



CONSTRUCTION ECOLOGICAL MANAGEMENT PLAN (CEMP)

NEW GREEN FARM

LOWER SHORNE

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1. SUMMARY

- S.1 This report comprises a Construction Environmental Management Plan (CEMP) in respect of proposed development at The Cold store, New Green Farm, Lower Shorne, Gravesend, Kent (Site centred at: TQ 70059 72341).
- S.2 Mitigation requirements are detailed to ensure that development proceeds lawfully and potential ecological impacts of the development are avoided or minimised.
- S.3 The table below gives a summary of mitigation requirements at the pre-construction, during construction and post construction phases of development.

PHASE	MITIGATION MEASURES
Pre-construction	Induction Site Induction for all workers.
	Protection and exclusion measures Prior to construction, heras fencing will be installed around the Site boundaries to protect retained reptile habitat
	Badger walkover - A pre-works walkover will be undertaken within 2 weeks of the commencement of works to confirm that proposed mitigation measures remain suitable. - Should any setts be found during the walkover, appropriate mitigation will be implemented.
	Vegetation clearance - A toolbox talk will be delivered to all contractors involved in vegetation clearance prior to the start of works. - Staged vegetation clearance will be undertaken to a final height of no more than 5cm. - Vegetation clearance will be undertaken in October if possible. If this is not possible, clearance may be undertaken between March and September following a nesting bird survey and under the supervision of an experienced ecologist. - A destructive search of sensitive habitats (including the bund) will be undertaken under the supervision of a suitably experienced ecologist.
During construction	Induction Site Induction for all workers.
	Vegetation Vegetation within the Site will be maintained at a height no greater than 5cm
	Lighting To avoid disturbance to bats, any lighting for contractor compounds will comply with the mitigation set out within this document.
	Excavations - All holes and excavations will be covered over each night to prevent animals such as hedgehog and badger from becoming trapped or injured. - If this is not possible, a structure/plank will be placed into the hole to enable animals to escape. - Ground works will be completed in as short a time-scale as possible, so that spoil heaps are not left on-site for long periods.

PHASE	MITIGATION MEASURES
During construction	Storage • Top soil and soft building materials will be stored on raised pallets • Chemicals will be stored in secure containers.
	Protection and exclusion measures • Heras fencing will be maintained throughout duration of construction works.
Post construction	Lighting • Lighting installed within the new development will comply with the requirements set out within the lighting strategy report.

2. INTRODUCTION

- 2.1 This report details a Construction Environmental Management Plan (CEMP) produced to address the ecological aspects of condition 3 in relation to Planning Application Reference 20250643 (Gravesham Borough Council), which states:

