



VERIDION PARK

INTRODUCTION



Welcome to our second public exhibition regarding proposals to redevelop the **Veridion Park** site.

The site has huge potential to provide new, well-designed industrial and logistics space that supports both growing and established businesses, while helping to create new job opportunities for local people.

Today you will have the opportunity to speak with our project team, who are here to answer any questions you may have. We are working towards the submission of a planning application in the coming weeks and appreciate your feedback.



Indicative Computer Generated Image (CGI) of Building

LOGISTICS CAPITAL PARTNERS:

Logistics Capital Partners is a developer and asset manager specialising in logistics real estate across Europe.

Our way of working is deeply rooted in a customer and neighbour centric culture with continuous innovation in developing best-in-class industrial and distribution warehouses for some of the most dynamic consumer brands, manufacturers, retailers and third-party logistics companies.

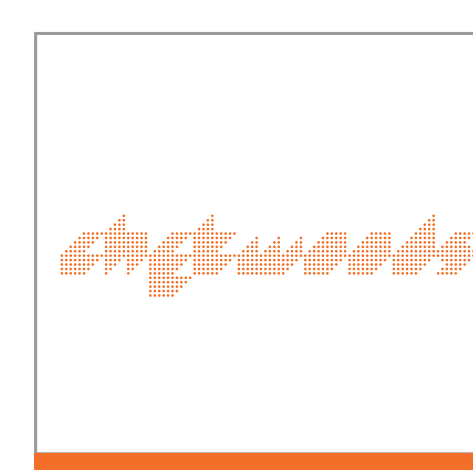
LCP are committed to responsible investing and incorporate Environmental, Social, and Governance practices across all their developments and business plans.



PROJECT TEAM



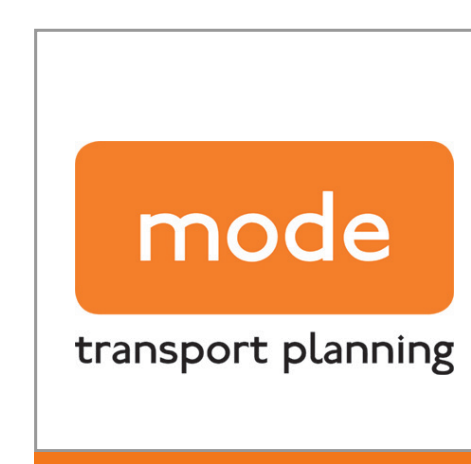
Logistics Capital Partners



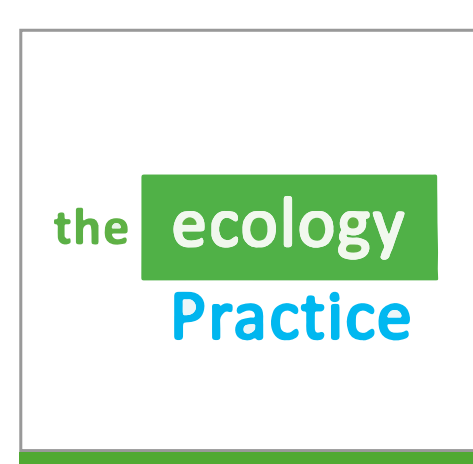
chetwood



CBRE



Mode



ecology



Cratus Group



VERIDION PARK

A STRATEGIC LOCATION FOR GROWTH

Bexley is benefiting from significant regeneration investment, delivering improved infrastructure, a growing local workforce and new opportunities for modern, purpose-built logistics facilities. This makes it an ideal location for high-performance logistics operations within London.

The site sits within the Thamesmead and Abbey Wood Opportunity Area (London Plan 2021), identified for growth and a more efficient use of land, particularly to meet London's employment needs.

It is also designated as a Strategic Industrial Location (SIL) in both the London Plan (2021) and the Bexley Local Plan (2023). These designations safeguard land for industrial and logistics uses, with Veridion Park

specifically recognised as having strong potential to increase industrial capacity.

The site benefits from an established planning history for employment use, with previous consent for up to 63,000 sqm of industrial floorspace, demonstrating a clear precedent for development at this scale.



