



CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

UNIT K6, NORTHFLEET INDUSTRIAL ESTATE

NORTHFLEET, KENT

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1. INTRODUCTION

- 1.1 This report details a Construction Environmental Management Plan (CEMP) produced in respect of proposed development at Unit K6, Lower Road, Northfleet, Kent, DA11 9BL.
- 1.2 Figure 1, Section 3 provides a Site location plan.

COMMISSION

- 1.3 Native Ecology was commissioned by Jackson Family Holdings Ltd. in February 2025 to produce a CEMP.

THE SITE

- 1.4 The application site, hereafter referred to as 'the Site', comprises a single industrial building on large areas of tarmac hard standing, with small areas of gravel with ruderal vegetation, and a small isolated parcel of bramble scrub.
- 1.5 The Site extends to approximately 0.2ha.
- 1.6 Figure 2, Section 3 provides an existing site plan.

PROPOSED WORKS

- 1.7 Proposals include extension of the existing warehouse to provide office space, and the construction of a multi-storey car park and the addition of two ground level parking spaces to the front of Unit K6.
- 1.8 Figure 3, Section 4 provides a Site layout plan.

PREVIOUS ECOLOGY SURVEY WORK

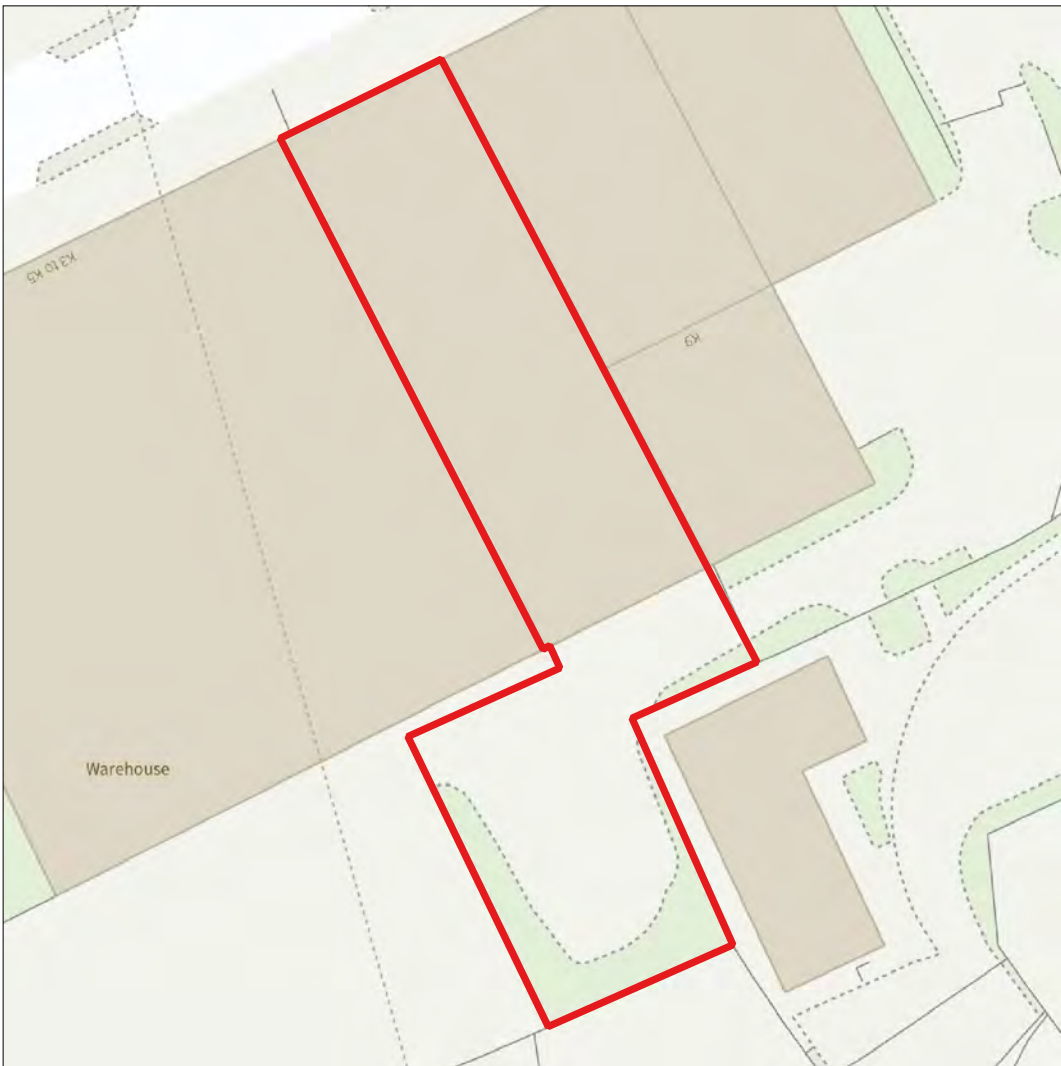
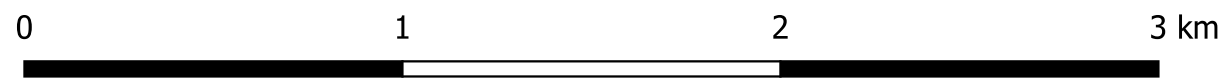
- 1.9 A Preliminary Ecological Appraisal (PEA) site visit was undertaken by Native Ecology on 28th November 2023 and a subsequent Ecological Impact Assessment was produced (Native Ecology, 2023), report ref: 1471_R01_EcIA.

