Greenspace Ecological Solutions

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By Email:
11th September 2026

Report Ref: J25-000204_REV A

Dear Mr Lee,

Site Reference – Nuralite Industrial Estate, Canal Road, Gravesend, Kent, ME3 7JA

INTRODUCTION

1.1 Context

Scope

1.1.1 In response to the proposed remediation of an existing asbestos landfill and re-development of the industrial units at the Nuralite Industrial Estate, Canal Road, Gravesend, Kent, ME3 7JA ('the Site') a Preliminary Ecological Appraisal (PEA) was carried out on 1st August 2025.

1.1.2 The PEA was required to support the release of Condition 11 of the approved planning application (Ref: 20190290) which was granted by Gravesham Borough Council on 23rd December 2021 (Appendix A).

1.1.3 Redevelopment of the Industrial Estate in the eastern part of the Site will not begin until the remediation of the landfill is completed. Given the time that is predicted to elapse, updated protected species assessments for the industrial estate itself were outside the scope of this assessment. Updated protected species assessments of the industrial estate will therefore be undertaken sufficiently close to the relevant demolition/development phase to provide up-to-date information and inform any necessary mitigation and licensing requirements.

Background to the Project

1.1.4 A Preliminary Ecological Appraisal (PEA) was previously undertaken by ADAS in 2018. However, given the amount of time that has elapsed since the previous survey of the Site, an update survey was required to determine any significant change with regard to the habitats present and their suitability to support protected species.

Proposals

1.1.5 The proposals for the Site involve the systematic redevelopment of the existing Nuralite site. This includes the importation of inert materials to cap, and landscape the historic asbestos landfill, thus containing its contamination risk. To demolish the existing buildings of the Nuralite industrial estate, deal with existing contamination, both through capping and removal of areas of hydrocarbon pollution, the laying of new service and utility infrastructure and the construction of 11 new purpose built light industrial type units and a site office.

1.1.6 Please note, the information below is provided as an update to the 2018 assessment. Therefore, reference should be made to the updated UKHabs Habitat Plan (Figure 1), up-to-date photographs of the Site in Appendix B, the full drone survey model (Appendix C) and in conjunction with the Preliminary Ecological Appraisal report (ADAS, 2018a).

Site Location and Description

1.1.7 The Site is located between Hoo Junction and the Thames and Medway Canal, *c.*4km to the east of Gravesend, at National Grid Reference: TQ 70239 73834. The location of the Site is depicted in Image 1 below. The Site occupies approximately 19.02ha and comprises predominantly hardstanding with metal containers and areas of ruderal/ephemeral vegetation, mixed scrub, broadleaved woodland, ponds and individual trees.

1.1.8 The northern boundary and eastern boundary forms part (*c.*50m) of the Thames Estuary and Marshes Ramsar Site, which extends *c.*1.3km northwards. The southern boundary is bound by a railway line, with Hoo Junction immediately south of the Site. Access is gained from Canal Road at the eastern boundary, with Queen's Farm Road forming the western boundary.

1.1.9 The wider area is comprised predominantly of marshland and farmland, interspersed with watercourses, hedgerows and pockets of deciduous woodland.



Image 1 – Geographical Location of the Site

METHODS

1.2 Desk Study

1.2.1 An update desk study was undertaken in August 2025 to determine the presence of sites and habitats of conservation importance, along with existing records of protected and notable species of relevance to the Site.

1.2.2 The following bodies were consulted for the desk study:

- Google Earth Pro for aerial imagery.
- Magic Map (Magic.defra.gov.org) for statutory designated sites.
- Kent and Medway Biological Record Centre (KMBRC) for existing records of protected and notable species.
- OS mapping for ponds within 250m of the Site.

1.2.3 The desk study involved obtaining the following information:

- International statutory designated sites (Ramsar) and UK National Site Network sites (SPA and SACs) within 10km.
- National statutory designated sites within 2km.
- Non-statutory designated sites within 1km.
- Protected and notable species within 1km.
- Ancient woodland parcels within 30m.
- Waterbodies within 250m.
- Habitats of Principal Importance (NERC Act 2006) within or immediately adjacent to the Site.

1.2.4 These search areas are considered sufficient to cover the potential zone of influence of the proposed development.

Review of Approved Documents

1.2.5 As part of the desk study, the ecological documents forming part of the approved planning application were reviewed in conjunction with the update PEA to determine whether any changes to the approved mitigation and enhancement strategies were required.

1.2.6 The following ecological documents and mitigation/enhancement strategies were approved as part of the planning application and reviewed in light of the update PEA:

- Preliminary Ecological Appraisal: Nuralite Industrial Estate[10]

- Bat Survey Report[1]
- Water vole survey report[2]
- Breeding Bird Survey Report[3]
- Wintering Bird Survey report[4]
- Informative Habitats Regulations Assessment[5]
- Reptile survey report[6]
- Invertebrate Scoping report[7]
- Environmental Statement, Non-Technical Summary[8]
- Habitat Management Plan[9]

1.3 Survey Methods

1.3.1 Due to the risk of asbestos exposure within the Site and the subsequent restricted access for health and safety purposes, a DJI Mini 4 Pro UAV (aerial drone) was used to photograph and map the habitats within the Site. A high definition 2D model was created of the Site using WebODM Drone Mapping Software. This was subsequently imported into Blender to visualise and manipulate the model, and an update UKHabs Plan was created using QGIS Software (Figure 1).

1.3.2 Following completion of the mapping, the 2025 UK Habs Plan was compared to the 2018 Phase 1 Habitat Plan (Figure 2) to identify where changes in habitats within the Site had occurred over time. This informed any updates to mitigation and enhancement measures detailed in the approved planning documents for both habitats and protected and/or notable species.

1.3.3 The update PEA was carried out on 1st August 2025 by suitably experienced Greenspace Ecological Solutions (GES) Assistant Ecologist and certified unmanned aerial systems (UAS) pilot Ryan Richardson.

[1] RSK Adas (2018) Bat Survey Report: Nuralite Industrial Estate, Gravesend
[2] RSK Adas (2019) Nuralite: Water Vole Surveys Report
[3] RSK Adas (2019) Breeding Bird Surveys Report: Nuralite Industrial Estate, Higham, Kent, ME3 7JA
[4] RSK Adas (2020) Wintering Bird Surveys Report: Nuralite Industrial Estate, Canal Road, Higham, Kent, ME3 7JA
[5] RSK Adas (2020) Nuralite Industrial Estate: Information to Inform Habitats Regulations Assessment
[6] RSK Adas (2018)Reptile Survey Report: Nuralite Industrial Estate, Gravesend
[7] Emec Ecology (2019) Nuralite Industrial Estate, Higham, Kent: Invertebrate Scoping Survey
[8] RSK (2019) Nuralite Industrial Estate, Lower Higham, Gravesham: Environmental Statement – Non-technical Summary
[9] RSK Adas (2019) Habitat Management Plan: Nuralite Industrial Estate.

1.4 Constraints

Due to the risk of asbestos exposure within the Site and associated restrictions on pedestrian access for health and safety purposes, the update habitat survey was undertaken principally using a UAS (aerial drone). High-definition aerial imagery provided sufficient information to identify broad habitat types and assess material changes in habitat extent and structure since the previous surveys. The access restriction is therefore not considered to materially constrain the habitat-level comparison which formed the principal purpose of the update PEA. It does, however, constrain the extent to which conventional ground-based protected species survey techniques can safely be undertaken within the former landfill. These constraints, and the site-specific measures proposed in response, are addressed in Section 1.11.

An updated assessment of bat roosting and bird nesting suitability of buildings within the Site was not carried out as part of the update surveys. Redevelopment of the Industrial Estate in the eastern part of the Site will not begin until the remediation of the landfill is completed. Given the time that is predicted to elapse, any assessment of building suitability would require further updates. Subsequently, a further assessment of protected species suitability will be conducted to inform the redevelopment of the industrial estate, and as such, it does not pose a constraint to the survey findings.

RESULTS

1.5 Desk Study

Designated Sites

1.5.1 Statutory and non-statutory designated sites identified within the potential zone of influence remain the same as previously reported[10] and include:

- Thames Estuary and Marshes Ramsar, Special Protection Area (SPA), Site of Special Scientific Interest (SSSI).
- Shorne and Ashenbank Woods SSSI.
- Canal and Grazing Marsh, Higham Local Wildlife Site (LWS).

Ancient Woodland and Habitats of Principal Importance

1.5.2 The desk study returned **no records of ancient woodland** parcels within 30m of the Site.

1.5.3 The desk study returned the following records of habitats listed under s41 of the NERC Act 2006 within or adjacent to the Site:

- **Deciduous woodland**: within the Site and abutting the northern an south-eastern Site boundaries.
- **Coastal and Floodplain Grazing Marsh**: immediately abutting the northern Site boundary.

Protected and Notable Species

1.5.4 Existing records of protected and notable species of relevance to the Site returned by the desk study are discussed within the Evaluation section below, where relevant to the Site.

1.6 2025 PEA

1.6.1 Habitats recorded within the Site on 1st August 2025 are as follows:

- Heathland and Shrub: Mixed scrub
- Individual Trees: Urban Trees
- Urban: Ruderal/Ephemeral
- Lakes: Ponds (non-priority habitat)
- Lakes: Standing Open Water and Canals
- Urban: Bare Ground
- Urban: Developed Land, Sealed Surface

[10] Adas (2018) Preliminary Ecological Appraisal: Nuralite Industrial Estate

- Woodland: Broadleaved Mixed Deciduous Woodland

1.6.2 A discussion on the changes that have occurred within the Site regarding habitats is presented in Section 4, below.

Protected and Notable Species

1.6.3 Suitability for the following protected and notable species was considered as part of the assessment:

- Badgers
- Bats
- Dormouse
- Great crested newt
- Invertebrates
- Nesting birds
- Otters
- Reptiles
- Watervoles

1.6.4 Further discussion of the suitability of the Site for these species is presented in the Evaluation section, below.

EVALUATION

1.7 Designated Sites

1.7.1 There are no changes in the number or type of designated sites recorded within the study area since the 2018 PEA. Consequently, recommendations within the approved reports for the protection of designated sites remain appropriate.

1.8 Habitats

1.8.1 The habitat types recorded within the Site remain broadly the same as previously recorded within the previous PEA report[10]. The main changes within the Site are presented below. When reading this information reference should be made to the UK Habitat Plan presented as Figure 1.

Heathland and Shrub: Mixed Scrub

1.8.2 Scrub within the Site has increased in area since the previous survey, with areas of grassland and ephemeral/short perennial vegetation being encroached by dense scrub since the 2018 PEA.

1.8.3 Previously recorded semi-improved grassland and ephemeral vegetation with patches of scattered scrub in the centre-west of the Site has been encroached and predominantly overtaken by dense scrub, which has been re-categorised as mixed scrub. However, small areas of ephemeral vegetation remain.

1.8.4 The smaller pond to the west of the lakes, previously formed from heavy rains, is no longer present and has become overtaken by mixed scrub.

Individual Trees: Urban Trees

1.8.5 The extent of individual trees remains similar to that of the previous surveys. Some scattered trees within the industrial estate within areas of amenity grassland appear to no longer be present.

Urban: Developed Land; Sealed Surface

Bare Ground

1.8.6 A thin strip of previously recorded ephemeral vegetation in the centre of the western section of the Site, has become a bare ground path as a result of regular human activities and usage.

Hardstanding

1.8.7 Two areas of previously recorded scattered scrub and ephemeral/short perennial vegetation to the west of the industrial estate have been re-developed as an area of developed land; sealed surface.

1.8.8 Small areas of amenity grassland, with some areas of scattered trees, which were present in the industrial estate in the east of the Site, are no longer present and have been replaced by developed land; sealed surface.

1.8.9 The previous man-made concrete reservoir in the east of Site is no longer present and has been replaced by developed land; sealed surface.

Buildings

1.8.10 The previously denoted buildings B37, B13, B21, B22, B53 and B38 (see Figure 2 and Appendix C) are no longer present. These are discussed in further detail in Section 4.3 below.

Woodland: Broadleaved Mixed Deciduous Woodland

1.8.11 Previously recorded scattered trees to the west of the broadleaved woodland in south of the Site now form a continuous canopy and are considered to form part of the woodland itself.

1.8.12 An area of previously recorded tall ruderal vegetation in the south of the Site is no longer present and now forms part of the woodland.

1.8.13 Aside from the above, no notable changes from the 2018 PEA were recorded during the 2025 survey.

1.9 Protected and Notable Species

1.9.1 The suitability of the Site to support protected and notable species was assessed in 2018/2019 and reconsidered as part of the 2025 update PEA, insofar as this could be determined from the updated habitat assessment and UAS imagery. Detailed species-specific update surveys were not undertaken within the former landfill because of the asbestos-related access restrictions. The updated habitat information was therefore considered alongside the previous survey evidence to determine whether the ecological objectives of the approved mitigation remained appropriate and whether modifications to the method of implementation were required.

Bats

1.9.2 As stated above, the previously denoted buildings B13, B21, B22, B37, B38, an B53 (see Figure 2, and Appendix C) are no longer present within the Site.

1.9.3 Building B13 was previously identified as having ‘High’ suitability for roosting bats and buildings B37, B38, B21, B22 and B53 were previously identified as having ‘Moderate’ suitability for roosting bats. Previous emergence surveys were undertaken on suitable buildings within the Site and recorded the presence of four common pipistrelle *Pipistrellus*

pipistrellus roosts within B13 and one common pipistrelle roost within the connected buildings B21, B22 and B53.

Demolition Under Licence

1.9.4 It is understood that the buildings above were demolished following approval of a European Protected Species Mitigation Licence from Natural England (licence no. 2021-52249-EPS-MIT provided as Appendix D).

RECOMMENDATIONS

1.10 Habitats

1.10.1 Habitats within the Site remain largely as recorded during the 2018 survey. The conclusions and recommendations set out within the previous PEA report (ADAS, 2018a), remain current and valid. In addition, the previous PEA report also includes measures to protect the long-term biodiversity value of the Site and adjacent habitats.

1.11 Protected and Notable Species

1.11.1 The ecological objectives of the recommendations contained within the approved documents remain valid. However, the methods by which those objectives will be achieved require modification to account for the asbestos-related health and safety constraints and phased remediation programme, as set out below. In addition, the previous PEA report also includes measures to protect the long-term biodiversity value of the Site and adjacent habitats.

