

Certified to be a true copy of the original

For TLT LLP

Dated 7 October 2025

Unilateral Planning Obligation

under Section 106 of the Town and
Country Planning Act 1990

(1) The Secretary of State for Transport
(2) Ashford Borough Council
relating to land at on the north side of Highfield
Lane Sevington

Dated 7 October 2025

One Redcliff Street
Bristol BS1 6TP
T +44 (0)117 917 7777
F +44 (0)117 917 7778
DX 7815 Bristol

www.tlt.com

Contents

Clauses

1	Definitions and interpretation.....	1
2	Background.....	4
3	Condition precedent.....	4
4	Statutory provisions and covenants.....	5
5	Obligations	5
6	Waiver.....	5
7	Miscellaneous	5
8	Third Parties.....	6

Schedule 1 The Owner's obligations

This Unilateral Planning Obligation is made the **Seventh** day of **October** 2025

And given by:

(1) The Secretary of State for Transport c/o the Department for Transport of Great Minster House 33 Horseferry Road, London, SW1P 4DR (**Owner**)

to

(2) Ashford Borough Council of Civic Centre, Tannery Lane, Ashford, Kent TN23 1PL (**Council**)

1 Definitions and interpretation

1.1 In this Unilateral Planning Obligation the following expressions shall where the context so requires or admits have the following meanings:

Act	the Town and Country Planning Act 1990 (as amended) or any re-enactment or modification thereof for the time being in force
Additional Church Works Contribution (Remainder)	means the remaining balance of the corresponding sum secured under the Original S106 Agreement and the payment of the Church Works Contribution Remainder being Twenty Three Thousand Nine Hundred and Sixty One Pounds and Two pence (£23,961.02) for the funding of the Church Works
Additional Pedestrian and Cycle Connection Contribution	means the sum of Three Thousand Four Hundred and Sixteen pounds and Thirty Seven pence (£3,416.37)
Application	the application made by the Owner to the Planning Inspectorate pursuant to Section 293D of the Act for full planning permission to develop the Application Site under reference number CROWN/2025/0000002.
Application Site	the land shown edged red on Plan 1 being land at the Sevington Inland Border Facility registered at the Land Registry under title numbers K917394, K421661, K582402, Part TT113567, K528400 and K582395 and for the avoidance of doubt this Unilateral Planning Obligation is not intended to bind or be enforceable against any part of title number SGL792369 (the title plan for which is attached at Schedule 2 of this Unilateral Planning Obligation) which is in different ownership
BNG Plan	the plan annexed to this Unilateral Planning Obligation and marked "BNG Plan"
CIL Regulations	the Community Infrastructure Regulations 2010 (as amended)

Church Works	means upgrade and repair works to St. Mary's Church, Sevington in order to help enable the church to meet the long term needs of the local community
Church Works Contribution (Remainder)	means the remaining balance of the corresponding sum secured under the Original S106 Agreement Two Hundred and Three Thousand Five Hundred and Seventy-Eight Pounds and Ninety-Three Pence (£203,578.93) for the funding of the Church Works (which for the avoidance of doubt shall be added to the £40,000.00 part payment already received by the Council pursuant to the Original S106 Agreement)
Contributions	means the Additional Church Works Contribution (Remainder) the Additional Pedestrian and Cycle Connection Improvement Contribution the Church Works Contribution (Remainder), the Junction 10A Works Contribution, the Pedestrian Cycle Connection Improvement Contribution and the Public Footpath Reinstatement Contribution
Crown	means an owner of a "Crown Interest" as defined by s.293 of the Planning Act
Decision Letter	the letter containing the decision of the Planning Inspector in respect of the Application
Development	such development as may be authorised by the Planning Permission
Habitat Enhancement Works	the works set out in the Landscape and Environmental Management Plan dated []2023
Junction 10A Works Contribution	means the sum of four million nine hundred and seventy-three thousand and twelve pounds and eighty-three pence (£4,973,012.83) payable in accordance with paragraph 1 of Schedule 1 of this Agreement as a proportionate contribution towards the 'developer funding' of Junction 10A of the M20 in accordance with Policy TRA1 of the Ashford Local Plan 2030
Off Site BNG Land	the land edged blue on the BNG Plan
Original Section 106 Agreement	the agreement dated 13 September 2017 made between the Council (1) the Kent County Council (2) and Friends Life Limited (3)
Pedestrian and Cycle Connection Improvement Contribution"	means the sum of thirty-eight thousand three hundred and twenty-seven pounds and forty pence (£38,327.40) for the funding of Improvements to facilitate improved pedestrian and cycle connections between the Site and Duckworth Close, Willesborough

