. what steps will or should the applicant take to assure the ExA that***

***the time period of the delay is justified;***

***b. is a schedule of updated and new documents and a schedule of***

***consultation sufficient to justify ongoing delay; and, if not***

***c. what regular reports and other information should be provided to***

***the ExA by the applicant and by what dates, to***

***demonstrate that progress is being made and that the extension of time is being put to good use, which in turn might be suggested as being sufficient to offset the harm caused by ongoing delay and is therefore in the public interest; and***

***d. what further steps should the ExA take if commitments to progress continue not to be met?***

I note that both the ExA and Secretary of State do not have the power to withdraw the application at this stage. I understand that the applicant knew Natural England was looking to designate Swanscombe Peninsula an SSSI last year so there was every opportunity for them to address these changes at this time. I would expect the Examining Authority to now demonstrate what powers it does have by bringing this application back into line and not allowing anymore delays.

***3. If, taking account of the changed circumstances, further delay is not justified, would it be appropriate for the ExA to curtail delay and to proceed directly to Examine the application as currently before it, commencing in March 2022?***

Yes I see no fairness in allowing unprecedented continued delays which seem to favour the applicant.

***4. What other considerations might be relevant to this procedural decision?***

The delays are causing great [Eco Anxiety](#) to many people including myself, not just the local groups of people that enjoy visiting the marshes for exercise, relaxation and to observe the wildlife, but to the many who worry about the climate and the [biodiversity crisis](#) we are all facing. The confirmation of Natural England's SSSI in November

should have meant that we were able to celebrate this site finally being recognised as safe from development.

Swanscombe Peninsula is one of the best wildlife sites in England and yet here we still are, with this dark depressing cloud hanging over us.

This application has already created precedence in allowing such long delays. If the application was to be approved this would create another precedence it would be the largest area of SSSI to be developed upon. Which piece of valuable protected land will become vulnerable to development next?

Global warming is here. I have personally observed the flooding at the grazing marshes at Swanscombe last year and have seen record numbers of ducks on the pools as a result. It deeply concerns me where will all this water go should it be concreted over? Will the area and our homes flood?

I worry about the thousands of rare species on site that are on the edge of extinction. One example the nightingale. I recognise that if this application is approved then I could actually see this incredible bird become extinct in my lifetime. Then I see the frequent adverts in [newspapers](#) claiming the application is expected to be approved and advertising dinosaur rides, ironically which would threaten near extinction species such as the Nightingale. This [Eco](#)

anxiety is a perfect example of how ‘we’ all accept the climate and biodiversity crisis yet here we are still debating a theme park over Swanscombe Peninsula SSSI. Money over the environment. Those of us that are passionate about wildlife and this site really see the wildlife value with the hundreds of species of invertebrates, pollinators which we all need to pollinate our food, we see rare orchids and red-listed birds at threat of dying out. We observe the marshes doing an incredible job of absorbing the rainfall and high tides. Quite simply we ALL need this healthy balanced environment. We don’t need another theme park. We don’t need more delays.

***5. What other possible measures might the ExA lawfully and fairly decide to take in the circumstances and recognising the concerns of parties?***

I hope that the ExA will do everything within it’s power to listen to our concerns and consider that their decisions create future precedences.

Thank you for taking the time to read my email,

Yours sincerely

Donna Zimmer.