Site-specific Approach to Protected Species Mitigation

1.11.2 The western part of the Site comprises a former asbestos landfill, with asbestos-containing material known to occur within the made ground and potentially close to the ground surface. Consequently, some ecological survey and mitigation techniques that would ordinarily require repeated pedestrian access, placement and retrieval of survey equipment, ground penetration, vegetation manipulation, excavation, tree climbing or prolonged close inspection cannot be undertaken without potentially exposing ecological personnel to asbestos-containing material.

1.11.3 The constraints associated with asbestos contamination do not, however, mean that standard ecological mitigation measures will be omitted where they can safely and reasonably be undertaken. Instead, a risk-based approach will be adopted whereby standard measures will be retained wherever practicable and alternative measures will only be used where the normal methodology would create an unacceptable health and safety risk. This accords with the approach discussed with the LPA in a meeting with the Applicant on 11th August 2026, whereby the ecological purpose of mitigation must continue to be achieved notwithstanding the unusual constraints of the Site.

1.11.4 The remediation programme itself provides an important mechanism through which this can be achieved. Works to the landfill will be undertaken sequentially in defined compartments, commencing with Areas 1A and 1B, followed by 1C and 1D and subsequently 1E, before the later Phase 2 works. Vegetation clearance and capping are similarly phased, such that large

areas of undisturbed habitat remain available while earlier compartments are being cleared and capped. This sequencing enables ecological mitigation to be incorporated into the remediation methodology, including directional vegetation clearance and maintenance of routes into adjoining undisturbed habitat.

1.11.5 The approach to each relevant species/species group is summarised below. In accordance with discussions with the LPA, Table 1 distinguishes between standard mitigation, those elements that remain achievable, those which cannot safely be implemented, and the site-specific alternative proposed, as specifically requested by the LPA.

Bats

1.11.6 Given the extended remediation and construction programme, undertaking updated surveys of buildings at the present time would provide limited benefit because those surveys would cease to be current before the relevant buildings are demolished. The mitigation strategy therefore distinguishes between the mitigation commitment that can be secured at the present stage and the survey information that must necessarily be updated immediately before the relevant demolition phase.

1.11.7 The mitigation identified from the existing evidence base will therefore constitute the minimum bat mitigation commitment for the development. Updated bat surveys will be undertaken sufficiently close to demolition of each relevant building to provide a contemporary assessment of roost status and inform any necessary Natural England licence. The minimum mitigation commitment will not subsequently be reduced on the basis of those surveys, but additional mitigation will be provided where updated survey results or licensing requirements demonstrate that this is necessary. This reflects the approach discussed with the LPA on 11 August 2026.

1.11.8 This approach also ensures that bat survey requirements are tied to the relevant development phase rather than to the commencement of landfill remediation. The commitment to undertake the necessary updated surveys and implement any additional mitigation identified will therefore apply as a pre-demolition trigger for the relevant building, irrespective of the length of time between approval of the present ecological strategy and demolition.

Reptiles

1.11.9 Previous surveys conducted in 2018 confirmed an established reptile assemblage within the Site, including adult and juvenile slow-worm *Anguis fragilis* and common lizard *Zootoca*

vivipara. Although grass snake *Natrix helvetica* was not recorded during the surveys, the species was recorded immediately adjacent to the Site and remains capable of using or colonising suitable habitat within it. On this basis, the mitigation strategy adopts the precautionary assumption that reptiles may be present within suitable habitat at the commencement of each phase of remediation.

1.11.10 Under normal circumstances, mitigation for a development affecting an established reptile population would include installation of exclusion fencing, deployment and repeated checking of artificial refugia, capture and translocation of animals to a receptor area, followed by destructive searching of the affected habitat. The LPA meeting of 11th August 2026 specifically considered these requirements and recognised that a conventional capture programme may not be feasible at this Site because of the asbestos risk and the practical limitations associated with ecological personnel working within the landfill area in the necessary protective equipment. The agreed direction was therefore to identify reasonable alternative measures that minimise harm notwithstanding the inability to implement a conventional translocation methodology.

1.11.11 The proposed construction sequence as shown in Appendix E provides a mechanism for achieving this. The landfill remediation is divided into Areas 1A–1E, with vegetation clearance and subsequent capping undertaken progressively rather than across the landfill as a single operation. Areas 1A and 1B are cleared first, followed by Areas 1C and 1D and subsequently Area 1E. Consequently, substantial areas of vegetated habitat remain undisturbed while earlier compartments are being cleared and capped.

1.11.12 Vegetation clearance will therefore be undertaken as a phased, directional displacement exercise under the supervision of an Ecological Clerk of Works in the following manner:

- Prior to commencement of works within each compartment, a suitably experienced Ecological Clerk of Works (ECoW) will review the vegetation within the compartment and adjoining areas and determine an appropriate direction of clearance. Clearance will be undertaken towards suitable retained and undisturbed habitat and will avoid working towards previously cleared or capped areas, roads, buildings, fencing or other features that could prevent reptiles from dispersing from the working area.
- Vegetation will initially be reduced in height to no less than approximately 15cm using a method agreed between the ECoW and the contractor and compatible with the asbestos-related health and safety controls for the relevant working compartment. The method will minimise the risk of killing or injuring reptiles and unnecessary personnel

exposure to contaminated ground. Clearance will be undertaken progressively and directionally as stated above. The initial reduction in vegetation will reduce the cover available to reptiles while retaining sufficient clearance from ground level to minimise the risk of direct harm.

- Where an intermediate cut to approximately 10cm is considered appropriate, the vegetation will again be left for a minimum of 24 hours and until suitable conditions have occurred for reptile activity before a final progressive cut to ground level is undertaken.
- Arisings will be removed from the working area and will not be allowed to accumulate and create new refuges.
- Following the initial cut, the compartment will be left for a minimum of 24 hours to provide reptiles with an opportunity to disperse into adjoining retained habitat. A subsequent cut to approximately 10cm, or to ground level where considered appropriate by the ECoW, will then be undertaken progressively in the same direction. The decision will be informed by vegetation type and structure, prevailing conditions and the risk to individual reptiles.
- For vegetation which a second 10cm cut is deemed appropriate, the vegetation will be left for a further 24 hours to allow any reptiles to escape. Following this, a final cut to ground level will be undertaken.
- Habitat manipulation will be undertaken during suitable weather conditions and at a time of year when reptiles are active and capable of dispersing (March – October, weather and temperature dependent). Clearance intended to displace reptiles will not be undertaken during conditions in which reptiles are likely to be inactive and unable to move away from machinery.
- Following completion of habitat manipulation, vegetation within the cleared compartment will be maintained at a short height until remediation and capping commence, thereby discouraging reptiles from recolonising the working area. The interval between ecological clearance and commencement of remediation will be kept as short as reasonably practicable.
- Where accessible above-ground refuges, such as logs, brash or other debris, are present, these will be dealt with under the direction of the ECoW where this can be undertaken safely. No requirement is made for ecologists to undertake intrusive hand-searching, lifting of embedded material or disturbance of potentially asbestos-contaminated soils, as these activities would conflict with the health-and-safety controls applicable to the former landfill.

- If a reptile is encountered during vegetation clearance, works in the immediate area will temporarily cease to allow the animal to disperse into adjoining retained habitat. Where necessary and where it can be undertaken safely, the ECoW may capture an exposed animal and relocate it a short distance to suitable retained habitat outside the active working compartment.
- The ECoW will supervise the habitat manipulation as appropriate and will have authority to modify the direction, rate or method of clearance where necessary to minimise the risk of killing or injuring reptiles.

1.11.13 The methodology is intended to reduce the risk of reptiles being killed or injured to the lowest reasonably practicable level within the constraints of the Site; it does not assume that habitat manipulation will result in the complete absence of reptiles from a compartment. Consequently, precautionary working methods and the ECoW stop-work procedure will remain applicable during subsequent remediation and capping.

Water voles

1.11.14 No evidence of water vole *Arvicola amphibius* was identified during the previous dedicated survey and the species was considered unlikely to be present at that time. Subsequent consideration of the canal during discussions with the LPA has identified that the relevant section is disconnected and currently largely dry, with an absence of reliable water conditions. These characteristics further reduce the likelihood that the affected section currently supports a resident water vole population.

1.11.15 Nevertheless, given the mobility of water vole and the presence of populations within the wider wetland environment, historic absence will not be relied upon indefinitely. A targeted update assessment will therefore be undertaken sufficiently close to the commencement of works affecting the canal margin to identify whether the position has materially changed.

1.11.16 The assessment will therefore concentrate upon safely accessible sections of the canal and observable field signs. UAS imagery may additionally be used to assess habitat condition and identify areas warranting closer examination where safe access permits; however, UAS assessment will not be relied upon as a substitute for examination of water vole field signs where such examination can safely be undertaken.

1.11.17 The canal-edge design must additionally perform an important engineering function by protecting the landfill cap and preventing burrowing animals from entering contaminated material. This requirement was specifically discussed with the LPA on 11th August 2026. Ecological enhancement of the canal corridor will therefore be designed to maintain

connectivity and appropriate marginal habitat without creating conditions that compromise the integrity of the landfill cap or encourage burrowing into contaminated material.

Table 1: Protected Species Recommendations

Species / group and previous evidence	Potential current status	Standard approach	Site constraint / elements that cannot reasonably be undertaken	Site-specific approach linked to phasing	Long-term mitigation and enhancement
Reptiles – slow-worm, common lizard and grass snake. Slow-worm and common lizard were confirmed during previous surveys, including adults and juveniles. Grass snake was not recorded on Site but was known from immediately adjacent habitat.	**Presence assumed.** Suitable habitat remains and reptiles could have persisted and/or recolonised suitable areas.	Conventional mitigation would typically comprise updated survey where necessary, installation of exclusion fencing, deployment and repeated checking of artificial refugia, capture and translocation to a receptor area, followed by destructive search/clearance.	A conventional capture/translocation programme would require repeated pedestrian access over the former asbestos landfill over an extended period; placement and repeated handling of refugia on contaminated ground; potentially ground-disturbing installation of reptile fencing; and close manual searches during destructive clearance. The LPA meeting specifically recognised that conventional capture may not be feasible because of asbestos risk and practical limitations associated with PPE.	Precautionary mitigation comprising phased habitat manipulation and directional clearance. Reptiles will be assumed present rather than attempting to demonstrate absence through a further conventional survey and capture programme. Each remediation compartment will be subject to staged vegetation reduction under the direction of an ECoW, progressing towards suitable adjoining undisturbed habitat and away from cleared/capped areas or other barriers. Following an initial vegetation reduction, reptiles will be allowed an opportunity to disperse before vegetation is reduced further and maintained short until remediation commences. Accessible refuges will be dealt with under ecological supervision where safe to do so, but intrusive hand-searching or disturbance of contaminated soils will not be undertaken. This will be integrated with the 1A/1B → 1C/1D → 1E remediation sequence so that suitable vegetated habitat remains available adjacent to the active clearance area.	Creation of a structurally diverse habitat mosaic following remediation, including scrub, grassland and woodland edges. Reptile refugia/hibernacula can be constructed within clean imported material once capping has made this safe. Habitat connectivity with retained boundary/canal habitats will be maintained.
Bats – common and soprano pipistrelle, Leisler's, noctule, brown long-eared, Nathusius' pipistrelle and *Myotis* spp. Seven species were recorded using the Site. Common pipistrelle roosts were confirmed in buildings and potential tree-roosting by several species was identified.	Continued foraging/commuting use is considered likely and suitable buildings/trees could support roosts.	Building PRA followed by emergence/re-entry surveys and licensing where necessary. For trees: ground-level assessment followed where necessary by climbing/endoscopy and emergence surveys of PRFs. Retain/replace roosts and maintain dark commuting habitat.	A distinction is made between accessible buildings and trees within the landfill. Standard updated surveys of accessible buildings remain feasible and will be carried out as close as reasonably possible to the proposed demolition period to inform mitigation and licensing requirements. Conversely, climbing, endoscopy and repeated close access to trees within contaminated areas may expose surveyors to asbestos and cannot	**Buildings:** updated surveys will be undertaken before each relevant demolition phase. The minimum mitigation established by the existing evidence base will be secured and may only increase if updated surveys/licensing identify additional requirements. **Landfill trees:** assessment will be undertaken from safe locations where practicable. Where a tree	Replacement broadleaved woodland, scrub and other edge habitats; retention/enhancement of aquatic and canal corridors; sensitive lighting; and a range of crevice, cavity and colony bat boxes appropriate to the species recorded. Boxes will also be provided on new industrial buildings/along the canal. Long-term habitat maturation will substantially increase natural roosting opportunities.