(as shown for indicative purposes only marked in blue on Plan 3)

Plan 1	means drawing reference 419419-MMD-01-MO-DR-Z-0005 PO1 attached to this Unilateral Planning Obligation
Plan 2	means drawing reference 419-19-MMD-01-MO-DR-C-0169-Rev PO1 attached to this Unilateral Planning Obligation
Plan 3	means drawing titled 'Pedestrian & Cycle Connectivity Improvement Plan' reference RM1 dated 18 February 2021 attached to this Unilateral Planning Obligation
Plan 4	means drawing titled "Future EU roads relationship Sevington IBF Substation Lease Plan and Plan 2 of s106 combined drawing number 4194 19-MMD-01-MO-DR-C-0170 attached to this Unilateral Planning Obligation
Planning Inspector	the inspector appointed to determine the Application
Planning Permission	the planning permission granted pursuant to the Application
Working Day	any day from Monday to Friday (inclusive) which is not Christmas Day, Good Friday or a statutory bank holiday and Working Days shall be construed accordingly

1.2 In this Unilateral Planning Obligation, unless the context otherwise requires:

- 1.2.1 any reference to a statute or a provision of a statute shall be construed as a reference to that statute or provisions as amended, re-enacted or extended at the relevant time;
- 1.2.2 any reference to a person shall be construed as a reference to any person, firm, company, corporation, government, state or agency of a state or any association or partnership (whether or not having separate legal personality) or one or more of the foregoing;
- 1.2.3 any reference to the singular shall include the plural and vice versa;
- 1.2.4 any reference to the masculine gender shall include the feminine and neuter and vice versa;
- 1.2.5 the table of contents and headings are inserted for ease of reference only and shall not affect the construction of this Unilateral Planning Obligation;
- 1.2.6 where any party comprises two or more persons, any obligations of that party in, under or arising from this Unilateral Planning Obligation is undertaken by or binding upon such two or more persons jointly and severally;

- 1.2.7 references to any party to this Unilateral Planning Obligation include its successors-in-title and permitted assignees and in the case of any local authority shall also include any successor in function;
- 1.2.8 references to numbered clauses, schedules or paragraphs are references to the relevant clauses or schedules in this Unilateral Planning Obligation or the relevant paragraph of this Unilateral Planning Obligation respectively;
- 1.2.9 where in this Unilateral Planning Obligation any approval or consent or a certificate is required to be given by the Council then such approval or consent shall unless otherwise stated be given by such officer as the Council as appropriate shall from time to time notify in writing to the Owner;
- 1.2.10 all payments in accordance with the terms of this Unilateral Planning Obligation shall be exclusive of any VAT payable in respect thereof.