CGI view of proposals



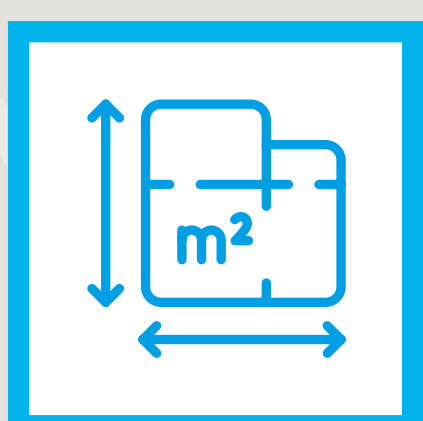


VERIDION PARK

OUR PROPOSALS

Logistics Capital Partners is promoting proposals for approximately 71,000 sqm of industrial and logistics space across eight buildings, comprising 16 units of varying sizes. The development would also include cycle and car parking, electric vehicle charging points, large external HGV and van yards, landscaping, and shared outdoor spaces for people working and visiting the site.

KEY BENEFITS:



Flexible modular workspace – Eight new buildings providing 16 modular office units for a range of businesses.



Modern industrial and logistics hub – High-quality space designed for companies operating across London.



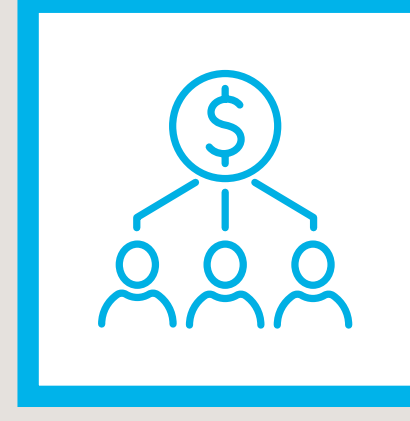
Strategic, well-connected location – Ideally positioned to support local and regional businesses and long-term economic growth.



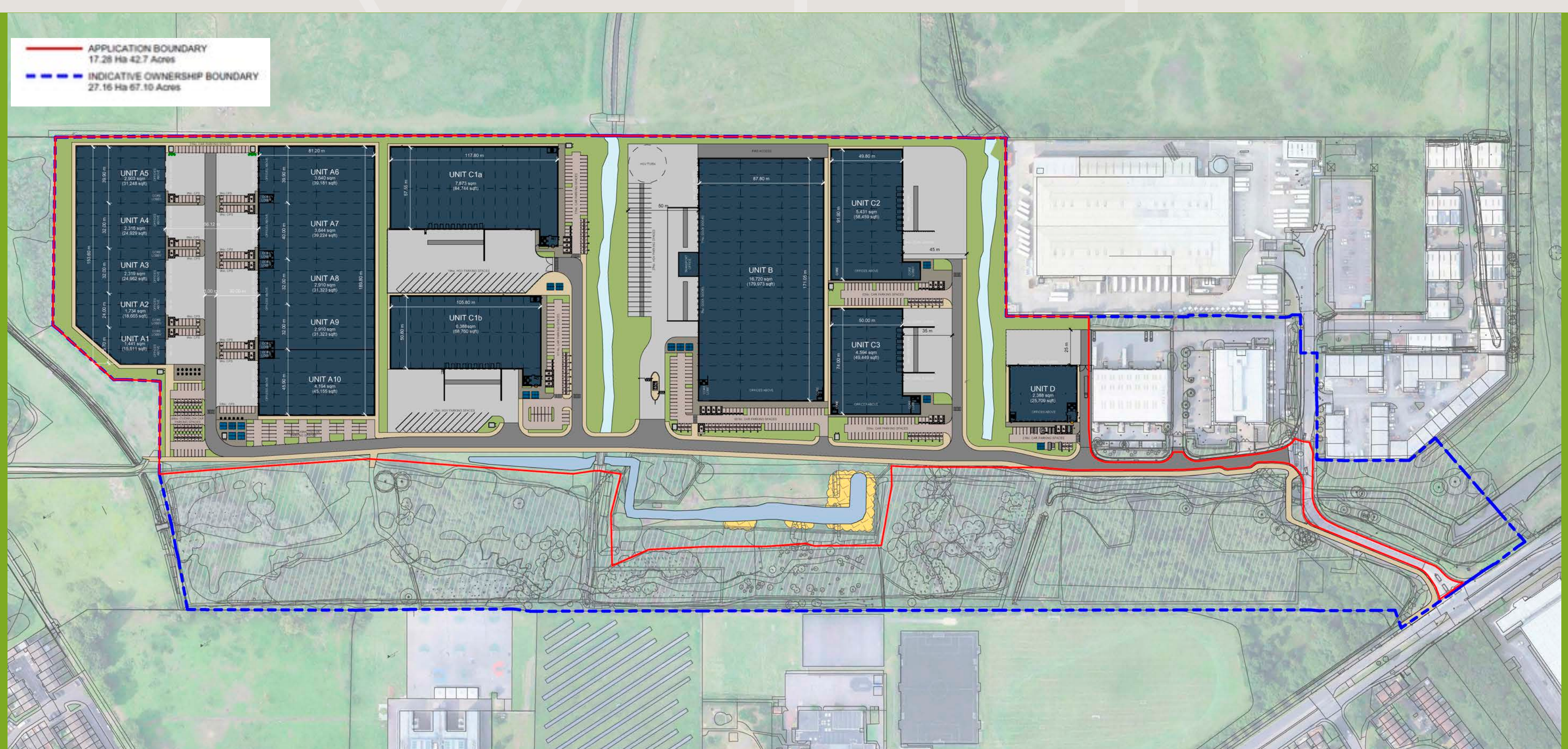
Enhanced green and social infrastructure – New outdoor amenity space, trees, shrubs, hedgerows and meadow planting.