			automatically be undertaken safely.	requiring removal cannot safely be fully investigated, a precautionary supervised soft/sectional-felling methodology will be adopted, retaining PRFs intact as long as practicable and applying an immediate stop-work procedure if bats/evidence of a roost are encountered.	
Breeding birds – including nightingale, cuckoo and other scrub/woodland/wetland birds; potential black redstart/barn owl where relevant. The previous assessment identified extensive nesting habitat and recorded/identified notable species associated with the Site.	Breeding birds should be assumed capable of nesting in suitable vegetation/buildings in each construction phase.	Avoid vegetation/building clearance during the nesting season wherever practicable; otherwise undertake a pre-clearance nest check and protect active nests until breeding is complete.	Seasonal avoidance remains feasible and therefore remains the primary mitigation. However, exhaustive pedestrian searching through extensive dense vegetation on contaminated ground would not be appropriate merely to establish absence of nests.	Vegetation clearance within each of Areas 1A–1E will, wherever practicable, be programmed outside the principal nesting season. Where this cannot be achieved, the individual compartment will be assessed immediately before clearance using safe access/remote observation as appropriate. Clearance will proceed progressively under ecological supervision and will stop if an active nest is identified, with an appropriate exclusion zone maintained until the nest is no longer active.	New woodland, scrub, hedgerow, grassland and wetland vegetation will provide replacement nesting/foraging habitat. Bird boxes will be incorporated into the wildlife area/new development. Rotational management of scrub should maintain structurally varied habitat, including habitat suitable for nightingale.
Water vole. No evidence was recorded during the previous canal survey and the species was considered unlikely to be present at that time.	Current presence is considered unlikely. The LPA meeting records that the relevant canal section is disconnected and largely dry, with unreliable water conditions, further reducing its current suitability.	Ordinarily, updated seasonal surveys would involve close inspection of the banks for burrows, latrines, footprints and feeding remains. Where occupied habitat is affected, detailed burrow mapping and potentially displacement or trapping/translocation under licence may be required.	Repeated close inspection/manipulation of banks adjoining the former landfill may expose surveyors to asbestos or disturb contaminated material. Vegetation should not therefore be stripped and contaminated banks should not be disturbed simply to facilitate ecological survey. There is also an engineering constraint: the proposed canal-edge treatment must protect the landfill cap and is intended to prevent burrowing animals entering it.	A targeted pre-works assessment will be undertaken as close as practicable to the phase affecting the canal edge, concentrating on safely accessible habitat and field signs. If no evidence is identified, works will proceed using precautionary methods. Canal-edge works will be undertaken sequentially in discrete sections where practicable. If water vole or an occupied burrow is identified, affected works will cease and mitigation/licensing requirements will be determined before work resumes.	Maintain the canal as a continuous ecological corridor and retain/enhance appropriate marginal vegetation where compatible with the engineered landfill protection requirements. Pollution and sediment controls will protect the canal and downstream wetland environment. Enhancement must not compromise the integrity of the landfill cap, and therefore habitat creation is designed around rather than conflict with the engineering requirement to prevent burrowing into contaminated material.
Hedgehog and other terrestrial mammals. Hedgehog was previously recorded on the industrial estate.	Continued or intermittent use remains possible.	Pre-clearance search, careful hand removal of refuges and staged vegetation clearance.	Extensive hand-searching of dense vegetation/log piles within uncapped contaminated areas would result in unnecessary close contact with	Incorporated into the same compartmental ECoW-supervised clearance used for reptiles. Vegetation will be reduced	Scrub, grassland and woodland habitat; habitat connectivity; and hedgehog shelters within suitable areas of the completed ecological mitigation.

			potentially asbestos-contaminated material.	progressively, maintaining routes into adjacent undisturbed habitat. Accessible above-ground refuges will be checked where this can be undertaken safely. If an animal is encountered, works will stop to allow dispersal or safe relocation where appropriate.	
Otter. Not previously confirmed but occasional use of the lakes/canal network is possible.	Intermittent use cannot be excluded because of the wider wetland network.	Pre-construction inspection of affected banks/waterbody margins for holts, couches and other evidence; avoidance/buffer or licensing where a resting place is present.	Comprehensive intrusive searching of contaminated banks/woodland is not justified where this would require unsafe access.	Safe-distance/accessible pre-works inspection of the individual compartment affected, supplemented by remote techniques where appropriate. Works will cease if evidence of a resting place is identified. No night working immediately adjacent to sensitive aquatic habitat where this could cause disturbance.	Retention/enhancement of connected aquatic, scrub and woodland habitat and maintenance of a predominantly dark canal/waterbody corridor.

1.12 Implementation and Ecological Clerk of Works

1.12.1 The ecological mitigation measures set out above will be integrated into the construction sequencing rather than undertaken as a single Site-wide exercise before remediation. Prior to commencement of vegetation clearance within each of Areas 1A–1E and subsequent development phases, a suitably experienced Ecological Clerk of Works (ECoW) will review the habitat conditions within and immediately adjoining the relevant working compartment, confirm the ecological constraints applicable to that phase and approve the direction and methodology of vegetation clearance.

1.12.2 The ECoW will confirm that appropriate receiving habitat remains accessible before directional clearance commences and will conduct a toolbox talk to brief the contractor on the required methodology, protected species procedures and stop-work requirements. Where ecological assessment identifies a material change from the circumstances anticipated by this PEA, including evidence of a protected species resting/breeding site requiring additional mitigation or licensing, the relevant works will not proceed until the implications have been assessed and the necessary measures implemented.

1.12.3 Ecological requirements will be reviewed sufficiently close to commencement of each relevant phase to ensure that the mitigation remains appropriate to the conditions present at that time. In particular, updated bat surveys will be completed prior to demolition of relevant buildings; nesting bird constraints will be reviewed prior to each vegetation-clearance phase; the suitability of receiving habitat for reptiles will be confirmed by the ECoW prior to commencement of directional clearance within each compartment; and the status of the canal with respect to water vole and otter will be reviewed prior to works capable of affecting the canal margin. This phased review mechanism ensures that the extended remediation and construction programme does not result in reliance upon outdated ecological information.

CONCLUSIONS

1.13 Habitats

1.13.1 Habitats within the Site are broadly similar to those recorded during the 2018 PEA. Where changes have occurred, these are largely in line with expected vegetation succession over time. Expansion of developed land, and demolition of several buildings has also occurred since 2018.

1.14 Protected and Notable Species

1.14.1 The potential for protected and notable species to occur within the Site remains broadly consistent with the findings of the 2018/2019 surveys. The ecological objectives of the mitigation and enhancement measures contained within the approved ecological documents therefore remain valid. However, the methods by which some of these measures can be implemented require modification to account for the asbestos-related health and safety constraints and the phased remediation programme. The site-specific measures set out in Sections 1.11 and 1.12 and Table 1 therefore supersede the corresponding conventional survey and mitigation methods within the previously approved documents where those methods cannot safely or reasonably be undertaken. Where conventional measures remain practicable, they will continue to be implemented.

1.14.2 Ecological requirements associated with later phases will be reviewed sufficiently close to commencement of those works to ensure that the mitigation remains appropriate. In particular, updated bat surveys will be completed before demolition of relevant buildings, nesting bird constraints will be reviewed before each vegetation-clearance phase, and the status of the canal will be reviewed before works capable of affecting the canal margin. This phased review ensures that the extended construction programme does not result in reliance upon outdated ecological information.

1.14.3 The approved mitigation strategies should be reviewed in light of any subsequent PEA which is carried out, to determine whether any changes need to be made.

I trust that you find the above information of use but if you have any questions then please do not hesitate to contact us.

Yours sincerely,



Lorna Roberts BSc (Hons) MSc ACIEEM

Associate Director

J25-000204_RR_LR

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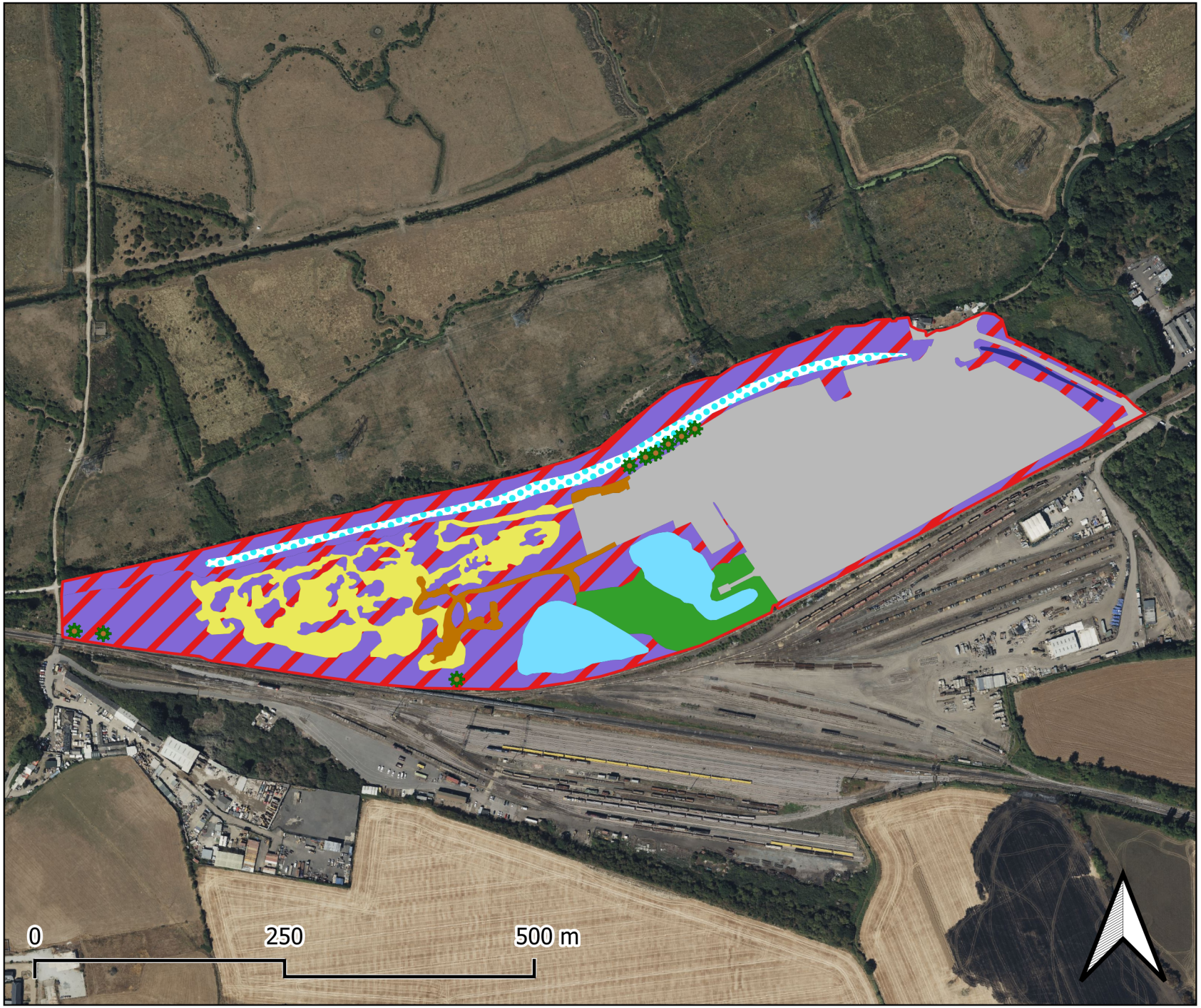
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Figures

Figure 1 - UKHabs Habitat Plan (J25-000204 - Nuralite Industrial Estate)





Key

- Red Line Boundary

Habitats

- Mixed Scrub
- Ruderal / Ephemeral
- Broadleaved Woodland
- Bare Ground
- Developed Land; Sealed Surface (Hardstandin
- Ponds (Standing Water)
- Drainage Ditch
- Canal
- Individual Trees

Surveyor: Ryan Richardson
Survey Date: 01.08.2025
Drawn by: Ryan Richardson
Drawn Date: 28.08.2025
Reference: J25-000204 - Nuralite Industrial Estate
Scale: 1:5400 @ A4

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GES Greenspace Ecological Solutions

Appendices

APPENDIX A – DECISION NOTICE

Gravesham Borough Council

PEFULZ

Application: 20190290

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND

To: **Mr Simon Hughes, LEJ Properties**
C/O Mr Chris Lee, Praxis
47 Mackie Avenue
Hassocks
BN6 8NH

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED PERMISSION** for development of land situate at:

Nuralite Industrial Estate
Canal Road
Higham
Rochester
Kent
ME3 7JA

and being **The proposal is for the systematic redevelopment of the existing Nuralite site. This includes the importation of inert materials to cap, and landscape the historic asbestos landfill, thus containing its contamination risk. To demolish the existing buildings of the Nuralite industrial estate, deal with existing contamination, both through capping and removal of areas of hydrocarbon pollution, the laying of new service and utility infrastructure and the construction of 11 new purpose built light industrial type units and a site office.** Your application dated 20th May 2019 is permitted subject to the following:-

Time Limit

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No.18/171/01 - Ordnance Survey Plan;
Drawing No.18/171/02 - Site Over Plan;
Drawing No.18/171/03 - Plans and Elevations;
Drawing No.18/171/04 - Warehouse Plans and Elevations;
Drawing No.18/17113 - Warehouse (B) Plans and Elevations;
Drawing No.1-01 - Proposed Contour Plan;

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Drawing No.1-03 - Proposed Sections 'AA-DD';
Drawing No.1-04 - Proposed Section 'EE'; and
Drawing No.1-02 - Proposed Contour Plan.

Reason: For the avoidance of doubt and in the interests of proper planning.

Pre-Commencement Conditions

Highway Improvements

3. No development approved by this permission (including demolition and engineering operations) shall commence until full details of the road improvements works at the Canal Road / Chequers Street / Church Street /Lower Rochester Road junction generally in accordance with RSK drawing ref.661792/02A are submitted to, and approved in writing by the Local Planning Authority. The approved details shall then be implemented prior to any works commencing on site (except in relation to the road improvement works to the extent they occur on the site). For the avoidance of doubt this shall include details of construction and surface finishes for roads, footpaths, cycle-ways, car parking areas and passing bays and the development shall be completed in accordance with the approved details.

Reason: To ensure adequate highway improvement works are provided in a timely manner to ensure no adverse impact to the safe and free flow of traffic on the highway network; to ensure that the final external appearance of the public highway is acceptable and built to appropriate and recognised safety standards and in accordance Policy CS11 of Gravesham Local Plan: Core Strategy (September 2014).

Passing Places

4. No development approved by this permission (including demolition and engineering operations) shall commence until full details of the construction of additional passing places (within the public highway) along Lower Rochester Road and Gore Green Road generally in accordance with RSK Drawing Ref. 661792-10-04B have been submitted to and approved in writing by the Local Planning Authority. The passing places shall be completed in accordance with the approved details prior to any works commencing on site.

Reason: To ensure adequate highway improvement works are provided in a timely manner to ensure no adverse impact to the safe and free flow of traffic on the highway network; to ensure that the final external appearance of the public highway is acceptable and built to appropriate and recognised safety standards and in accordance Policy CS11 of Gravesham Local Plan: Core Strategy (September 2014).

Phasing Plan

5. No development approved by this permission (including demolition and engineering operations) shall commence until full details of the phasing of the development are submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: The Local Planning Authority needs to be satisfied that the development of the site is undertaken in a coherent and comprehensive manner and to ensure compliance with Policies CS05, CS12, CS19 and CS20 of Gravesham Local Plan: Core Strategy (September 2014).

Traffic Controls

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6. No development approved by this permission (including demolition and engineering operations) shall commence until full details of the traffic signal control (including location and the duration of signal controls) along Canal Road to enable one-way working are submitted to, and approved in writing by the Local Planning Authority. The approved details shall then be implemented prior to any works commencing on site.