2 Background

- 2.1 The Council is a Local Planning Authority as defined in the Act and a Local Planning Authority for the purposes of planning obligations imposed pursuant to the provisions of Section 106 of the Act.
- 2.2 The Owner is the owner in fee simple in possession of the Application Site with title absolute registered at HM Land Registry under title numbers K917394 Part TT113567, K582400 and K582395 which are subject to the Lease together with K421661 K582402 (it is not intended that title numbers TT29528 and SGL792369 be bound by the obligations in this Unilateral Planning Obligation.
- 2.3 The Application has been submitted to the Planning Inspectorate for Planning Permission for the development of the Application Site as described in the Application.
- 2.4 The Owner has submitted the Application and is willing to give an undertaking to perform the obligations set out in this Unilateral Planning Obligation in the event of the Application being granted.
- 2.5 The Owner is willing to give an undertaking to perform the obligations set out in this Unilateral Planning Obligation in order to facilitate the grant of Planning Permission by ensuring that the Council can regulate the Development by securing the benefits contained in this Unilateral Planning Obligation.
- 2.6 If the Planning Inspector concludes that any of the planning obligations set out in this Unilateral Planning Obligation are incompatible with any one of the tests for planning obligations set out at Regulation 122 of the CIL Regulations, and accordingly attached no weight to that obligation in determining the Application then the relevant obligation shall from the date of the Decision Letter cease to have effect and the Owner shall be under no obligation to comply with them.

3 Condition precedent

- 3.1 This Unilateral Planning Obligation (with the exception of clauses 3, 4, 6, 7 and 8 which shall take effect on the date hereof) is conditional on and shall only have effect on the date six weeks after the grant of the Planning Permission in circumstances in which no legal proceedings shall have been issued by any person to challenge the validity of the Planning Permission.
- 3.2 If before the expiry of six weeks after the grant of the Planning Permission any person shall issue legal proceedings to challenge the validity of the Planning Permission then the period of six weeks referred to in Clause 3.1 shall be extended until a date seven days after the final determination of such legal proceedings (including for the avoidance

of doubt the expiry of the period allowed for any appeal) and any necessary determination or re-determination by the Council as appropriate (when the preceding provision shall apply again).

3.3 If on the expiry of the period referred to in Clause 3.2 the Planning Permission is not extant then this Unilateral Planning Obligation shall absolutely determine and become null and void.

4 Statutory provisions and covenants

4.1 This Unilateral Planning Obligation is entered into pursuant to the provisions of sections 106 of the Act and section 111 of Local Government Act 1972 and shall be deemed to be planning obligations in respect of the Application Site for the purposes of that section but without prejudice to all and any other means of enforcing them at law or in equity or by statute.

4.2 The covenants and obligations created by this Unilateral Planning Obligation are planning obligations for the purposes of Section 106 of the Act and are enforceable by the Council as Local Planning Authority.

4.3 This Unilateral Planning Obligation shall cease to have effect in respect of any then outstanding obligations in the event that the Planning Permission is quashed as a result of legal proceedings is revoked, or is modified without the Owner's consent.

4.4 No person will be liable for any breach of this Unilateral Planning Obligation unless they hold an interest in that part of the Application Site in respect of which such breach occurs or hold such an interest at the date of the breach provided that the person shall remain liable for any antecedent breach.

5 Obligations

5.1 The Owner covenants with the Council as set out in Schedule 1.

6 Waiver

6.1 No delay or failure on the part of any party in enforcing any provision in this Unilateral Planning Obligation shall be deemed to be a waiver or create a precedent or in any way prejudice any party's rights under this Unilateral Planning Obligation.

6.2 The rights and remedies provided in this Unilateral Planning Obligation are cumulative and are additional to any rights or remedies provided by law.

7 Miscellaneous

7.1 If any party defaults in the payment when due of any sum payable under this Unilateral Planning Obligation (whether pursuant to a court order or otherwise) the liability of that party in default shall be increased to include interest on such sum from the date when such payment was due until the date of actual payment at a rate of 4% above the base rate from time to time of Barclays Bank plc such interest shall accrue from day to day and shall be compounded annually.

7.2 The Owner hereby consents to the registration of this Deed as a Local Land Charge.

7.3 If any provision in this Unilateral Planning Obligation shall be held to be invalid illegal or unenforceable the validity legality and enforceability of the remaining provisions hereof shall not in any way be deemed thereby to be affected or impaired.