Investment in local services – Community Infrastructure Levy and Section 106 contributions.



Significant local job creation – supporting between 1,200 and 2,400 jobs once the development is up and running, around 976 construction jobs each year during the build, and a further 322 jobs in the wider economy.





VERIDION PARK

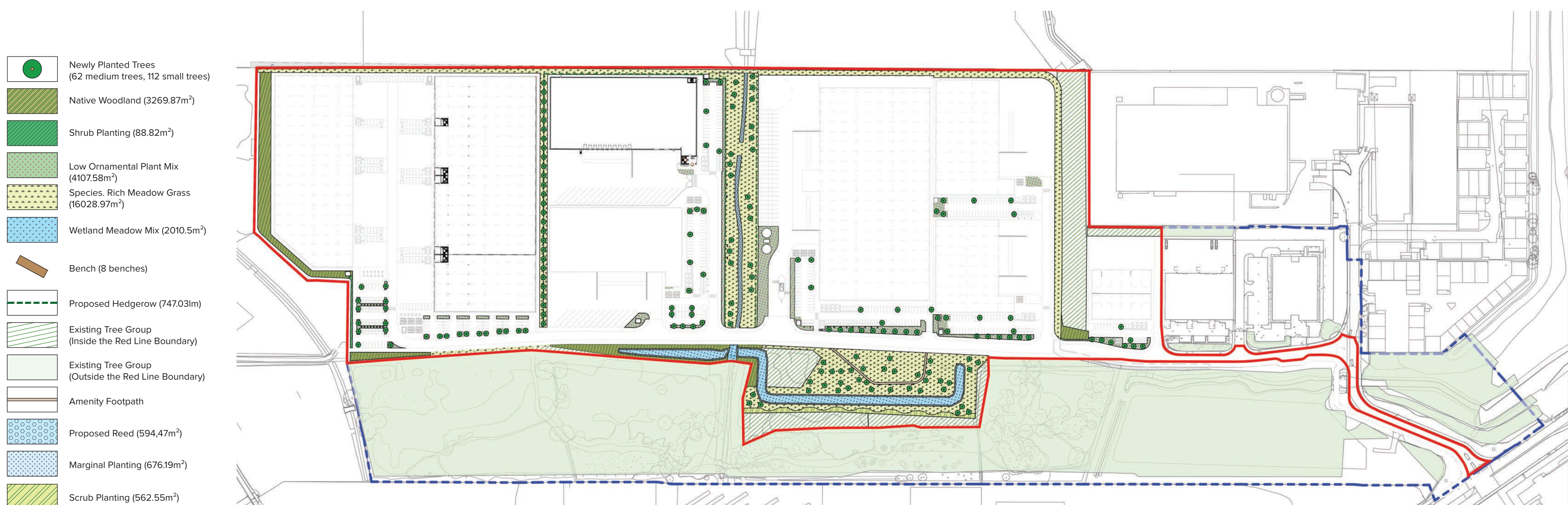
LANDSCAPE

The site is currently open grassland and comprises part of the Erith Marshes Site of Importance for Nature Conservation (SINC). Our proposals are designed to respect and enhance this natural feature, weaving it into the heart of the landscape.