Reason: To ensure adequate highway improvement works are provided in a timely manner to ensure no adverse impact to the safe and free flow of traffic on the highway network; to ensure that the final external appearance of the public highway is acceptable and built to appropriate and recognised safety standards and in accordance Policy CS11 of Gravesham Local Plan: Core Strategy (September 2014).

Traffic Regulation Order

7. No development approved by this permission (including demolition and engineering operations) shall commence until a Traffic Regulation Order has been enacted to introduce a one-way routing strategy requiring HGV vehicles travelling westbound to use Lower Rochester Road and Gore Green Road for travelling eastbound during the construction of the development. For the avoidance of doubt this includes demolition works.

Reason: To ensure adequate highway improvement works are provided in a timely manner to ensure no adverse impact to the safe and free flow of traffic on the highway network; to ensure that the final external appearance of the public highway is acceptable and built to appropriate and recognised safety standards and in accordance Policy CS11 of Gravesham Local Plan: Core Strategy (September 2014).

Demolition and Construction Logistics Plan

8. No development approved by this permission (including demolition and engineering operations) shall commence until a comprehensive Demolition and Construction Logistics Plan covering all environmental impacts of this development or the relevant phase of development during the demolition and construction phase is submitted for approval to the Local Planning Authority in consultation with the Local Highway Authority.

The report shall include assessment of the impacts during the demolition and construction phases of the development on nearby residents and other occupiers together with means of mitigating any identified impacts, and make reference to British Standard BS5228:2009, for Deconstruction and Construction Sites (and arrangements for liaison set out therein).

For the avoidance of doubt the Demolition and Construction Logistics Plan shall include, but not exclusively cover the following:

a) Parking of vehicles of site personnel and visitors;
b) Storage of plant and materials;
c) Dust management controls;
d) Location and height of cranes and scaffolding;
e) Measures of minimising the impact of noise and vibration arising from demolition and construction activities;
f) Predicted noise and vibration levels for demolition and construction using methodologies and at locations agreed with the Local Planning Authority;
g) Scheme for monitoring noise and vibration levels using methodologies and at points agreed with the Local Planning Authority;
h) Scheme for location and appearance security fencing/hoardings, depicting a readily visible 24-hour contact number for queries, complaints or emergencies;
i) Details of disposal of waste arising from the construction programme, including final disposal points (the burning of waste on the site at any time is specifically precluded);
j) Hours of operation;

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k) Smoke management controls;
l) Odour controls;
m) Any other matters relevant to this particular site.

The development hereby permitted shall be carried out in accordance with the approved Demolition and Construction Logistics Plan.

Reason: To ensure the free flow of traffic on the highway and to minimise the impact on residential amenity and in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

Construction Traffic Management Plan

9. No development approved by this permission (including demolition and engineering operations) shall commence until a full Construction Traffic Management Plan for the development has been submitted to and approved in writing by the Local Planning Authority. The Plan is to include the following elements;

a) Maximum HGV numbers both daily and hourly and HGV routing together with a requirement for a GPS tracking system covering all construction vehicles.
b) Detailed work programme / timetable.
c) Site HGV delivery / removal hours.
d) Detailed routeing for demolition, excavation and construction traffic and abnormal loads.
e) Supply of pre-journey information on routeing and site restrictions to contractors, deliveries and visitors.
f) Detailed plan showing the location of on-site stores and facilities including the site compound, contractor & visitor parking and turning as well as un/loading point, turning and queuing for HGVs.
g) Breakdown of number, type, size and weight of vehicles over the demolition & construction period.
h) Details of debris management including location of wheel wash, programme to control debris spill/ tracking onto the highway to also include sheeting/sealing of vehicles and dust management.
i) Details of public impact and protection to include road, footway, cycleway and PRoW. Details of TROs and road/footway/cycleway/PRoW closures and re-routeings as well as signage, barriers and remediation.
j) Public liaison position, name, contact details and details of public consultation/liaison.
k) Route details as required covering culverts, waterways, passing places, tracking of bends/junctions and visibility splays.
l) To also include the removal of TROs, temporary signage, barriers and diversions.
m) Details of temporary construction accesses and their remediation post project.
n) Provision for emergency vehicles.
o) Road cleaning and wheel washing facilities.

Development shall thereafter proceed only in full compliance with the approved CTMP.

Reason: To ensure the free flow of traffic on the highway and to minimise the impact on residential amenity and in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

Hours of Construction/Demolition

10. No construction (including demolition) activities in connection with the redevelopment of the site including any preparatory earthworks shall take place on site except between the following times:

07.30 a.m. and 6.00 p.m. on weekdays
08.00 a.m. and 1.00 p.m. on Saturdays.

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No construction activities shall take place at any other time including Sundays, Bank or Public Holidays.

Reason: In the interests of residential amenity and pursuant to Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

Prior to works commencing on a new phase

Site Wide Ecological Mitigation Strategy and Habitat Creation Plan

11. Prior to works commencing on a new phase (Including the first phase) an updated preliminary ecological appraisal and review and of the site wide mitigation strategy must be carried out and shall be provided by the applicant and submitted for approval to the Local Planning Authority in consultation with Natural England, Environment Agency and Kent County Council. The development shall thereafter be carried out in accordance with the most recent version of the Ecological Mitigation Strategy. For the avoidance of doubt the submitted information shall include, but not exclusively cover the following:

a) A preliminary ecological appraisal - less than one year old.
b) Review of existing survey data and updates of any surveys required.
c) Review of and update of existing mitigation plans.
d) Detailed methodology to implement mitigation.
e) Details of habitat creation required for ecological mitigation and habitat creation areas.
f) Methodology to implement habitat creation.
g) Timings of proposed works for ecological mitigation and habitat creation areas.
h) Maps showing the following:
    1) Existing habitat plan;
    2) Proposed mitigation areas;
    3) Habitat Creation Areas.
i) Details of who will carry out the works.
j) Interim management plan for mitigation/habitat creation works.
k) Update on what works have already been carried out on site.
l) Letter from the applicants ecologist confirming why they are satisfied that the currently site wide mitigation strategy and habitat creation plan is still valid OR
Updated site wide mitigation strategy and habitat creation plan informed by required, updated species or habitat surveys.

Reason: In the interests of biodiversity net gain and pursuant to Policies CS12 and CS19 Gravesham Local Plan: Core Strategy (September 2014).

Archaeology

12. No development or phase of development approved by this permission (including demolition and engineering operations) shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in relation to the development or relevant phase of development in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority. For the avoidance of doubt any archaeological works shall take into account that parts of the site cannot be accessed due to site contamination.

Reason: To ensure that features of archaeological and heritage interest are properly researched, examined, recorded and reported on for the benefit of this and future generation and pursuant to Policy CS20 Gravesham Local Plan: Core Strategy (September 2014).

Contaminated Land Strategy

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13. No development approved by this permission (including demolition and engineering operations) or any phase of development shall commence until a strategy to deal with the potential risks associated with any contamination of the site or the relevant phase has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

a) A preliminary risk assessment which has identified:
all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.

b) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

c) The results of the site investigation and the detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The development or phase of development shall thereafter be carried out only in full accordance with the approved Strategy unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework (2021)

Asbestos Plan of Works

14. No phase of development approved by this permission (including demolition and engineering operations) shall commence until an asbestos survey of buildings to be demolished in that phase has been submitted to and approved in writing by the Local Planning Authority in consultation with Health and Safety Executive. The relevant phase of development shall thereafter be carried out in full accordance with the approved details.

Reason: To ensure that risks from asbestos to the environment, future users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors and in the interests of residential amenity and pursuant to Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

Historical Survey of Existing Buildings

15. No development or phase of development approved by this permission (including demolition and engineering operations) shall commence until an appropriate programme of historic building recording and analysis to Historic England Building Recording Level 3 for the development or the relevant phase of development has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The development or phase of development shall be carried out at all times in strict accordance with the approved scheme.

Reason: No such details have been provided at this stage and in accordance with Policies CS19 and CS20 Gravesham Local Plan: Core Strategy (September 2014) and Saved Policy TC3 of the Gravesham Local Plan First Review 1994.

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Prior to above ground works

Foul Drainage Strategy

16. Notwithstanding the details shown on the approved plans and application form, before any above ground construction in any phase commence a foul drainage strategy for that phase detailing how the developer intends to ensure that appropriate foul drainage is implemented must be submitted to and approved by, the Local Planning Authority in consultation with the Environment Agency. The development shall be constructed in line with the agreed detailed design and recommendations of the strategy. No occupation of any buildings in any phase can take place until the installed scheme for that phase is confirmed as meeting the agreed specifications.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework (2021).

Surface Drainage Water

17. Notwithstanding the details shown on the approved plans and application form, before any above ground construction in a phase of development commence a scheme to connect all plots to appropriate surface water drainage for that phase shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason: The site lies within a sensitive habitat receptor area and in line with our guiding principles and statutory duties drainage must be pollution free and pursuant to Gravesham Local Plan Core Strategy Policy CS19 of Gravesham Local Plan: Core Strategy (September 2014).

Bird/Bat Nesting Opportunities

18. Notwithstanding the details shown on the approved plans and application form, before any above ground construction commences on any phase of development a building dependent bird/ bat species site plan including details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/ dwelling and type for that phase shall be submitted for approval. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/ bat boxes shall be incorporated into those individual buildings during the construction of those individual dwellings identified on the submitted plan and be made available for use before each such building is occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details.

Reason: In the interests of biodiversity net gain and accordance with Policies CS12 and CS19 Gravesham Local Plan: Core Strategy (September 2014).

Sustainable Surface Water Drainage

19. Notwithstanding the details shown on the approved plans and application form, before any above ground construction for a phase of development commences details for sustainable surface water drainage for that phase shall be submitted to and approved, in writing, by the Local Planning Authority. The detailed drainage scheme submitted shall include the following:

(i) demonstrate that both the rate and volume of run-off leaving the site post-development will be restricted to that of the existing site during any rainfall event (up to and including the climate change adjusted 100yr critical storm)

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(ii) demonstrate that the existing on-site surface water flow-routes and accumulation points will not be altered in such a way that the development places property at risk from flooding during any rainfall event, up to and including the climate change adjusted critical 100yr storm,

(iii) demonstrate that infiltration features are not located on parts of the site where contamination might be present

(iii) include a timetable for its implementation on a phase by phase basis , and

(iv) include a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

The approved sustainable surface water drainage scheme shall thereafter be implemented in full prior to first occupation of the relevant phase of development and thereafter maintained and managed in accordance with the approved scheme.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal; to ensure that the development does not contribute to, or is not put at risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants and to ensure ongoing efficacy of the drainage provisions, in accordance with policies CS18 and CS19 of Gravesham Local Plan: Core Strategy (September 2014).

Crime Prevention Measures

20. Notwithstanding the details shown on the approved plans and application form, before any above ground construction in a phase of development commences details of such measures, according to the principles and physical security requirements of Crime Prevention through Environmental Design for that phase shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented before the relevant phase of development is occupied and thereafter retained.

Reason: To ensure the development protects the environment of the site and its locality generally, in the interest of security, crime prevention and community safety and is in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

External Facing Materials

21. Notwithstanding the details shown on the approved plans and application form, before any above ground construction in a phase of development commences details (and samples where requested by the Local Planning Authority) of all the external facing materials to be used in the construction of the relevant phase of development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The relevant phase of development shall thereafter be carried out in accordance with the approved details.

Reason: To protect the visual amenities of the building and the surrounding area and to preserve the character and appearance of the Conservation Area in accordance with Policies CS19 and CS20 Gravesham Local Plan: Core Strategy (September 2014).

Details of Private Water Supply to Serve the Development

22. Notwithstanding the details shown on the approved plans and application form, before any above ground construction in a phase of development commences details of private

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water supply to serve that phase of development shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To protect the amenity of future occupiers in accordance with Policies CS11 and CS19 Gravesham Local Plan: Core Strategy (September 2014).

Review of Site Wide Mitigation Strategy and Habitat Creation Plan

23. Prior to works commencing on a new phase an updated preliminary ecological appraisal and review, and where necessary update, of the site wide mitigation strategy and habitat plan must be carried out and shall be provided by the applicant and submitted for approval to the Local Planning Authority in consultation with Natural England, Environment Agency and Kent County Council. The development shall thereafter be carried out in accordance with the approved Ecological Mitigation Strategy. For the avoidance of doubt the submitted information shall include, but not exclusively cover the following:

- Preliminary Ecological Appraisal.
- Update on what works have already been carried out on site.
- Letter from the applicants ecologist confirming why they are satisfied that the currently site wide mitigation strategy and habitat creation plan is still valid. or
- Updated site wide mitigation strategy and habitat creation plan informed by required, updated species or habitat surveys.

Reason: In the interests of biodiversity net gain and accordance with Policies CS12 and CS19 Gravesham Local Plan: C ore Strategy (September 2014).

Prior to occupation/use

Verification Report Submitted Confirming Effectiveness of Remediation Strategy

24. Prior to any phase of the development being occupied or used, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework (2021).

Hard Surface and Boundary Treatments

25. Prior to any phase of the development being occupied or used, and notwithstanding the details shown on the approved plans, a scheme of hard landscaping for that phase shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the details shall include but not be limited to the following:

- proposed boundary treatments,
- delivery /drop off areas;
- extent of and hard surface finishes to the vehicle loading, turning and parking spaces / areas
- pedestrian accesses and amenity areas;
- details of any retaining walls, steps, railings, walls, fencing, gates or other supporting structures

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- details of the pedestrian access and circulation areas;

The approved works shall be completed in accordance with the approved details prior to the completion of the development.

Reason: To protect and enhance the visual amenity and the character of the area and to ensure a satisfactory environment for existing and future residents in accordance with Policies CS12 and CS19 Gravesham Local Plan: Core Strategy (September 2014).

Soft Landscaping Scheme

26. Prior to any phase of the development being occupied, and notwithstanding the details shown on the approved plans, submitted documents and application form, a scheme detailing the proposed soft landscaping for that phase shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following first occupation of the relevant phase of development. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with a species of a similar size and species during the next available planting season. For the avoidance of doubt this shall take into account the Mitigation Strategy and Habitat Creation Plan for the site.