- 7.4 Nothing in this Unilateral Planning Obligation shall prohibit or limit the right to develop any part of the Application Site in accordance with any planning permission (other than the Planning Permission) granted after the date of the Planning Permission **save for if** the Council grant a planning permission pursuant to an application to vary or amend the Planning Permission made by the Owner under section 73 of the Act the covenants and provisions of this Unilateral Planning Obligation shall be deemed to bind the varied permission and to apply in equal terms to the new planning permission unless that application to vary the Planning Permission is itself supported by a completed planning obligation under section 106 of the Act and/or completed deed of variation under section 106A of the Act.
- 7.5 This Unilateral Planning Obligation constitutes a Deed.

8 Third Parties

The Owner declares and confirms that with the exception of any person who becomes an Owner of the Application Site no term of this Unilateral Planning Obligation is enforceable under the Contract (Rights of Third Parties) Act 1999 by a person who is not a party to this Unilateral Planning Obligation.

Schedule 1

The Owner's Obligations

1 Junction 10A Works Contribution

The Owner covenants to pay to the Council the Junction 10A Works Contribution within 14 days of the date of the grant of the Planning Permission

2 Pedestrian and Cycle Connection Improvement contribution and the Additional Pedestrian and Cycle Connections Improvement Contribution

The Owner covenants to pay the Council the Pedestrian and Cycle Connection Improvements Contribution to the Council prior to completion of this Agreement and the Additional Pedestrian and Cycle Connection Improvements contribution within 14 days of the date of the grant of the Planning Permission

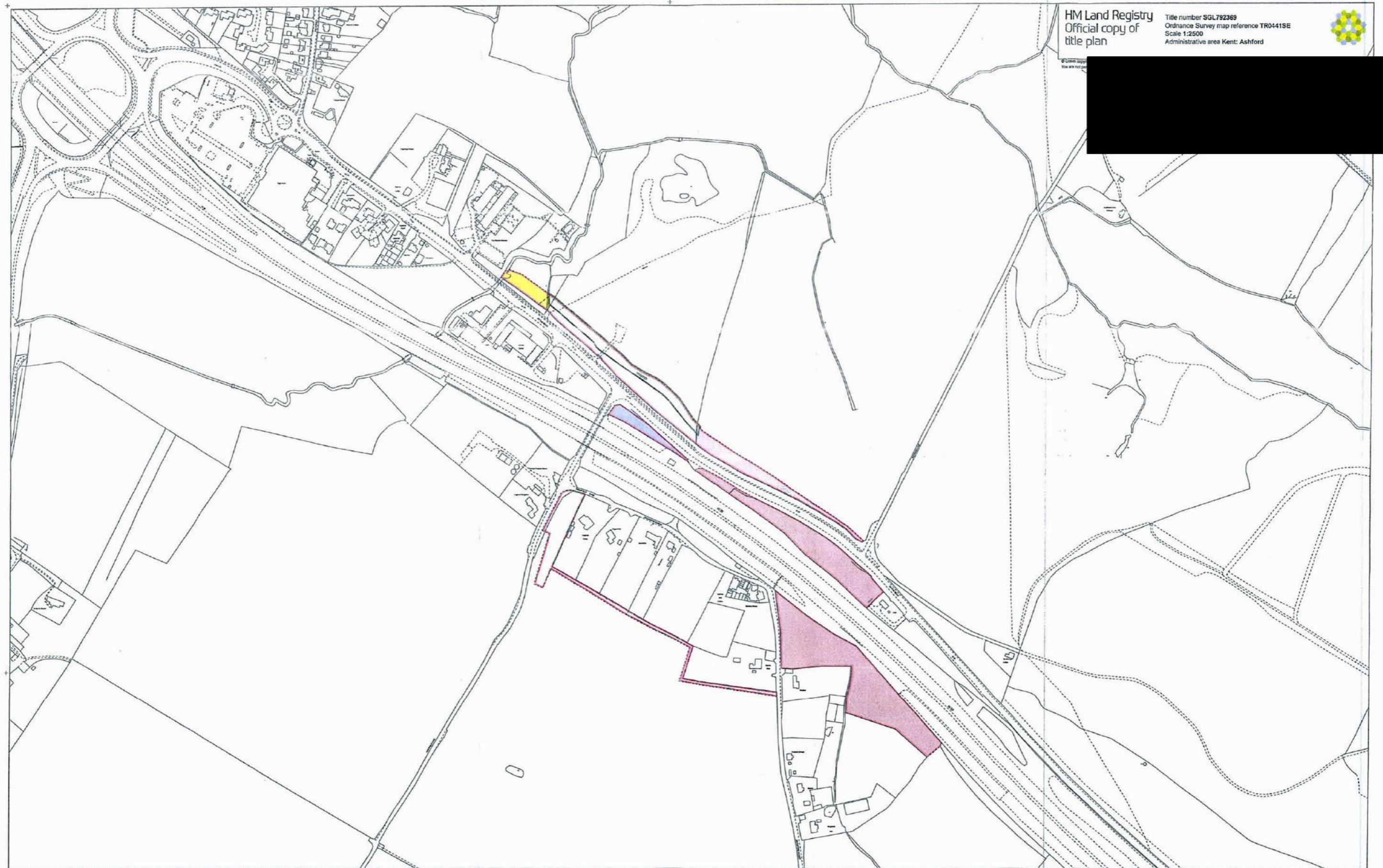
3 Church Works Contribution (Remainder) and the Additional Church Works Contribution (Remainder)