PURPOSE OF REPORT

- 1.10 This report has been produced to address Condition 6 of Planning Application 20231247 (Gravesham Borough Council), which 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."

- 1.11 Details of the existing trees and associated bat roosting features, foraging and commuting bats, nesting birds and mitigation in relation to nearby Protected Sites are provided in Section 5.



Site location plan

Unit K6, Lower Road
Northfleet, Kent

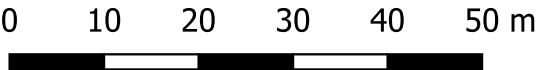
Drawing ref: 2255_Figure 1

Revision: -

Date: 04/03/2026

Scale: 1:20,000 (Main
canvas)

Paper size: A3



Legend

 Site boundary



Existing Site Plan	
Unit K6, Lower Road Northfleet, Kent	
Drawing ref:	2255_Figure 2
Revision:	-
Date:	04/03/2026
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Paper size:	A3

4. PROPOSED SITE PLAN

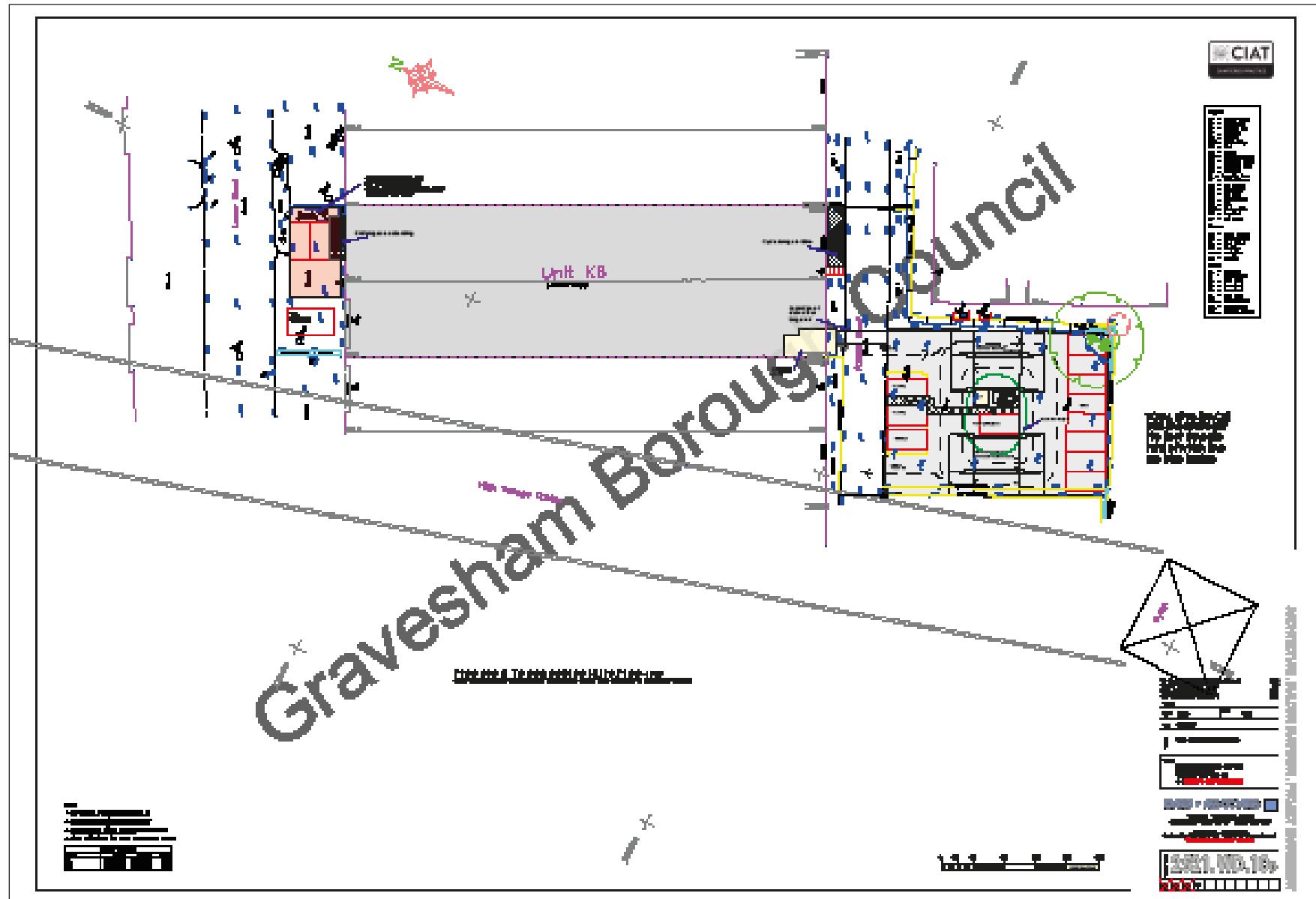


Figure 3. Existing site plan (Ward + Associated, Drawing No. 2521.WD.02, dated November 2021).

5. MITIGATION MEASURES

5.1 This section details mitigation measures that will be undertaken as part of development works to avoid or minimise impacts to ecological features. The following figures are provided to support this information:

- Figure 4, Section 6 provides an Ecological Constraints and Mitigation Plan showing protection and exclusion measures.

SITE INDUCTION

5.2 The Client will ensure that an induction is 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)

5.3 A suitably experienced ecologist will be appointed as Ecological Clerk of Works (ECoW). Where required, the Ecologist will remain on site to oversee sensitive ecological works as detailed within this CEMP.