Reason: To ensure that the landscaping is maintained in the long term in the interests of the visual amenity of the development, in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

Broadband

27. Prior to any part of the development being occupied, and notwithstanding the details shown on the approved plans, submitted documents and application form a fibre to premises (FTTP) Statement shall have been submitted to and approved by the local planning authority in writing for the installation of a high speed wholly FTTP connection to the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority (where supported by evidence detailing reasonable endeavours to secure the provision of FTTP and alternative provisions that been made in the absence of FTTP). Thereafter, the infrastructure shall be laid out in accordance with the approved details and be available for use for a commercial unit on the first occupation of any of that commercial unit hereby approved.

Reason: To ensure that the new development in Gravesham is provided with high quality broadband services enhancing Gravesham as an attractive location in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

Formation of Parking Spaces

28. Prior to any phase of the development being occupied, and notwithstanding the details shown on the approved plans, submitted documents and application form the vehicle parking areas shown on the approved plans in relation to that phase shall be formed, surfaced, drained and marked out in accordance with a scheme first to be submitted to and approved in writing by the Local Planning Authority.

Thereafter, notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (as amended), or any provision equivalent to it in any statutory instrument revoking and re-enacting that Order, with or without modification, no development shall be carried out on the site in such a manner or in such a position as to preclude the use of or access to the reserved vehicle parking and turning areas.

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Reason: To ensure sufficient vehicle provision is available to serve the development, in accordance with Policy CS11 Gravesham Local Plan: Core Strategy (September 2014) and saved Policy P3 of Gravesham Local Plan First Review (1994).

Allocation, Management and Safeguarding of Car Parking Spaces

29. Prior to any phase of the development being occupied, and notwithstanding the details shown on the approved plans, submitted documents and application form a strategy for the allocation, management and safeguarding of car parking spaces for the occupiers of that phase of development shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy and measures to safeguard the use of the spaces shall be implemented and maintained thereafter.

Reason: In order to ensure an acceptable standard of development upon completion, in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

External Lighting

30. Prior to any phase of the development being occupied, and notwithstanding the details shown on the approved plans, submitted documents and application forma Lighting Design Strategy for Biodiversity for that phase shall be submitted to and approved in writing by the local planning authority. The Strategy shall include the following:

a) Identify those areas/features on site that are particularly sensitive for and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging, and;

b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications: so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall thereafter be installed and maintained in accordance with the approved Strategy thereafter.

Reason: In order to ensure the development does not cause harm to residential amenity and the adjacent RAMSAR/SSSI site by reason of the installation of intrusive lighting and the development makes a contribution towards a net gain in biodiversity and in accordance Policies CS12 and CS19 Gravesham Local Plan: Core Strategy (September 2014).

Cycle Storage

31. Prior to any phase of the development being occupied, and notwithstanding the details shown on the approved plans, submitted documents and application form details of the proposed cycle storage facilities for that phase shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage facilities shall be provided prior to first occupation of the relevant phase of development and thereafter be retained for such purposes at all times.

Reason: In order to encourage options for sustainable travel in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014) and saved Policy P3 of Gravesham Local Plan First Review (1994).

Details of Waste Management and Refuse

Gravesham Borough Council

32. Prior to any phase of the development being occupied, and notwithstanding the details shown on the approved plans, submitted documents and application form, details of the waste management and refuse arrangements for storage and disposal of refuse/waste including excess packaging for both the business units, storage yards and security office in that phase shall be submitted for the approval of the Local Planning Authority; the relevant phase of development shall be carried out in accordance with the approved details before the first occupation of that phase and thereafter retained.

Reason: In the interests of visual amenity and to ensure a high quality of design in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

Commercial Delivery Service Vehicle Management Plan

33. Prior to any phase of the development being occupied, and notwithstanding the details shown on the approved plans, submitted documents and application form, details of a Commercial Delivery Service Vehicle Management Plan (DSMP) for that phase shall be been submitted to and approved in writing by the Local Planning Authority. The DSMP shall include the timing management and control of deliveries for that phase of the development. Any measures described in the DSMP shall be implemented within the time period identified within the DSMP and maintained thereafter in accordance with the approved details.

Reason: In order to protect the residential amenity of nearby residents pursuant to Gravesham Local Plan Core Strategy Policies CS11 and CS19 Gravesham Local Plan: Core Strategy (September 2014).

Electric Vehicle Charging Points

34. Prior to any phase of the development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details for the provision and permanent retention of charging points for electric vehicles for that phase of development shall be submitted to and approved in writing by the Local Planning Authority; such provision shall include active charging points and provision of cabling to enable future charging facilities to be installed; each charging point should be able to accommodate a useable supply of 7kW; such provision shall be implemented prior to the first occupation of the relevant phase of development hereby permitted and therefore permanently retained and maintained.

Reason: To encourage the use of sustainable and more environmentally acceptable modes of transport, and in accordance with Gravesham Local Plan Core Strategy Policies CS11, CS18 and CS19 Gravesham Local Plan: Core Strategy (September 2014).

Heritage Interpretation Details

35. Prior to the relevant phase of the development being occupied, and notwithstanding the details shown on the approved plans, submitted documents and application form, full details of an heritage interpretation / information point located in that phase (setting out the history of the site) including an installation timetable shall be submitted to and approved in writing by the Local Planning Authority. The approved point details shall be implemented in accordance with the approval details and maintained thereafter.

Reason: To ensure that future visitors understand the historic nature of the site and in accordance with Policies CS19 and CS20 of the Gravesham Local Plan: Core Strategy (September 2014).

<u>On-going</u>

Piling or Penetrative Methods for Foundations

Gravesham Borough Council

36. Piling or any other foundation designs using penetrative methods shall not be permitted unless such details have been submitted to and approved in writing by the Local Planning Authority, which may only be given for those parts of the site where it has been demonstrated by a piling risk assessment that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details, if so approved.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 174 of the National Planning Policy Framework (2021).

Watching Brief (Contamination)

37. If, during a phase of development, contamination not previously identified is found to be present at the site then no further development of that phase (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 174 of the National Planning Policy Framework (2021).

Loudspeakers

38. Save for the case of emergencies, external loudspeakers shall not be used on the site without the prior written approval of the Local Planning Authority having first been obtained.

Reason: In order to protect the residential amenity of nearby residents and pursuant to Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

Noise from Plant or Equipment

39. The rating level of the noise emitted from any plant or equipment associated with the proposed use shall not exceed existing background level (LA90) at nearest noise sensitive premises when assessed in accordance with BS4142:2014.

Reason: In order to protect the residential amenity of nearby residents and pursuant to Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

Business Units – Use Restriction to B2 and B8

40. Notwithstanding the provisions of Class I, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or in any provision equivalent to those Classes in any Order amending, revoking or re-enacting that Order with or without modification) or any subsequent provision permitting a change of use from B2 / B8 use to another use, the business units hereby permitted (shown on Drawing no.18/171/02) shall be built for and used only for purposes within Classes B2 or B8, namely as light industrial, general industrial and storage and distribution, as defined within the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended (or in any provision equivalent to those Classes in any Order amending, revoking or re-enacting that Order with or without modification).

Gravesham Borough Council

Reason: In accordance with the details submitted within the application and pursuant to Gravesham Local Plan Core Strategy Policies CS07 of the Gravesham Local Plan Core Strategy (September 2014).

Use Restrictions on Security/Office Building

41. Notwithstanding the provisions of Classes O, P and T, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or in any provision equivalent to those Classes in any Order amending, revoking or re-enacting that Order with or without modification) or any subsequent provision permitting a change of use from office (as shown on Drawing No.18/171/03) use to another use, the building hereby permitted shall be used as B1(a) only offices and not for any other use including any other use within Class B1 of the Town & Country Planning (Use Classes) Order 1987 as amended [or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order].

Reason: To enable the Local Planning Authority to maintain proper control of the premises as certain other forms B1 users for these premises could adversely affect the amenities of the locality and in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

Extensions

42. Notwithstanding the provisions Classes F, G, H, I, J, K, of Schedule 2 Part 7 to the Town and Country Planning (General Permitted Development) Order 2015, (as amended) or any provision equivalent to it in any statutory instrument revoking and re-enacting or replacing that Order, no enlargements to the buildings shall occur.

Reason: To enable the Local Planning Authority to maintain proper control over the site and in accordance with Policies C202, CS07, CS11, CS12 and C19 of the Gravesham Local Plan: Core Strategy (September 2014).

Permitted Development Restrictions

43. Notwithstanding the provisions Classes I, O, P, T of Part of 4 of Schedule 2 Part 3 to the Town and Country Planning (General Permitted Development) Order 2015, as amended or any provisions equivalent to those Classes in any statutory instrument replacing, revoking or re-enacting that Order with or without modification the buildings hereby permitted as Class B1(a) offices, B2 (General Industrial) or B8 (Storage or distribution) shall not be subsequently used any other use unless a specific grant of planning permission has been given by the Local Planning Authority.

Reason: In order that any other alternative use of the buildings be the subject of a separate planning application that the Local Planning Authority could wish to determine on its individual merits having regard to issues of amenity, traffic safety and the prevailing planning policies.

Restrictions on Hours of Use

44. The B2 (General Industrial) / B8 (Storage or Distribution) business units and associated storage yards / curtilages shall operate only during the following hours:

    07:00 to 20:00 Monday to Saturday
    10:00 to 16:00 Sunday, Bank and Public Holidays.

Reason: In order to safeguard local residential amenity and pursuant to Gravesham Local Plan: Core Strategy Policy CS19:

Gravesham Borough Council

Restriction on External Storage

45. No external storage of goods or materials in connection with the operation of the site shall take place at any time within the open parts of the site including the customer/staff car parks.

Reason: In order to safeguard the living conditions of the occupants of nearby residential properties and in the interest of visual amenity and pursuant to Policy CS19 of Gravesham Local Plan: Core Strategy (September 2014).

No Additional Hardstandings to be formed

46. No additional hardstanding areas, parking areas or hard surfaced areas, other than as shown in the approved drawings or submitted pursuant to any condition in this permission, shall be formed or provided unless a specific grant of planning permission has been given by the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure a high quality of design pursuant to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Open Storage

47. The use hereby permitted shall be for the open storage of goods and materials falling within Use Classes B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended), and the site shall not at any time be used as a haulage yard or car breakers yard.

Reason: In order that any alternative use of the site may be the subject of a separate planning application that the Local Planning Authority would wish to determine on its individual merits having regard to issues of amenity, traffic safety and pursuant to Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

Additional Structures

48. Except in relation to where required for the demolition or construction of the development hereby approved, no further buildings, structures, portable buildings or other built development, whether of a temporary nature or not, beyond the approved development, shall be erected or placed on the land without the prior written permission of the Local Planning Authority having first been obtained.

Reason: In the interest of protecting amenity of the nearby residential properties and protecting the open landscape nature of the site and pursuant to Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

Open Storage Height

49. No goods or materials shall be stored or stacked on the site greater than 6 metres in height.

Reason: In the interest of protecting amenity of the nearby residential properties and protecting the open landscape nature of the site and pursuant to Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

Retail

50. No retail use or wholesale sales use shall take place from the site at any time.

Gravesham Borough Council

Reason: In order to restrict the level of traffic generated by the use; in the interests of highway safety and pursuant to Policy CS11 of the Gravesham Local Plan: Core Strategy (September 2014).

Archaeological Working Brief

51. An archaeological watching brief shall be carried out during any groundworks. If archaeological remains are found on site then works shall cease, and shall not recommence, until such time that the developer has received written approval from the Local Planning Authority to a programme of archaeological work to be carried out in accordance with a written specification and a timetable, and having regard to the significance of the identified archaeology.

Reason: To ensure that any identified features of archaeological interest are properly examined and recorded and pursuant to Policies CS19 and CS20 of the Gravesham Local Plan: Core Strategy (September 2014).

INFORMATIVES:-

1 **STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING**

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

2 **BUILDING REGULATIONS AND PARTY WALL ACT**

This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

3 **KENT COUNTY COUNCIL HIGHWAYS AND TRANSPORTATION**

It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Information about how to clarify the highway boundary can be found at https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Gravesham Borough Council

4 SURFACE WATER DRAINAGE

Discharges of surface run-off to ground or surface waters may require a consent, however the following should always be taken into account:
a) All reasonable steps are taken to ensure that the discharge will not result in pollution of the water environment, including installation of suitable pollution prevention measures such as oil interceptors and silt traps. All elements must be designed in accordance with industry design guides for the specific setting and proposed use. These must be maintained in good repair.
b) The discharge should not contain any trade effluent and will not result in visible discolouration, iridescence, foaming or sewage fungus in the water environment.
c) The discharge does not contain any run-off from any of the following areas:-
fuel delivery areas and areas where vehicles, plant and equipment are refuelled or serviced; vehicle loading or unloading bays where potentially polluting matter is handled; oil and chemical storage, handling and delivery areas.

Any surface water drainage should have an oil interceptor and silt buster.

Operation of sites should ensure that no oils, paint thinners, pesticides, detergents, disinfectants or other pollutants are disposed of into surface water drainage systems. Sealed gullies should ensure that accidental release is avoided.

5 PILING

Piling can result in risks to groundwater quality by mobilising contamination when boring through different bedrock layers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater. If Piling is proposed, a Piling Risk Assessment must be submitted, written in accordance with Environment Agency guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination:
Guidance on Pollution Prevention. National Groundwater & Contaminated Land Centre report NC/99/73".

Contaminated materials or soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of hazardous waste material produced or taken off-site is 500kg or greater in any 12 month period, the developer will need to register with us as a hazardous waste producer. Refer to the hazardous waste pages on gov.uk for more information.

If materials are to be imported as soils under the definition of waste code of practice this may be acceptable providing that the Definition of Waste Code of Practice (DoWCoP) is followed in full and there is formal Environment Agency agreement to source sites. We have no objections in principle to materials re-use if work is undertaken fully in accordance with our position statement (J8 in the Environment Agency's approach to groundwater protection).

A declaration must be submitted by a Qualified Person registered with CL:AIRE before any use of materials on site or transfer is permitted. A verification report is required to be completed at the end of the project and a copy submitted to CL:AIRE.

Crawley Borough Council

Please note:
materials illegally deposited or deposited at inappropriate sites may be subject to relevant landfill taxes, payable by all parties. Only robust due diligence is a defence against joint liability materials not used in accordance with the DoWCoP process in full may be deemed waste and will require a relevant permit for deposit.