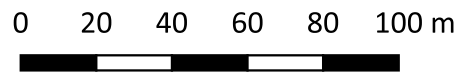
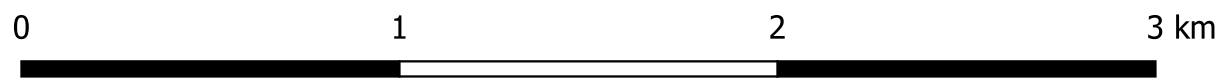
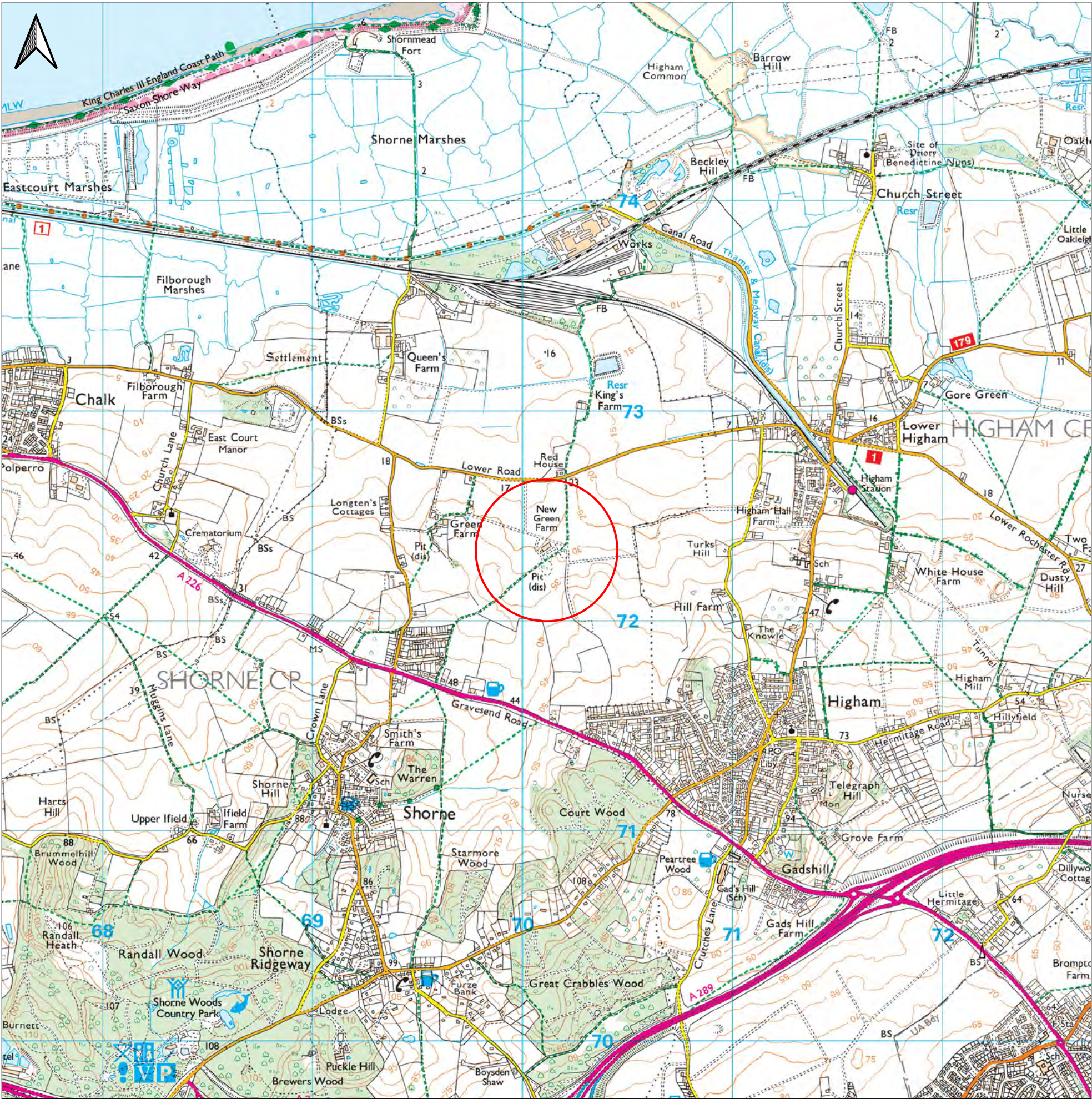
"Prior to the commencement of any above ground works (including any site and/or vegetation clearance) a Construction Environmental Management Plan (CEMP), which contains full details of the measures outlined in section 6.4 of the Preliminary Ecological Appraisal (Greenspace Ecological Solutions, January 2025), shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall be based on up-to-date ecological survey information, as advised by a suitably qualified ecologist and shall include the following:

- a) Retained tree and hedgerow protection measures in accordance with BS 5837:2012;*
- b) Specific measures (which may be presented as a series of method statements) to avoid impacts to badgers, reptiles and nesting birds;*
- c) The role and responsibilities of an Ecological Clerk of Works (ECOW) or similarly competent person(s); and*
- d) Copies of any protected species mitigation licences issued by Natural England as required.*