5.4 When the ECoW is not present on site, works will be overseen by an appropriate member of the Site team, who will be designated as 'Biodiversity Champion'. The Biodiversity Champion will have attended the toolbox talk and have a thorough understanding of the ecological constraints and associated mitigation measures being undertaken within the Site.

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

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

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

STATUTORY DESIGNATED SITES

Swanscombe Peninsula

Air Quality - Construction

5.8 In order to prevent excessive dust production during site demolition and construction, vehicle exits will be kept clean and vehicles transporting dusty materials onto and off site will be covered.

5.9 All vehicles leaving the site will be inspected and cleaned as necessary, and suitable wheel wash equipment will be provided at site entrances and exits.

- 5.10 Where any stored materials are at risk of drying in hot or dry conditions, these will either be covered or wetted prior to prevent such occurrences.

PROTECTED AND NOTABLE SPECIES

Trees

- 5.11 There are two trees present within the Site. T1 was assessed as providing low suitability for roosting bats and T2 was classified as having no potential for roosting bats. Tree T1 and T2 are being retained, however indirect impacts to roosting bats may occur through management to the tree and spillage of artificial lighting associated with parking and building within the Site post-construction.
- 5.12 To avoid potential post development impacts to roosting bats caused by lighting, the following mitigation will be implemented:
- Any external artificial lighting will be directed away from the retained boundary vegetation.