The decision to use the DoWCoP is the responsibility of the holder of the materials. The project manager should collate all relevant documents such as permissions, site reports, Materials Management Plan and consult with an independent QP to confirm that the site meets the requirements and tests for use of the DoWCoP.

6 PUBLIC RIGHTS OF WAY

It is important to advise the applicants that a public right of way must not be stopped up, diverted, obstructed or the surface disturbed and there must be no encroachment on the current width, at any time now or in future. This includes any building materials or waste generated during any of the construction phases. Please note that no furniture or fixtures may be erected on or across Public Rights of Way without the express consent of the Highways Authority.

7 ASBESTOS - HEALTH AND SAFETY

The applicant's attention is drawn to the following information on Asbestos published online at https://www.hse.gov.uk/asbestos/index.htm

8 HEALTH AND SAFETY

Depending on the final use of the warehouses the Health and Safety Executive (HSE) or Gravesham Borough Council (GBC) Environmental Health will be the enforcing authority. The applicant must ensure that these premises comply fully with the Health and Safety at Work (etc) Act 1974 and all relevant regulations made there under. For information and advice on health and safety matters check out the HSE website www.hse.gov.uk or contact the Environmental Health team on commercialhealth.admin@gravesham.gov.uk or 01474 337 000.

The warehouses will be immediately subject to the requirements of the Workplace (Health, Safety and Welfare) Regulations 1992. Particular attention should be made to the following requirements.

- Regulation 6 requires that effective and suitable provision shall be made to ensure that every enclosed workplace is ventilated by a sufficient quantity of fresh or purified air.
- Regulation 14 requires that every window or other transparent or translucent surface in a door or gate shall where necessary for reasons of safety be constructed of a safety material or be protected against breakage and also be appropriately marked.
- Regulation 20 requires that suitable and sufficient sanitary conveniences shall be provided at readily accessible places. Where between 6 and 25 persons are employed a minimum of 2 water closets must be provided.

9 AGREEMENT FOR IMPOSITION OF PRE-COMMENCEMENT CONDITION(S)

In accordance with The Town and Country Planning (Pre Commencement Conditions) Regulations 2018 and paragraph 36 of the Planning Practice Guidance the Local Planning Authority has agreed in writing with the applicant on 23.9.2021 to the inclusion of the following pre-commencement conditions:

Condition 3 - Highways Improvements
Condition 4 - Passing Places
Condition 5 - Phasing Plan
Condition 6 - Traffic Controls
Condition 7 - Traffic Regulation Order

Gravesham Borough Council

Condition 8 - Demolition and Construction Logistics Plan
Condition 9 - Construction Traffic Management Plan

Dated: 23 December 2021

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

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NOTIFICATION TO APPLICANT

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

- If this is a **householder application*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.

- For all other applications, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.

- **Appeals must be made using a form which you can obtain from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; telephone: 0303 444 5000; email: enquiries@pins.gsi.gov.uk or online at www.planningportal.gov.uk/pcs.**

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

*Householder applications

These are:

(a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or

(b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

(i) an application for change of use;

Gravesham Borough Council
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(ii) an application to change the number of dwellings in a building.

PURCHASE NOTICES

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.

Gravesham Borough Council

APPENDIX B – SITE PHOTOGRAPHS



Photo 1: Mixed Scrub at the Western Section of the Site



Photo 2: Areas of Mixed Scrub and Ephemeral/Ruderal in centre-west of Site



Photo 3: Mixed Scrub, ruderal / ephemeral and bare ground pathways in centre of Site



Photo 4: Western lake in the south of the Site, surrounded by mixed scrub and woodland



Photo 5: Area of broadleaved woodland located between the two lakes in the south of the Site



Photo 6: Eastern lake at the south of the Site, with woodland to the right and scrub to the left.



Photo 7: Section of hardstanding to the north of the lakes in the centre of the Site

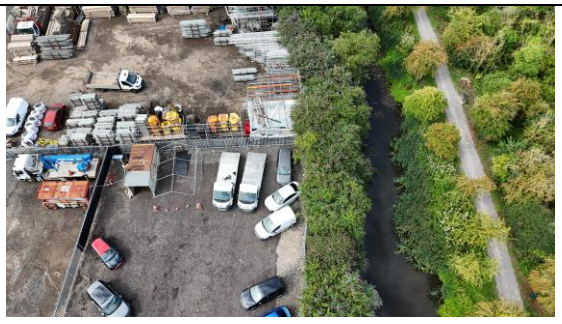


Photo 8: Canal running along the north of the Site above the hardstanding

APPENDIX C – 2D DRONE MODEL (HIGH DEFINITION)



APPENDIX D – BAT MITIGATION LICENCE

Conservation of Habitats and Species Regulations 2017 (as amended)

LICENCE - Mitigation

This licence authorises acts that would otherwise be offences under the above legislation

Technical Services
Wildlife Licensing
Natural England
Horizon House
Deanery Road
Bristol
BS1 5AH
T: 0208 026 1089

Any request for information in this licence will be considered under the Environmental Information Regulations 2004 and the Freedom of Information Act 2000 as appropriate.

Natural England Ref:	**2021-52249-EPS-MIT**

Under the Conservation of Habitats and Species Regulations 2017 (as amended) Natural England has granted this licence for Bats for the purpose of:

Preserving public health or public safety, under section 55(2)(e)

to:

Name (in full):	Mr Simon Huges
Company Name:	N/A
Address:	LEJ Properties Ltd, Nuralite House Nuralite Industrial Estate Canal Road Higham
County:	Kent
Postcode:	ME3 7JA

Between the dates of:

16 March 2021	and	30 September 2031	inclusive

Project Description:

Licensable activities associated with the demolition of existing industrial buildings to construct a new industrial estate. Three buildings are in need of urgent demolition due to the risk of collapse and release of asbestos into the environment.

At (locations):

Site/Location Name	County	OS Grid Reference
Nuralite Industrial Estate	Kent	TQ702738

For the following Species; activities and methods:

Species Common Name *(Taxonomic Name)*	Activity	Method
Common pipistrelle *(Pipistrellus pipistrellus)*	Capture; Destroy resting place; Disturb; Transport	By hand; Disturbance by noise or vibration; Mechanical demolition

For the following licensable activities and maximum numbers:

Licensable Activity	Permitted Species Common Name	Maximum Number
Capture	Common pipistrelle	8
Destroy resting place	Common pipistrelle	See Additional Condition for details
Disturb	Common pipistrelle	Not Specified
Transport	Common pipistrelle	8

PLEASE NOTE

The maximum number(s) stated in the above table refers to the maximum number of individuals of the stated species that can be captured or transported under the terms of this licence and the maximum number/s of resting places or breeding sites that can be damaged or destroyed under this licence (if applicable). Maximum numbers cannot be specified and do not apply to disturbance activities. Where applicable, please also refer to the special conditions outlined in your licence Annex for further details on how this/these maximum number(s) applies/apply to the activities permitted under your licence.

This licence is granted subject to the licensee, including servants and named agents, adhering to the conditions and notes specified below and to the activities agreed in the Method Statement, or Annex and Work Schedule, between the licensee and Natural England. The Method Statement, or Annex, for the mitigation scheme is appended to this licence. The following person is authorised to act on behalf of the licensee:

Consultant Name:	Mrs Joanna Graham
	4, Manor Farm Cottage Church Street Great Shefford Hungerford
County:	Berkshire
Postcode:	RG17 7DU

Signature: Maria Collins **Date:** 16 March 2021

(for and on behalf of Natural England)

WARNING

- **This licence authorises acts that would otherwise be offences under the Conservation of Habitats and Species Regulations 2017 (as amended). Any departure from the conditions relating to this licence may be an offence under that legislation;**
- **This licence conveys no authority for actions prohibited by any other legislation;**
- **This licence can be modified or revoked at any time by Natural England, but this will not be done unless there are good reasons for doing so. The licence is likely to be revoked immediately if it is discovered that false information had been provided which resulted in the issue of the licence.**
- **Bodies corporate and their directors/secretaries are liable for offences under the Conservation of Habitats and Species Regulations 2017 (as amended).**

LICENCE CONDITIONS

1. The licensee is responsible for ensuring that operations comply with all terms and conditions of the licence.

2. While engaged in the activities to which this licence applies the licensee shall make a copy of the licence (including any Annex and Work Schedule if applicable) available for inspection on each site where the activities are taking place and shall produce it on demand to any constable or an officer of Natural England.

3. No agent of the licensee shall carry out any of the activities to which this licence (including any Annex and Work Schedule if applicable) applies unless authorised in writing by the licensee, appointing them the licensee's agent. The agent shall make a copy of the authorisation available for and shall produce it on demand to any constable or officer of Natural England.

4. The licensee must submit a written report of actions taken under the licence (including any Annex and Work Schedule if applicable), even if no action is taken, and send it to the Natural England officer at the address shown at the top of the report form, to arrive not later than 14 days (two weeks) after the expiry of the licence. Failure to make reports may result in the licence being revoked and/or the refusal to grant subsequent licences. Please note some licences may have additional reporting requirements specified in an attached Annex.

5. It is a condition of the licence (including any Annex and Work Schedule if applicable) that any post development monitoring data (e.g. survey data and habitat assessment) including nil returns are submitted to Natural England to arrive no later than 14 days (two weeks) after the expiry of the licence or as specified in any Annex. Post development survey data (except nil returns) must also be sent to the relevant Local Biological Records centre within this time period.

6. A person authorised by the licensee shall provide him/her with such information as is within his/her knowledge and is necessary for the report, which the licensee is required to make to Natural England.

LICENCE CONDITIONS

7. The licensee shall permit an officer of Natural England, accompanied by such persons as he/she considers necessary for the purpose, on production of his/her identification on demand, reasonable access to the site for monitoring purposes and to be present during any operations carried out under the authority of this licence for the purpose of ascertaining whether the conditions of this licence are being, or have been, complied with. The licensee shall give all reasonable assistance to an officer of Natural England and any persons accompanying him/her.

8. The licensee, including servants and named agents, must adhere to the activities; the licensable methods; the numbers per species (if relevant) and the timescales agreed between the Licensee and Natural England in the Method Statement or, if applicable, in the Annex and Work Schedule attached to the licence.

9. All activities authorised by this licence, and all equipment used in connection herewith shall be carried out, constructed and maintained (as the case may be) so as to avoid cruelty, unnecessary injury or distress to any species covered by this licence.

10. Methods used in connection with the execution of this licence must comply with the relevant published mitigation guidelines, unless otherwise agreed with Natural England.

11. Good practice and reasonable avoidance measures must be followed at all times.

12. All records are to be made available for inspection at any reasonable time by Natural England.

13. The licensee and named ecologist are responsible for all activities of the persons they have appointed in connection with this licence.

14. It is a condition of this licence that you must have obtained prior consent from all landowners and/or occupiers before commencing any activities that are authorised by this licence.

Additional Condition(s):

AC01 – Special conditions apply to this mitigation licence that are in addition to the standard licence conditions listed above. These are detailed within the attached Annex and all persons acting under this licence must ensure that operations comply with all these terms and conditions (including any annex and work schedule if applicable).

NOTES

1. Under Regulation 60(1) of the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to contravene or fail to comply with a licence condition. This includes all persons authorised to act under this licence.

2. Natural England advises that where any individual is likely to come into contact with a bat in the operation of this licence, they should ensure that they wear suitable clothing and gloves and have been vaccinated against European Bat Lyssavirus (EBL).

NOTES

3. Any person who provided a false statement or information to obtain this licence is guilty of an offence and may be liable to prosecution.

4. Please read the details of your licence carefully to ensure that you comply with it paying particular attention to the number and species licensed as this may differ to what was requested in your application.

5. If this licence has been issued as a result of a modification request then the licensed number excludes any animals or plants permitted to be captured/taken/disturbed/transported/etc. under your previous licence and this modified licence replaces your previous licence.

Additional Note(s):

Additional Authorised Individuals

The additional authorised individuals listed below are also authorised to act under the terms and conditions of this licence:

Nil

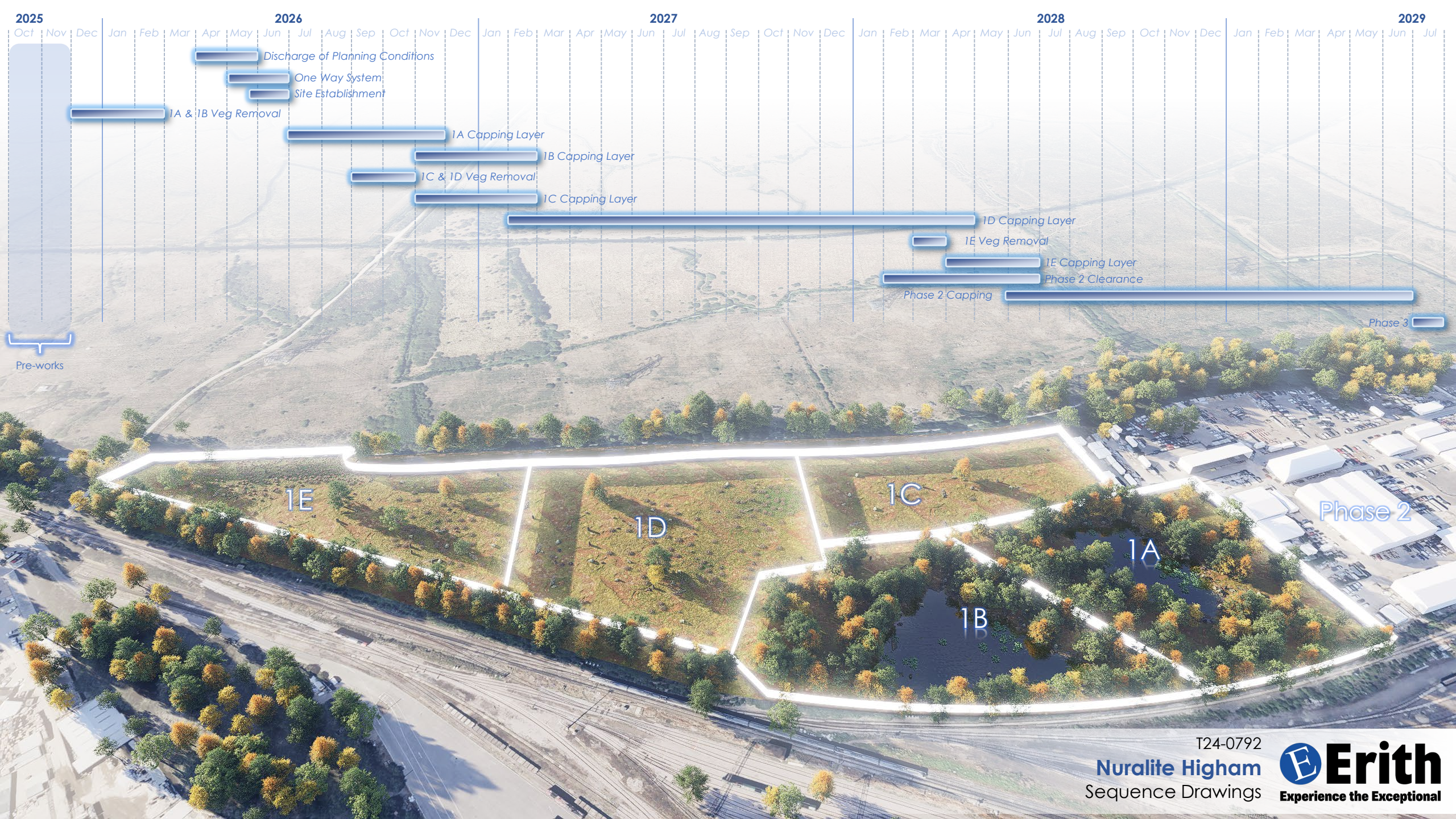
APPENDIX E – PHASING PLAN

Erith

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T24-0792 - **Nuralite Higham -** Sequence Drawings