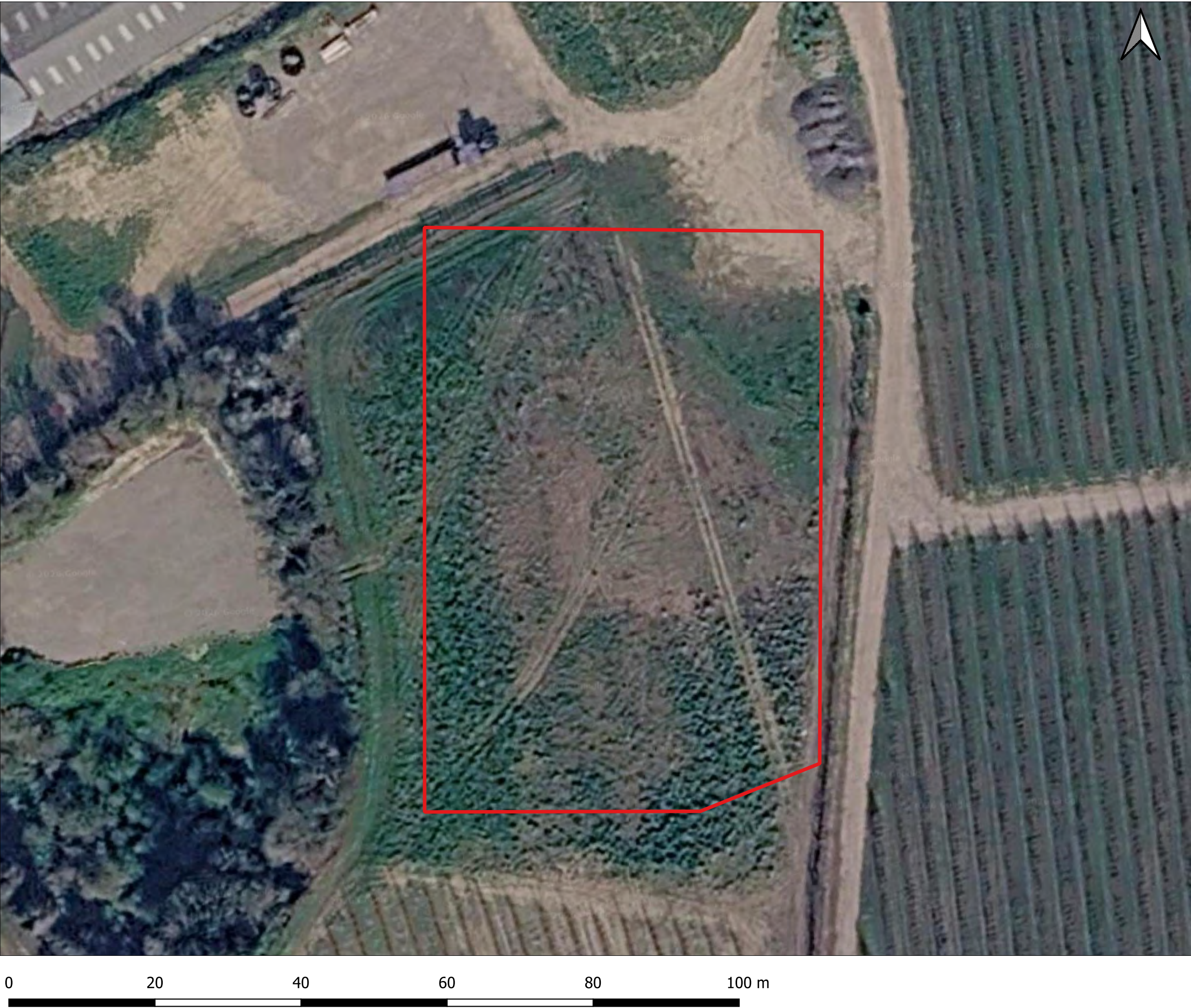
The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details.

Reason: To protect biodiversity in accordance with paragraph 193 of the National Planning Policy Framework 2024 and Policy CS12 of the Gravesham Local Plan Core Strategy 2014, to avoid an offence under the Wildlife and Countryside Act 1981 (as amended) and with consideration for Species of Principal Importance under the Natural Environment and Rural Communities Act 2006."

