



ECOLOGICAL ADVICE SERVICE

TO: *Alison Webster*

FROM: *Emma England*

DATE: *25 June 2026*

SUBJECT: *20260591 / Jackson Family Holdings Ltd, Northfleet*

The following is provided by Kent County Council's Ecological Advice Service (KCC EAS) for Local Planning Authorities. It is independent, professional advice and is not a comment/position on the application from the county council. It is intended to advise the relevant planning officer(s) on the potential ecological impacts of the planning application and if sufficient/appropriate ecological information has been provided.

Any additional information, queries or comments on this advice that the applicant or other interested parties may have must be directed in every instance to the planning officer, who will seek input from the EAS where appropriate and necessary.

CONDITION 6 DISCHARGE

We have reviewed the submitted documents in relation to condition 6 of permission 20231247 and advise that **sufficient** ecological information has been provided to discharge the condition(s).

Condition 6 states: "*Prior to commencement of works (including site clearance), a construction ecological management plan (CEMP - biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP - biodiversity will ensure sufficient measures are in place to avoid negative effects on the Swanscombe Peninsula SSSI, breeding birds, retained trees and any associated bat roosting features, River Thames and any other relevant ecological receptors (as determined by a suitably qualified ecologist). The measures within the CEMP - biodiversity will incorporate those recommended within Appendix 4 of the Native Ecology Ecological Impact Assessment for the site, dated 14th December 2023. The approved CEMP - biodiversity will be adhered to and implemented throughout the construction period in accordance with the approved details.*

Reason: To ensure no significant harm to biodiversity results from the proposed development in accordance with Policies CS12 and CS19 Gravesham Local Plan Core

Strategy (September 2014) and para. 186 of the National Planning Policy Framework 2023".

Emma England
Biodiversity Officer

This response was submitted following consideration of the following documents:

Native Ecology (April 2026) Construction Environmental Management Plan. Unit K6, Northfleet Industrial Estate. Northfleet, Kent.