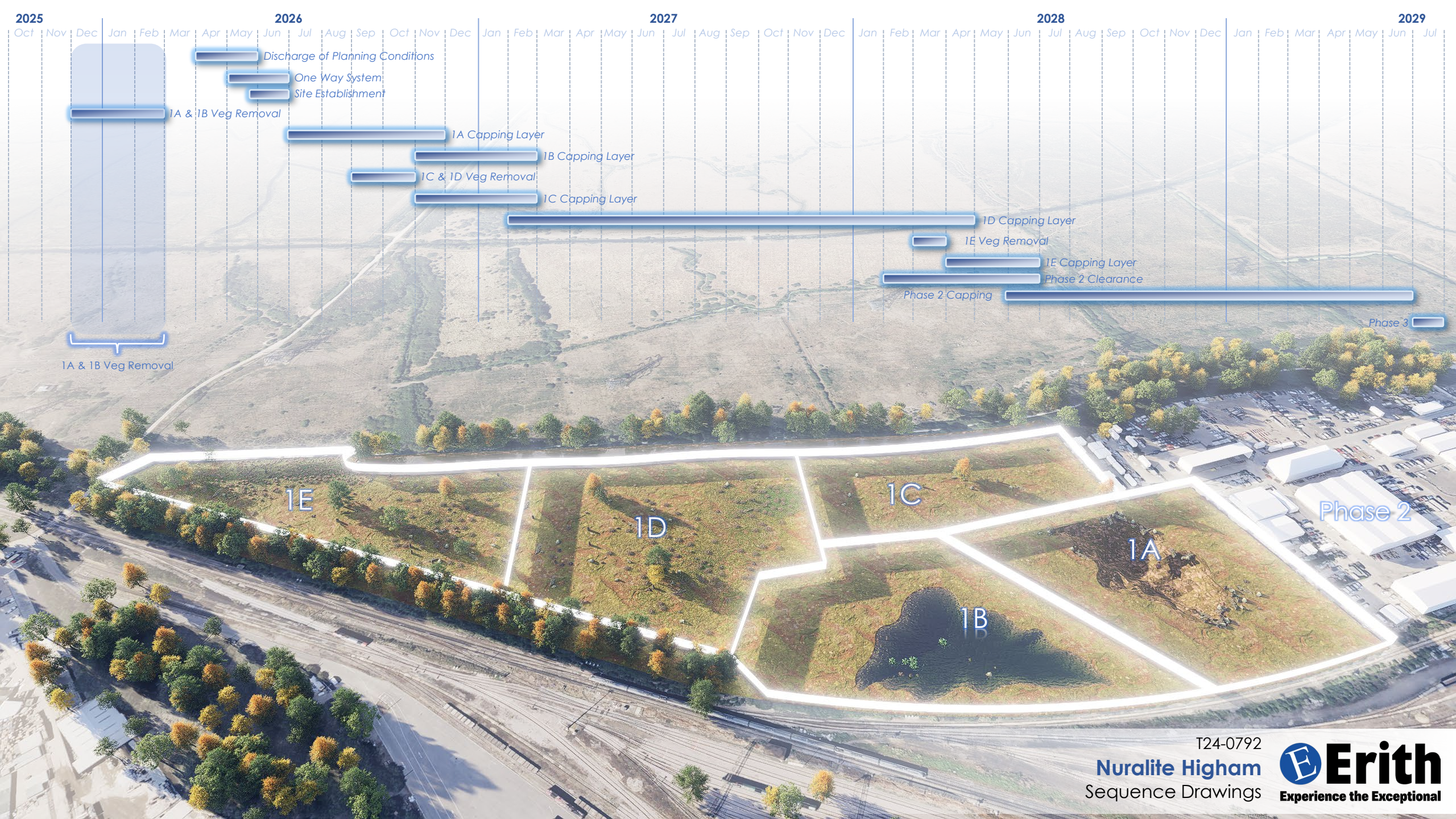
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Nuralite Higham