- 2.2 Proposals include the construction of a controlled atmosphere storage building, three chiller units and a substation.
- 2.3 The purpose of this report is to detail the mitigation that will be implemented to ensure that potential ecological impacts of the development are avoided or minimised.



 native ecology PROMOTING BIODIVERSITY INTEGRATION	
Site location plan	
New green farm Lower shorne Kent	
Drawing ref:	2226_Figure 1
Revision:	-
Date:	29/07/2026
Scale:	1:20,000 (Main canvass)
Paper size:	A3



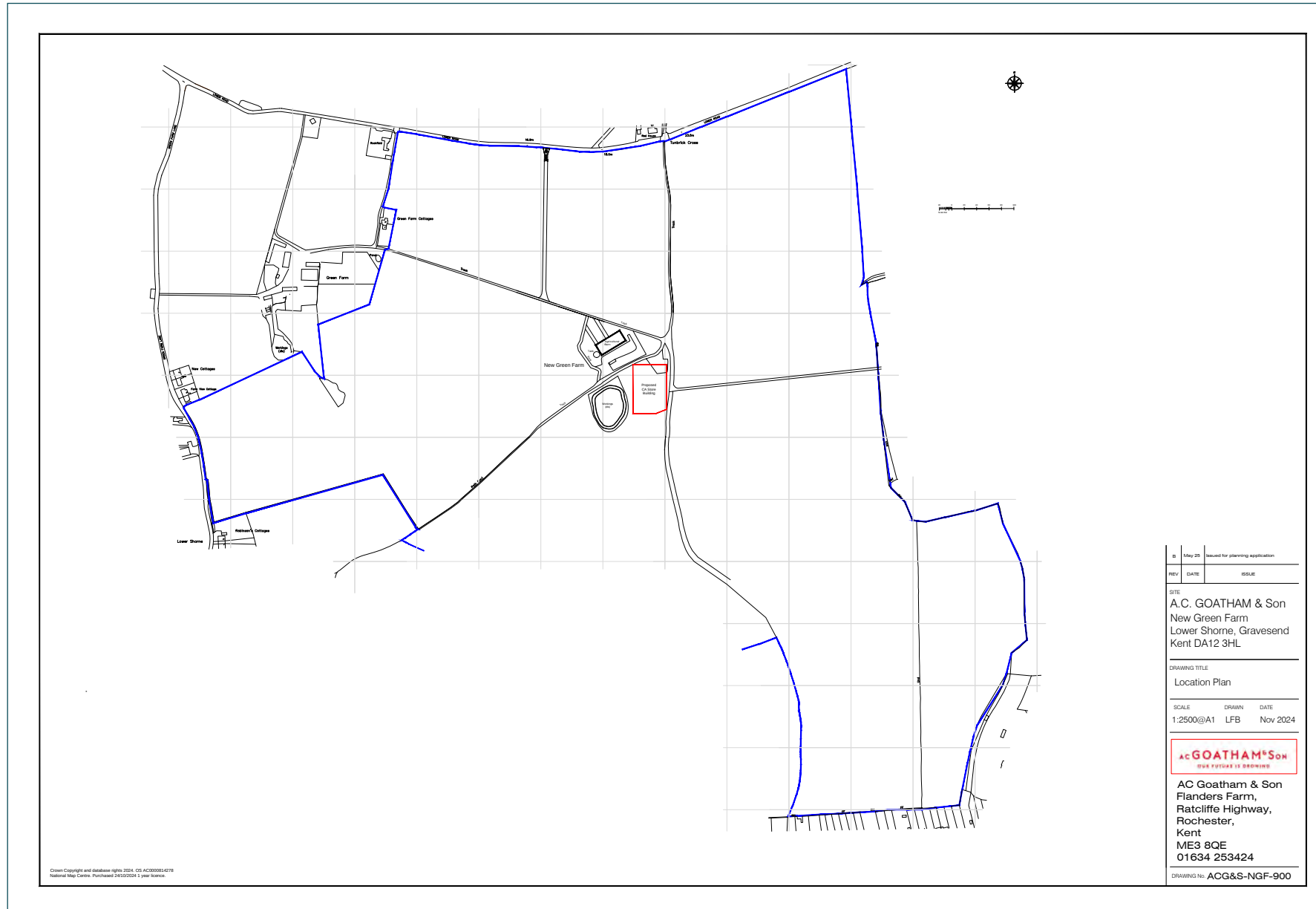
Legend

 Application site boundary



Existing Site Plan	
New green farm Lower shorne Kent	
Figure ref:	2226_Figure 2
Revision:	-
Date:	29/07/2026
Scale:	1:500
Paper size:	A3

5. PROPOSED SITE PLAN



6. MITIGATION MEASURES

6.1 This section details mitigation measures that will be undertaken as part of development works.

SITE INDUCTION

6.2 An induction will be undertaken on the arrival of all site workers with regards to the ecological constraints and mitigation measures within the Site (Appendix 1 provides an example toolbox talk attendance sheet that could be used).