The Owner covenants to pay to the Council the Church Works Contribution (Remainder) prior to completion of this Unilateral Planning Obligation and the Additional Church Works Contribution (Remainder) within 14 days of the date of the grant of the Planning Permission

4 Off Site Habitat Enhancement Works

The Owner covenants to carry out the Habitat Enhancement Works to the Off Site BNG Land within 36 months of the date of the grant of Planning Permission and to maintain the Off Site BNG Land for a period of 30 years from the date of completion of the Habitat Enhancement Works

Schedule 2
Title Plan SGL792369



HM Land Registry
Official copy of
title plan

Title number SGL792369
Ordnance Survey map reference TR0441SE
Scale 1:2500
Administrative area Kent: Ashford



This official copy issued on 10 March 2025 shows the state of this title plan on 10 March 2025 at 14:13:44.
It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.
This title is dealt with by HM Land Registry, Birkenhead Office.

BNG Plan



Land and Environmental Management Plan

Mott MacDonald
2 Callaghan Square
Cardiff CF10 5BT
United Kingdom

T +44 (0)29 2046 7800
mottmac.com

Land East of Highfield Lane

Landscape and Ecological Management Plan

April 2023
Confidential

Issue and Revision Record

Revision	Date	Originator	Checker	Approver	Description
P01	22/06/22	[REDACTED]	[REDACTED]	-	First draft – for client comment
P02	27/06/22	[REDACTED]	[REDACTED]	[REDACTED]	Draft submission – for DLUHC
P03	07/07/22	[REDACTED]	[REDACTED]	[REDACTED]	Second draft – for client comment
P04	19/07/22	[REDACTED]	[REDACTED]	[REDACTED]	First issue
P05	07/03/23	[REDACTED]	[REDACTED]	[REDACTED]	Second issue – Draft for client comment
P06	10/03/23	[REDACTED]	[REDACTED]	[REDACTED]	Draft submission – for DLUHC
P07	30/03/23	[REDACTED]	[REDACTED]	[REDACTED]	Updated draft submission
P08	20/04/23	[REDACTED]	[REDACTED]	[REDACTED]	Final Submission

Document reference: 419419 | 419419-MMD-XX-SV-RP-L-0004 | P08

Information class: **Secure**

This Report has been prepared solely for use by the party which commissioned it (the 'Client') in connection with the captioned project. It should not be used for any other purpose. No person other than the Client or any party who has expressly agreed terms of reliance with us (the 'Recipient(s)') may rely on the content, information or any views expressed in the Report. This Report is confidential and contains proprietary intellectual property and we accept no duty of care, responsibility or liability to any other recipient of this Report. No representation, warranty or undertaking, express or implied, is made and no responsibility or liability is accepted by us to any party other than the Client or any Recipient(s), as to the accuracy or completeness of the information contained in this Report. For the avoidance of doubt this Report does not in any way purport to include any legal, insurance or financial advice or opinion.