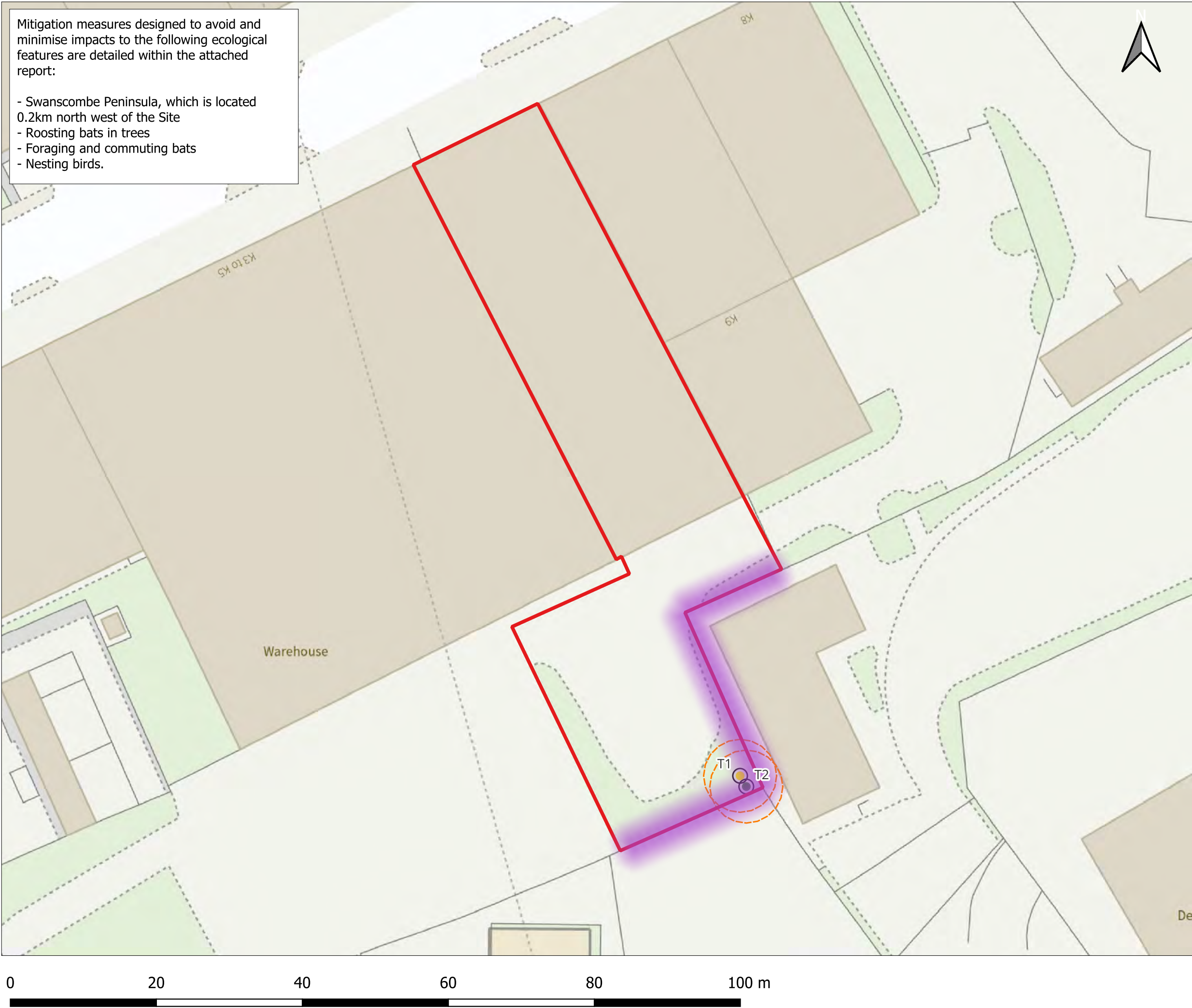
Foraging and commuting bats

- 5.13 In order to reduce a low potential, indirect impact on foraging and commuting bats to negligible, mitigation to reduce any effects of artificial lighting will be implemented, as far as possible and where applicable, in accordance 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 can be used to reduce light spill and direct it only to where it is needed.

Nesting birds

- 5.14 Should the vegetation and buildings within the Site be left to grow or should the boundary vegetation be impacted the following mitigation will be implemented to avoid impact to nesting birds:
- Works to any vegetation and buildings will be undertaken outside of the bird nesting season where ever possible.
- 5.15 If impacts to vegetation and buildings 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 and buildings 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.
- 5.16 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.



Legend

- Site boundary
- Dark corridor buffer to protect ecological features
- Tree (No bat potential)
- Tree (PRF-I)
- 5m vegetation buffer -
 - Heras fencing to be installed at the buffer limit
 - No encroachment, storage of materials, or ground disturbance

Note:

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.



Ecological Constraints and Mitigation Measures Plan

Unit K6, Lower Road Northfleet, Kent	
Drawing ref:	2255_Figure 4
Revision:	-
Date:	02-04-2026
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Paper size:	A3

7. REFERENCES

- Native Ecology (2023). Ecological Impact Assessment report, Native Ecology, dated 14th December 2023. (Ref 1471_R02_EcIA).

8. APPENDIX 1: TOOL BOX TALK ATTENDANCE

LAND OFF WEST HILL ROAD - SITE CLEARANCE AND CONSTRUCTION WORKS

NAME	COMPANY	DATE	BIODIVERSITY CHAMPION (Y/N)	SIGNATURE