Ecological clerk of works (ECoW)

6.3 Where required the Ecologist will remain on site to oversee sensitive ecological works as detailed within this CEMP.

6.4 When the Ecologist is not present on site, works will be overseen by an appropriate member of Site team, who will be designated Ecological Clerk of Works (ECoW). The ECoW will have attended the toolbox talk and have a thorough understanding of the ecological constraints and associated mitigation measures being undertaken within the Site.

6.5 The ECoW will be responsible for ensuring that the measures outlined in this CEMP are implemented and, where necessary (when the Ecologist is not available / required) inform new members of the Site team about precautionary methods of working through the use of a toolbox talk.

6.6 The ECoW will be fully informed of their role and responsibilities. The contact details of the ECoW will be added to the table in Appendix 1 and provided to staff working on Site.

6.7 More than one member of the site team can take on the role of ECoW to ensure presence on-site during all appropriate times.

HABITATS

6.8 No priority habitats, trees or hedgerow are present within the Site and therefore no mitigation is required for on-site habitats.

6.9 To address habitat losses (which will include arable and ruderal/ephemeral), a Biodiversity Net Gain assessment has been undertaken (Greenspace Ecological Solutions, 2025, report reference J24-021686-BGP), detailing the enhancement of off-site land.

6.10 A Habitat Management and Monitoring Plan has been produced (Native Ecology, 2026, report reference 2226_R01) to detail the enhancement, management and monitoring of these off-site habitats for a 30 year period, and should be read in conjunction with this document.

PROTECTED AND NOTABLE SPECIES

6.11 Works are not expected to result in any impacts requiring a European Protected Species Licence.

- 6.12 The following precautionary mitigation will be implemented to reduce impacts to protected species, which may be present within the Site.

Foraging and commuting bats

Sensitive lighting

- 6.13 Any lighting required for contractor compounds will comply with guidance issued by the Bat Conservation Trust and Institute of Lighting Professionals (ILP, 2023):

- All luminaires will lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used.
- LED luminaires will be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white light source (2700Kelvin or lower) will be adopted to reduce blue light component.
- Light sources will feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats.
- Internal luminaires will be recessed where installed in proximity to windows to reduce glare and light spill.
- Column heights will be carefully considered to minimise light spill and glare visibility.
- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, will be considered.
- Luminaires will always be mounted horizontally, with no light output above 90° and/or no upward tilt
- Where appropriate, external security lighting will be set on motion- sensors and set to as short a possible a timer as the risk assessment will allow. For most general residential purposes, a 1 or 2 minute timer is likely to be appropriate
- Where appropriate, use a Central Management System (CMS) with additional web-enabled devices to light on demand.
- The use of bollard or low-level downward-directional luminaires is strongly discouraged.
- If all other options have been explored, accessories such as baffles, hoods or louvres will be used to reduce light spill and direct it only to where it is needed.

Badger

- 6.14 Due to the mobile and itinerant nature of badgers and the relative ease in which badgers can excavate new setts, the following precautionary mitigation will be implemented pre-construction of ground works:

- A daytime walkover survey will be undertaken within 2 weeks of the start of works to monitor any new signs of the presence of badger and confirm whether mitigation measures remain suitable.

- The survey will ensure that any new setts within the Site are identified, allowing an appropriate time frame to implement any required suitable mitigation measures prior to the start of works.

6.15 The following mitigation will be implemented during construction works to avoid harm to individual badgers:

- All holes and excavations will be covered over each night to prevent animals from being trapped or injured.
- If this is not possible, a structure/plank will be placed into the hole to enable animals to escape.
- Top-soil and other soft building material will be stored on pallets.
- Any chemicals required will be stored within secure containers.