The layout introduces a series of green spaces that help shape the site, creating a setting where trees, planting and pathways sit alongside the buildings. Existing trees will be kept wherever possible and complemented with new planting to soften the development and create a greener, more welcoming environment.

The landscaping will also include sustainable drainage features to manage rainwater naturally, helping to support biodiversity whilst ensuring the site works well in all weather conditions.

Although there are sensitive landscapes nearby, existing buildings and trees help to screen the site. We will continue to review views of the development with the Council as the design progresses.



Please note the red line is the application boundary





VERIDION PARK

SUSTAINABILITY

Alongside the delivery of new green spaces and planting to better connect the site with the surrounding area, the development is targeting BREEAM 'Excellent' and EPC A rating, in line with the sustainability ambitions of the London Plan (2021).

KEY SUSTAINABILITY MEASURES:



Highly insulated buildings designed to maximise natural daylight, with roofs ready for solar panels to help **reduce energy use and carbon emissions**.



EV charging for cars and vans from day one, with the ability to **support electric HGV charging in the future**.



Secure cycle parking and **electric bike** charging will also be provided.



Efficient building methods to **reduce waste** and make better use of materials and land.



New trees, hedgerows and planting, shading for comfort, and measures to help deliver **Biodiversity Net Gain**.



Bright, naturally lit buildings with indoor and outdoor breakout spaces, and access to **walking routes**.



VERIDION PARK

ACCESS AND TRANSPORT

The site benefits from established access via Yarnton Way, Waldrist Way and Veridion Way, providing strong connections to the wider road network. It is also within easy reach of Abbey Wood (Elizabeth Line), Belvedere Station and local bus services, supporting sustainable travel choices for employees and visitors.



Our transport strategy aligns with the London Plan, the Mayor's Transport Strategy and aspirations of the Healthy Streets principles, encouraging walking, cycling and lower-emission journeys. Detailed transport assessments will accompany the planning application, and the proposals will continue to be refined in discussion with the Council, the Greater London Authority and Transport for London.

Approximately 550 car parking spaces are proposed, including Blue Badge provision and HGV parking. Secure cycle parking will also be provided.

Electric vehicle charging will be available from the outset for cars and vans, with infrastructure designed to allow additional chargers to be installed as demand grows. The site will also be futureproofed to accommodate electric HGV charging as technology evolves, alongside provision for electric bike charging within covered cycle shelters.





VERIDION PARK

NEXT STEPS

THANK YOU

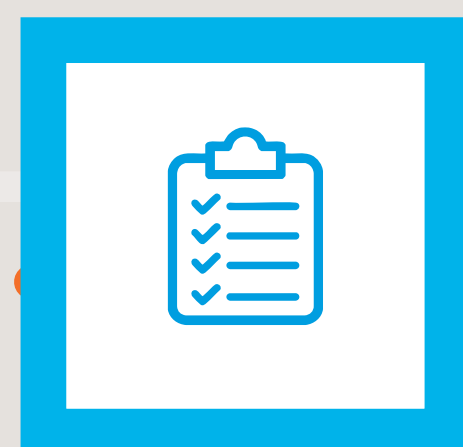
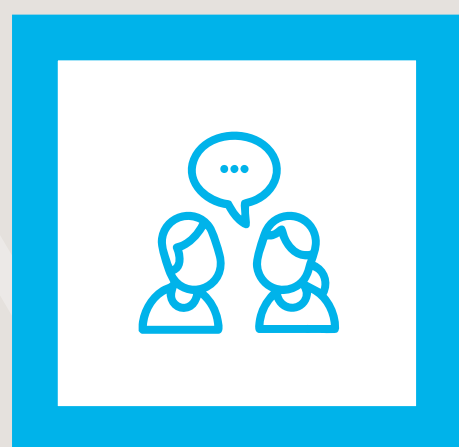
for taking the time to consider our proposals for Veridion Park. We hope it has been useful and welcome your feedback prior to the submission of a planning application.