We disclaim all and any liability whether arising in tort, contract or otherwise which we might otherwise have to any party other than the Client or the Recipient(s), in respect of this Report, or any information contained in it. We accept no responsibility for any error or omission in the Report which is due to an error or omission in data, information or statements supplied to us by other parties including the Client (the 'Data'). We have not independently verified the Data or otherwise examined it to determine the accuracy, completeness, sufficiency for any purpose or feasibility for any particular outcome including financial.

Forecasts presented in this document were prepared using the Data and the Report is dependent or based on the Data. Inevitably, some of the assumptions used to develop the forecasts will not be realised and unanticipated events and circumstances may occur. Consequently, we do not guarantee or warrant the conclusions contained in the Report as there are likely to be differences between the forecasts and the actual results and those differences may be material. While we consider that the information and opinions given in this Report are sound all parties must rely on their own skill and judgement when making use of it.

Information and opinions are current only as of the date of the Report and we accept no responsibility for updating such information or opinion. It should, therefore, not be assumed that any such information or opinion continues to be accurate subsequent to the date of the Report. Under no circumstances may this Report or any extract or summary thereof be used in connection with any public or private securities offering including any related memorandum or prospectus for any securities offering or stock exchange listing or announcement.

By acceptance of this Report you agree to be bound by this disclaimer. This disclaimer and any issues, disputes or claims arising out of or in connection with it (whether contractual or non-contractual in nature such as claims in tort, from breach of statute or regulation or otherwise) shall be governed by, and construed in accordance with, the laws of England and Wales to the exclusion of all conflict of laws principles and rules. All disputes or claims arising out of or relating to this disclaimer shall be subject to the exclusive jurisdiction of the English and Welsh courts to which the parties irrevocably submit.

Contents

1	Introduction	1
1.1	Scheme Context	1
1.2	Discharging of Condition 11	1
2	Regulatory Framework	3
2.1	Environmental Planning Context	3
2.1.1	Landscape Policy	3
2.1.2	Nature Conservation Policy and Legislation	3
2.1.3	Heritage and Archaeology Policy and Legislation	3
3	Scheme Design Proposals for Land East of Highfield Lane	4
3.1	Design Objectives	4
3.2	Broader Environmental Considerations	4
3.2.1	Archaeology and Heritage	4
3.2.2	Environmental Impact Assessment	5
3.2.3	Landscape and Visual Amenity	5
3.3	Proposed Enhancements	6
3.3.1	Fencing	7
3.4	Proposed Implementation Timetable	7
4	Management Objectives	9
4.1	Landscape and Environmental Objectives	9
5	Maintenance Programme	10
5.1	Land East of Highfield Lane	10
6	Monitoring and Review	12
6.1	Monitoring	12
Appendices		13
A.	Landscape and Ecological Management Plan Drawing	14
A.1	Landscape and Ecological Management Plan Drawing. Drawing ref: 419419-MMD-01-MO-DR-L-3206 Rev P01	14
B.	Planting Schedules for Land East of Highfield Lane	15
B.1	Grassland Seed mixes	15
B.2	Native Shrubs and Groundcover	18

B.3	Native Trees and Shrubs	19
B.4	Native Species Hedgerow	20
B.5	Specimen Trees	21

Tables

Table 3.1: Proposed Implementation Timetable	7
Table 4.1: Landscape Elements and Functions	9
Table 4.2: Environmental Elements and Functions	9
Table 5.1: Cyclical Management up until End 2025 (prior to review and update)	10

1 Introduction

Mott MacDonald has been commissioned by the Department for Transport (DfT) to produce a Landscape and Ecological Management Plan (LEMP) in relation to the land east of Highfield Lane, which neighbours the Sevington Inland Border Facility (IBF), Ashford, Kent. This document provides a forward strategy for the initial management of the green infrastructure on Site until the end of 2025.