Hedgehog

6.16 The following mitigation will be implemented for hedgehog during the clearance of any vegetation or log piles within the Site in order to avoid harm to individual animals:

- A toolbox talk to contractors prior to the start of works will be undertaken to inform site workers of the potential presence of hedgehog within the Site.
- Care will be taken when clearing vegetation or log / brash / refuse piles to avoid harming hedgehog that may be sheltering within the site.
- If a hedgehog is found (without young) within the Site between April and October inclusive then it will be carefully relocated to an area outside the development site that offers immediate shelter.
- If a nesting hedgehog with young is found between May and October inclusive (breeding season) then an ecologist will be contacted immediately for advice.
- If a hibernating hedgehog is found between November and March inclusive (hibernation season) then an ecologist will be contacted immediately for advice.

6.17 The following mitigation will be implemented for hedgehog during the construction phase:

- All holes and excavations will be covered over each night to prevent animals from being trapped or injured.
- If this is not possible, a structure/plank will be placed into the hole to enable animals to escape.
- Any removal of building materials or other debris, will be undertaken with care to prevent harm to hedgehog.
- If any hedgehogs are found during the construction phase they will be carefully relocated to an area outside the development site that offers immediate shelter.

6.18 The following mitigation will be implemented for hedgehog post-development:

- Any close board fencing to be used will be fitted with small openings within gravel boards to allow hedgehogs access throughout the site. At least one entrance hole will be fitted into each boundary.

Reptiles

6.19 The following precautionary working methods will be implemented for reptiles during habitat clearance works:

- To ensure reptiles that may be present within the development area are able to move away the cutting of suitable vegetation will be undertaken during the active season (mid-March to mid-October). To comply with mitigation for nesting birds (below), the ideal time for vegetation clearance is October.
- Prior to the start of works, the ECoW will provide a toolbox talk for all contractors, outlining the legislation and mitigation relating to reptiles.
- To enable animals to relocate outside of the development area and into the disused gravel pit, the vegetation cut will commence from the east of the Site and move west, using hand tools only (trimmer and brush cutters are acceptable).
- The initial cut will be restricted to a height of 10cm from ground level.
- Following a period of a minimum of 24 but no more than 72 hours, the second phase of habitat manipulation will be undertaken in the same direction as the first phase, with vegetation cut to approximately 5cm in height.
- Upon completion of the vegetation clearance, the bund (and any other sensitive areas), will be subject to a destructive search under supervision of a suitably experienced ecologist to ensure any animals that have remained can be safely removed.
- Suitable habitats beyond those to be affected should be protected from encroachment of construction activities through use of temporary barriers such as HERAS fencing.
- To ensure the semi-improved grassland habitat remains unsuitable for reptiles during construction, the grassland should be kept at a sward height of <5cm with a regular mowing regime.

Nesting birds

Avoid impact to nesting birds

6.20 The following mitigation will be implemented to avoid impact to nesting birds:

- Works to any dense vegetation will be undertaken between October and February (outside of the bird nesting season) where ever possible.

6.21 If impacts to very small areas of vegetation are unavoidable between March and September, then the following mitigation will be undertaken:

- A nesting bird survey will be undertaken by a suitably experienced ecologist within at least 48hours prior to any impacts.
- A watching brief will be carried out by a suitably experienced ecologist during any works that impact suitable vegetation within the site.
- If nesting/nest-building birds are found, no works will commence/continue that are likely to damage or significantly disturb a nest until the young have fully fledged.

6.22 *Works undertaken during the bird nesting season may result in significant delays to the development programme if activities need to cease due the presence of an active nest. It is important to note that many bird species, such as blackbirds and robins are multiple brooders and may therefore nest within the Site for a number of months.*