UPDATED PROJECT TIMELINE

First Public Consultation
February 2026



Second Public Consultation
April 2026



Planning Application Submission
Summer 2026

Planning Application Determination



Begin construction
Anticipated 62-week construction programme

Finalise construction



TELL US WHAT YOU THINK

You can provide feedback directly to our team via several ways:



Freepost: CRATUS COMMUNICATIONS
(no further address details or stamps required)



info@veridionparkconsultation.co.uk



www.veridionparkconsultation.co.uk

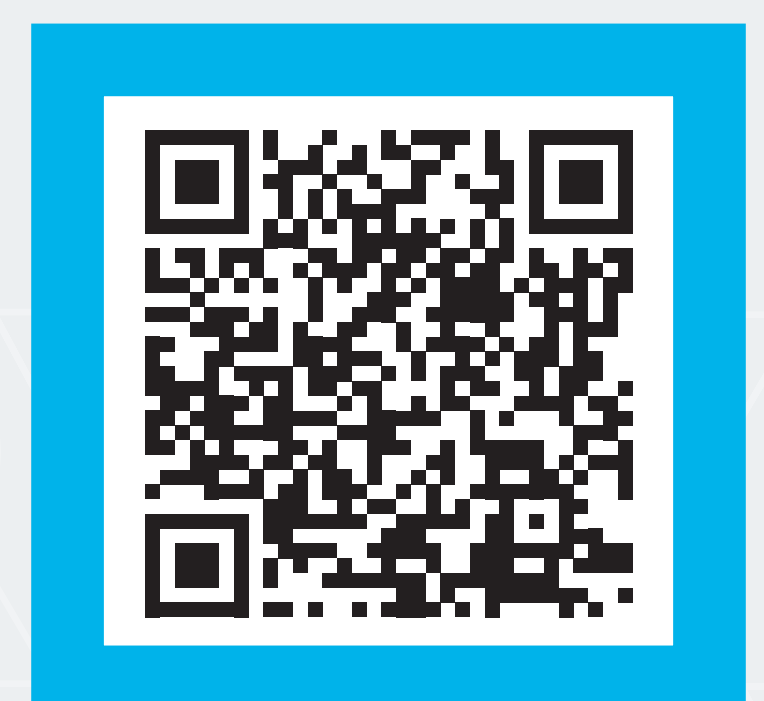


0203 026 3229

Please make sure to submit all feedback by

**WEDNESDAY
6 MAY, 2026**

**SCAN TO VISIT
THE WEBSITE**





VERIDION PARK

LISTENING TO THE COMMUNITY

We held our first public consultation on 28 February at Harris Garrard Academy. Ten local residents attended and four feedback forms were submitted, including responses from the Bumblebee Conservation Trust, the Ridgeway Users Community and the Thamesmead Model Club.

The event gave us the opportunity to speak directly with local people, hear their views and better understand what matters most to the community. We also met with a Labour ward councillor Larry Ferguson to listen to his feedback on the proposals.



WHAT WE HEARD

The key themes raised by the community and Cllr Ferguson included:

- Concerns about flood risk and whether the drainage system has enough capacity
- The importance of protecting green space and supporting wildlife
- Making sure new jobs created by the development benefit local people
- Questions about demand for new logistics space



HOW WE HAVE RESPONDED

Your feedback has helped shape the design as it has developed. Changes made since the first consultation include:

- Reducing the number of parking spaces to create more room for trees and green space
- Increasing amenity areas and adding new facilities for people on site
- Redesigning the drainage system to improve capacity and resilience
- Introducing new habitats, including beehives, to support biodiversity

CONTINUING THE CONVERSATION

Since the first consultation, we have continued to refine the proposals through discussions with the Greater London Authority, Transport for London and the London Borough of Bexley, as well as presenting the scheme to a Design Review Panel.

We are committed to ongoing engagement and will continue to listen to feedback as the project progresses.