This LEMP covers the land east of Highfield Lane, as shown within the *Landscape and Ecological Management Plan Drawing* (Drawing ref: 419419-MMD-01-MO-DR-L-3206 Rev P01) (Appendix A) hereafter referred to as the 'LEMP Drawing'.

This LEMP was previously submitted in 2022 and subsequently retracted following the potential need for change of the landscape design along with inclusion of an interpretive archaeological barrow.

1.1 Scheme Context

The *Analysis of the Likely Environmental Effects of the Development Report* (ALEED) (Document ref: 419419-MMD-XX-SV-RP-YE-0002) was submitted as part of the Article 4 Submission to the Secretary of State (SoS) for Levelling Up, Housing and Communities. The most recent, Relevant Approval 4, was granted by the SoS on 28 April 2022, which provided permission for the IBF Site operation until 31 December 2025. This included an extension of the Article 4 Red Line Boundary, to include the land east of Highfield Lane in order to implement biodiversity enhancements.

Condition 11 of the Relevant Approval states:

"11. A Landscape and Ecological Management Plan for the detailed design of land east of Highfield Lane, including planting schedules, species and a timetable for implementation, shall be submitted to the Secretary of State no later than 30 June 2022. Development shall not be other than in accordance with the agreed details."

The goal is to provide substantial biodiversity enhancements by bringing new landscape and habitat creation to a once arable field. As the grassland and scrub habitats mature, it is envisaged that the Site would provide habitat suitable for hedgehogs, bats, dormice, brown hare, reptiles, newts, birds of prey and breeding birds of conservation priority such as skylark and nightingales.

This LEMP covers the initial maintenance period until the end of 2025, after which it will be superseded by a long-term management strategy. This will be undertaken either as part of reinstatement works, which will be progressed as part of an approved Reinstatement Plan once the Scheme has ceased operations, or earlier, if agreed for another organisation to take over the maintenance activities, or if permanent planning permission for the IBF and land east of Highfield Lane is confirmed.

1.2 Discharging of Condition 11

This LEMP is intended to discharge Condition 11 of the Relevant Approval in its entirety, meaning no further approval of the biodiversity enhancements is required. Approval is sought for the implementation, establishment and initial maintenance period until the end of 2025. This

covers all biodiversity enhancements and fencing as set out within the *LEMP Drawing* (Appendix A).

The following documents are submitted for approval:

- Landscape and Ecological Management Plan: Document number: 419419-MMD-XX-SV-RP-L-0004 Rev P08. [This document]
- Landscape and Ecological Management Plan Drawing. Document number: 419419-MMD-01-MO-DR-L-3206 Rev P01. [Appendix A of this document].

The LEMP Drawing does not contradict any drawings previously approved under Relevant Approval 4. The LEMP Drawing complements plans previously submitted within Annex 2 (Approved plans and document) of Relevant Approval 4.

2 Regulatory Framework

2.1 Environmental Planning Context

2.1.1 Landscape Policy

Relevant planning policy in relation to the landscape discipline has been considered as part of the assessment of likely effects of the Scheme and has informed the resulting environmental design of the land east of Highfield Lane. Both national and local policy has been considered as well as that of the Kent Downs Area of Outstanding Natural Beauty (AONB), in respect to the setting of this nearby designated landscape. Further detail on the policies considered is found in Section 2 Legislative and Policy Framework of the *Landscape and Visual Impact Assessment*, (Document ref: 419419-MMD-XX-MO-RP-L-0002).

2.1.2 Nature Conservation Policy and Legislation

Please refer to Section 2 of the *Biodiversity Assessment* (Document ref: 419419-MMD-XX-MO-RP-BD-0001) for all policies and legislation regarding nature conservation. As was the case for the landscape design of the main IBF Site, the design for the land east of Highfield Lane has also been developed to align with Ashford Borough Council's policies with regards to Green Blue Infrastructure, and the creation and enhancement of Ashford's Green Corridors. In addition to this, the design is intended to also contribute towards terrestrial biodiversity targets set out within the Kent Biodiversity Strategy¹, creating species-rich grassland and diverse native scrub and hedgerows which would help reinforce local ecological networks.