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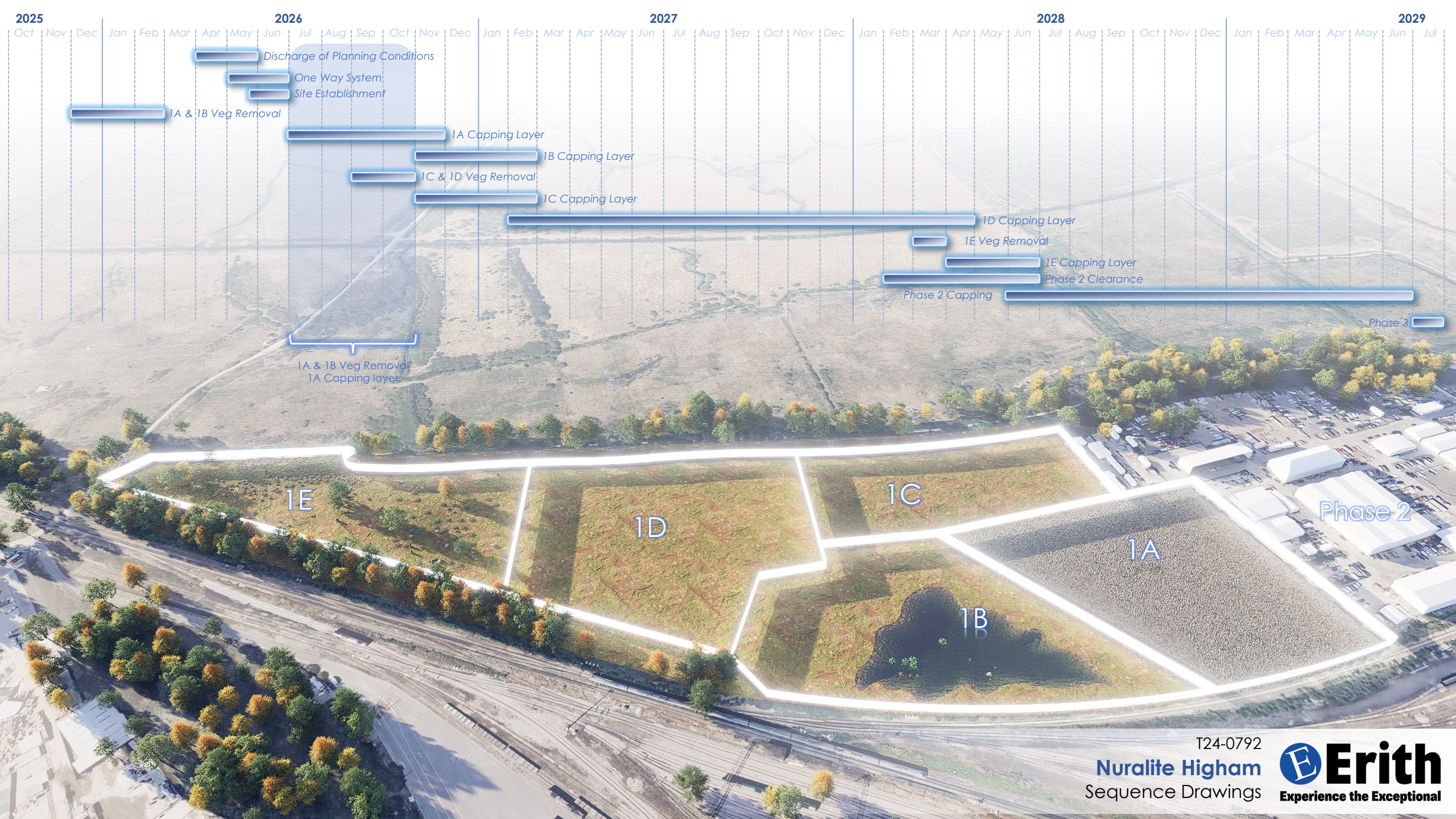
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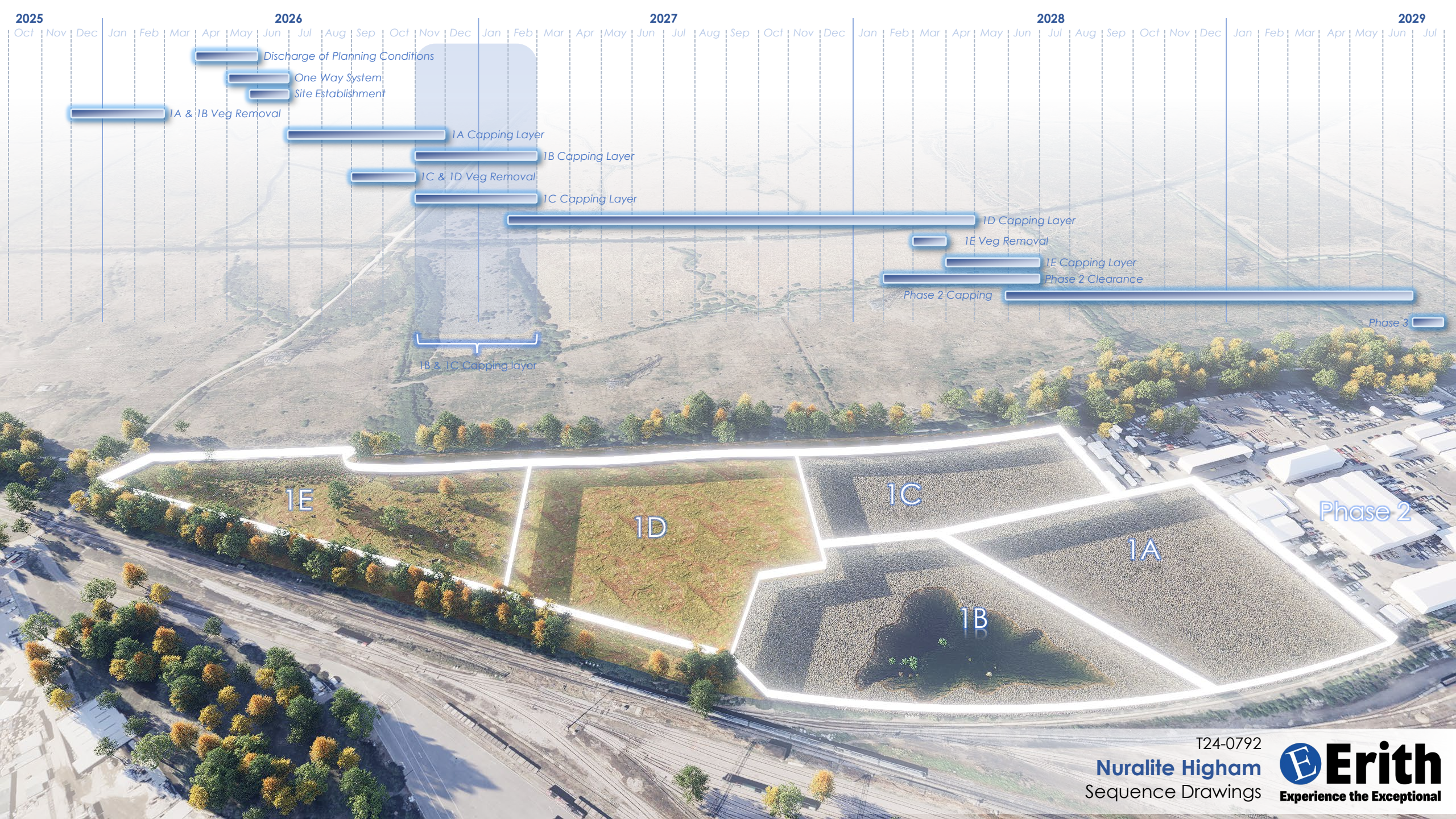
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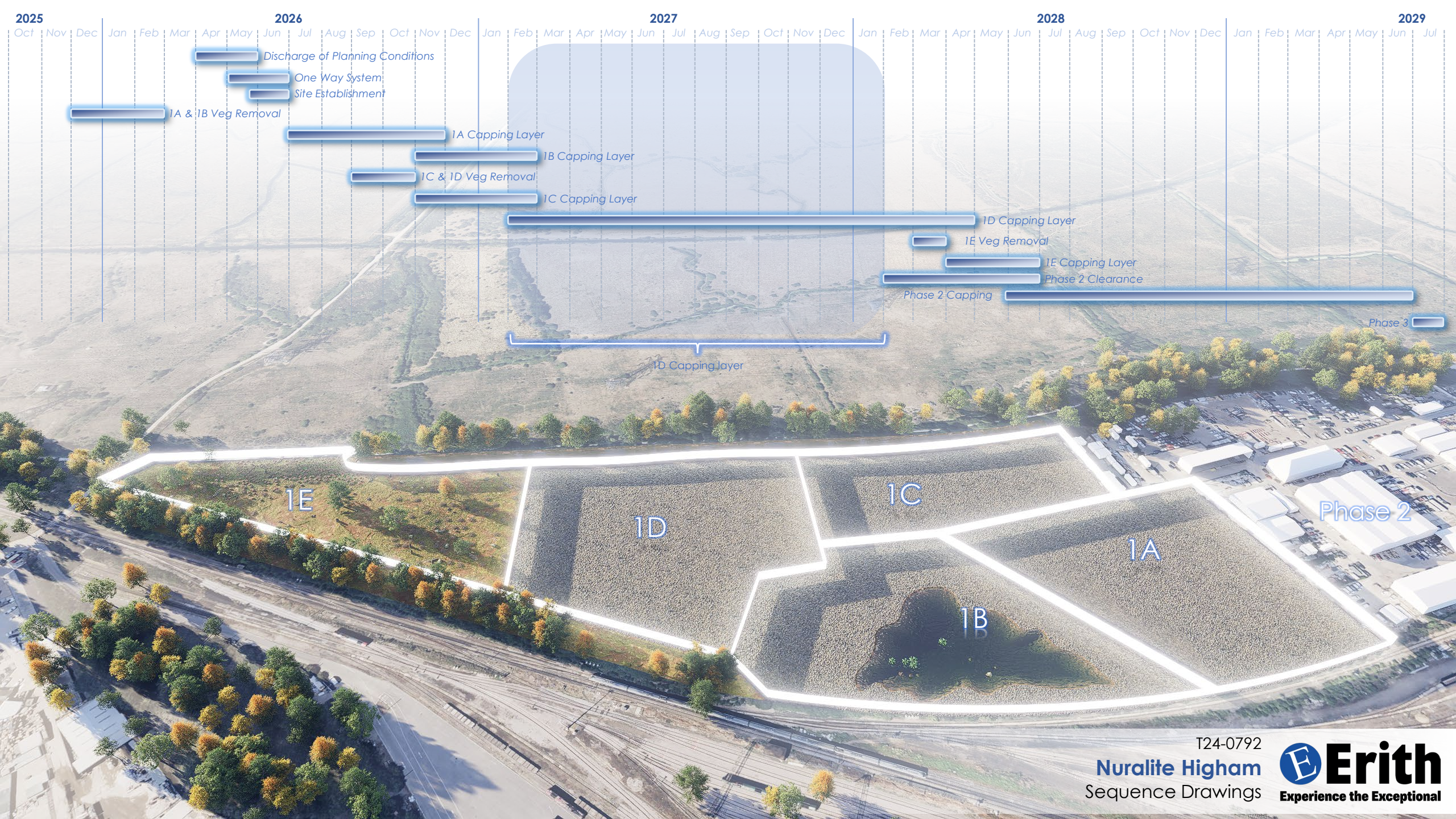
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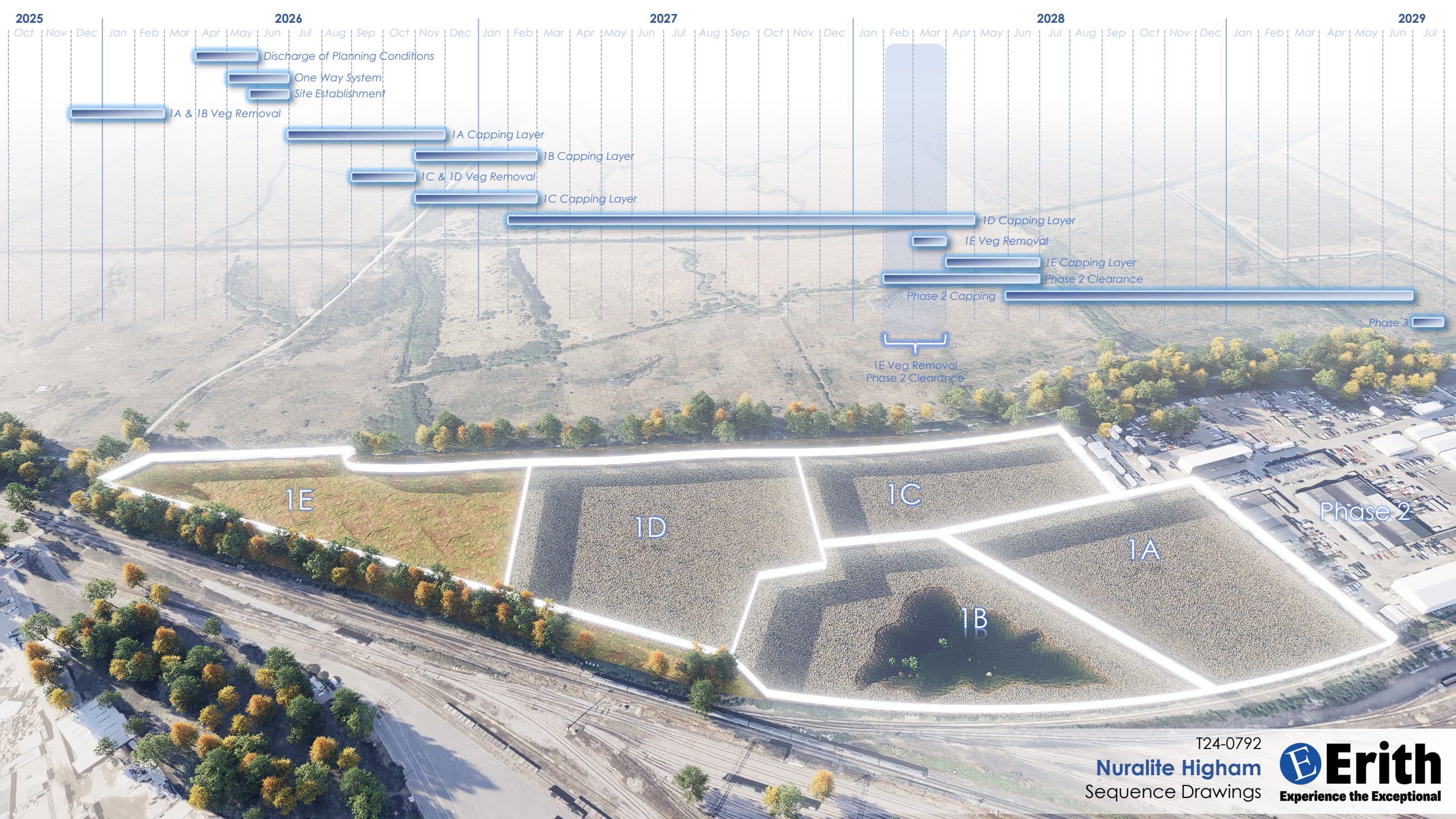
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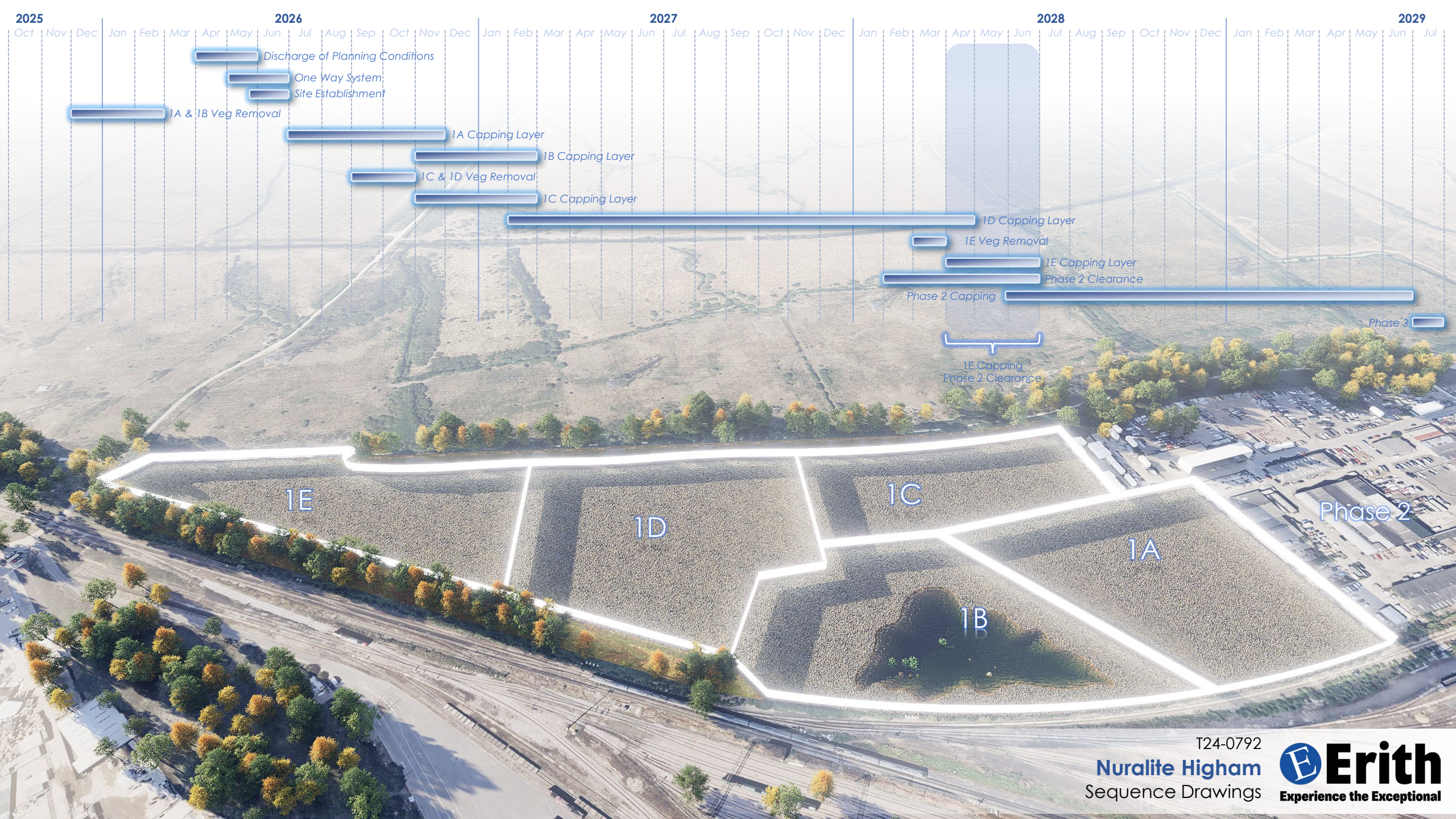
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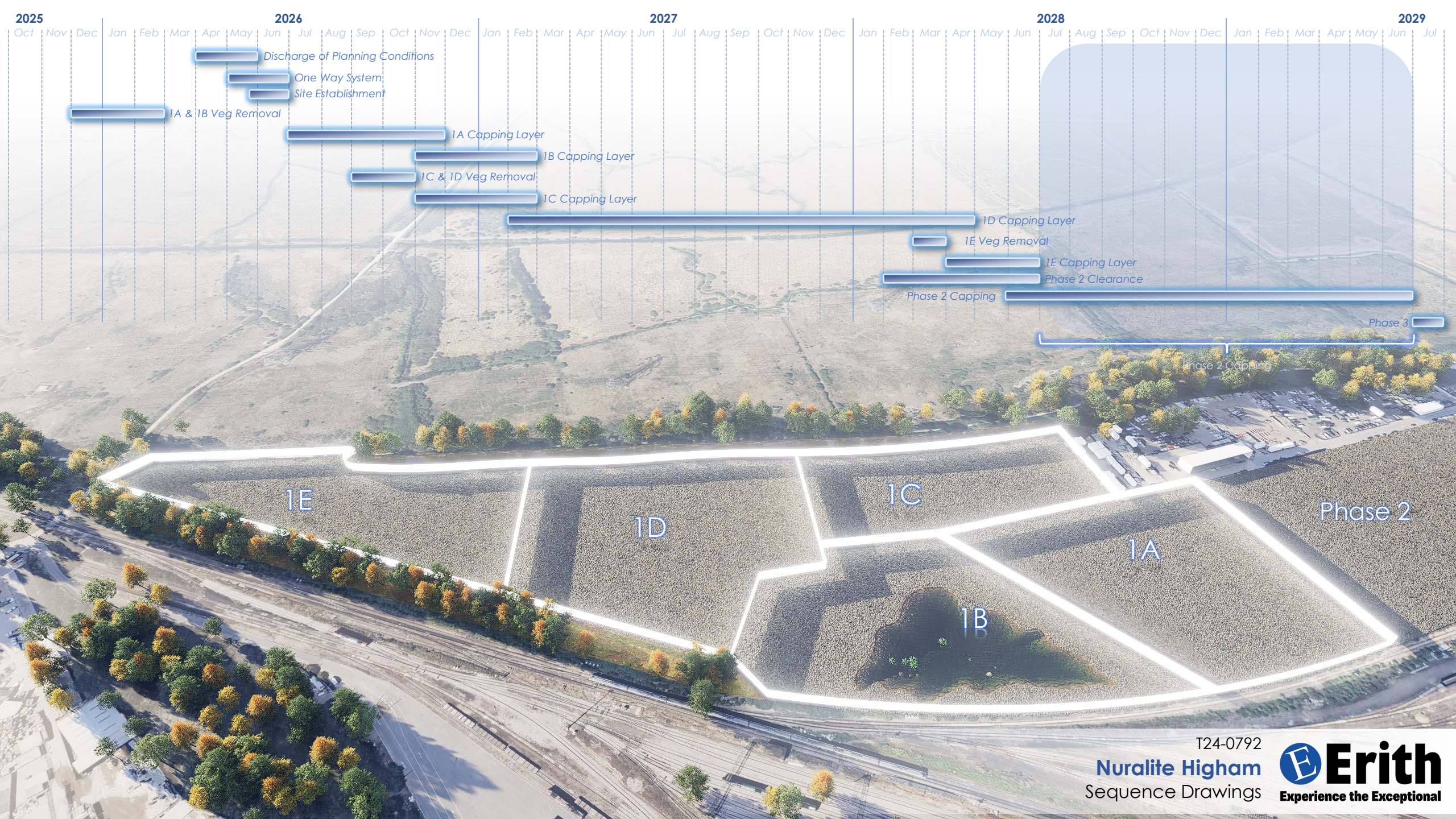
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