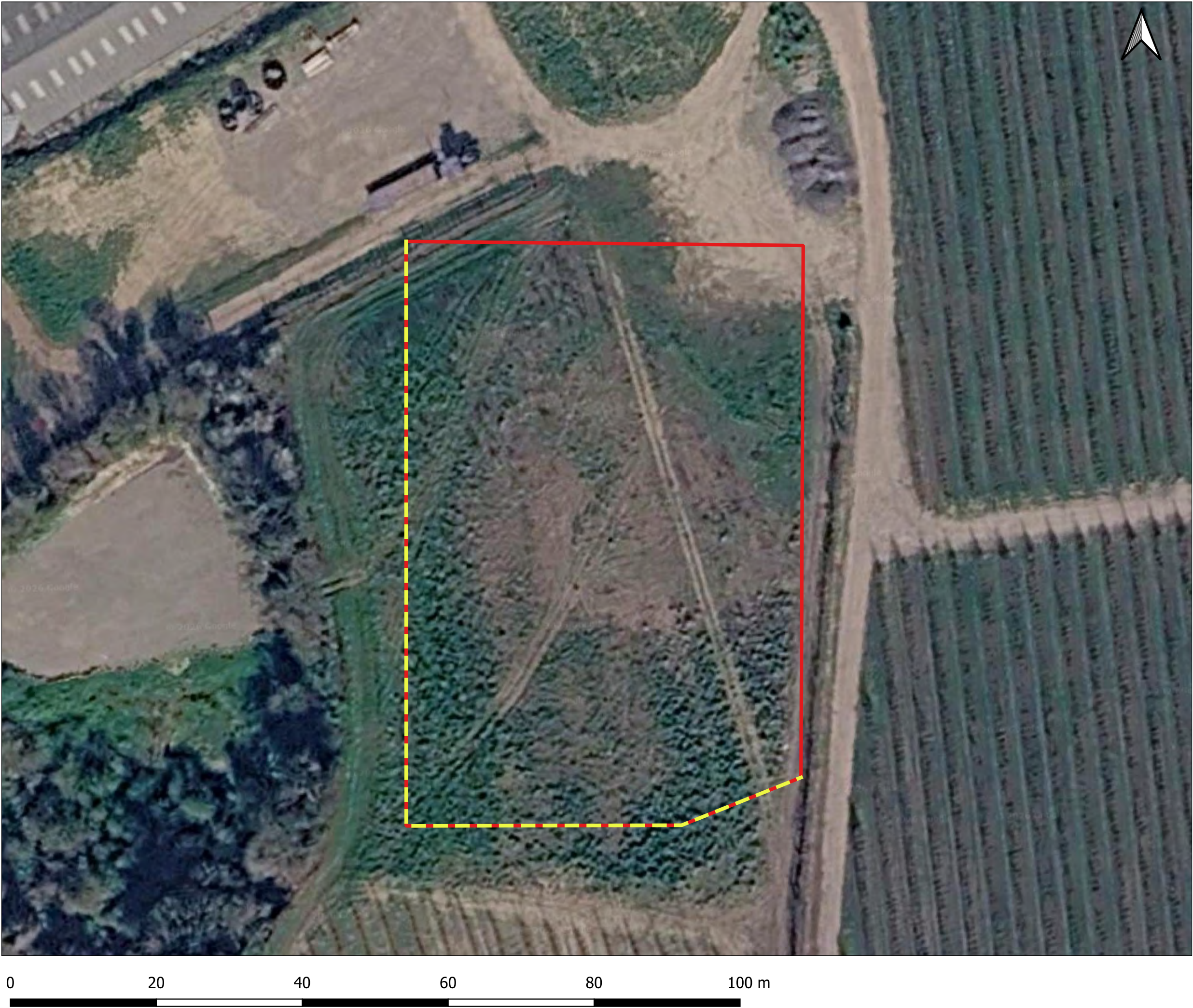
7. REFERENCES

- Greenspace Ecological Solutions (2025). Preliminary Ecological Appraisal (report ref: J24-021686).
- Greenspace Ecological Solutions (2025). Biodiversity Gain Plan (report ref: J24-021686-BGP).
- Institute of Lighting Professionals & Bat Conservation Trust (2023). Bats and artificial lighting in the UK. Bats and the built environment series. Guidance Note 08/23.
- Native Ecology (2026) Habitat Management and Monitoring Plan (report reference 2226_R01).

8. APPENDIX 1: ECOLOGICAL TOOL BOX TALK ATTENDANCE

SITE CLEARANCE AND CONSTRUCTION WORKS

NAME	COMPANY	DATE	ECoW (Y/N)	SIGNATURE



Legend

Application site boundary

Heras fencing

native ecology PROMOTING BIODIVERSITY INTEGRATION	
Protection Plan	
New green farm Lower shorne Kent	
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