2.1.3 Heritage and Archaeology Policy and Legislation

Legislation and policy of relevance to the Scheme with regard to the historic environment is described in the *Cultural Heritage Assessment* (Document ref: 419419-MMD-XX-SV-RP-HE-0001). National and local policy has been considered, as well as the relevant legislation with particular regard to the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Ancient Monuments and Archaeological Areas Act 1979. This has informed the design of the Scheme, appropriate mitigation and the assessment undertaken for the ALEED (Document ref: 419419-MMD-XX-SV-RP-YE-0002).

¹ Kent Nature Partnership (2021) Kent Biodiversity Strategy. [ONLINE] Available at: <https://kentnature.org.uk/strategy/kent-biodiversity-strategy/>

3 Scheme Design Proposals for Land East of Highfield Lane

3.1 Design Objectives

Design objectives for the land east of Highfield Lane have evolved due to a requirement to provide biodiversity enhancements beyond the mitigation and enhancements afforded as part of the green infrastructure implemented within the neighbouring IBF Site to the west.

Through engagement with the local community, it was understood there is a desire to maintain the land east of Highfield Lane as a green space. DfT shares this vision for the Site and, as part of the Relevant Approval for the IBF, ('Sevington 4'), a local biodiversity asset has been designed within the land east of Highfield Lane. Mitigation has already been provided on the existing IBF Site, and the design for Sevington 4 exceeds that, to ensure a long-term legacy for biodiversity enhancements beyond providing no net loss of biodiversity. The design within the land east of Highfield Lane would also achieve a positive Biodiversity Net Gain (BNG) of 140.92 units (calculated using the Biodiversity Metric 3.0¹⁰). This results in a positive BNG of 150.62 units (75.70% increase) across both the Sevington IBF and the land east of Highfield Lane.

An integrated approach has been undertaken to the landscape and ecological design to provide biodiversity enhancements whilst considering the long-term viability and management opportunities for the land to the east of Highfield Lane. Environmental constraints have also been accounted for.

Furthermore, both Kent Wildlife Trust and Natural England have been engaged throughout the design process, to gain their recommendations and expertise for the Site design to maximise biodiversity and the long-term success of the scheme. This has directly influenced the final designs of the wildflower species mix, potential future maintenance regimes, localised risks such as invasive species, and guided the layout of design, where this was possible within the Site constraints.

The land east of Highfield Lane contains a multi-period burial site along with other potentially regionally significant remains. Kent County Council's (KCC) Archaeological Advisor was also engaged during the finalisation of the landscape design, to ensure that any design measures do not disturb archaeological remains.

3.2 Broader Environmental Considerations

Whilst considering the biodiversity focus of the Site proposals, potential effects upon the environment including archaeology and heritage, as well as landscape and visual amenity have also been considered during the development of the Scheme design, with details provided below.

3.2.1 Archaeology and Heritage

Archaeology and heritage constraints and opportunities have been considered in the design, following close liaison with the archaeological advisor to Kent County Council.

The design has evolved with consideration of archaeological constraints, seeking to minimise intrusive works where possible and allowing archaeological remains to be retained in situ for the majority of the Site. Where this has not been possible, the information from the recording of

archaeological remains will be disseminated, through public archives and eventually with information boards to educate the general public. In order to maximise public benefit and offset the loss of archaeological remains an interpretative archaeological feature has been created, representing a round barrow. This creates an opportunity for education and public understanding of a historic landscape feature which had been erased by centuries of ploughing. The dimensions and location of this feature have been informed by archaeological excavation, eliminating the need for destructive excavation of the surviving circular ditch.

The design seeks to minimise change within the settings of heritage assets. The landscape design minimises change to the setting of the grade II listed buildings on Church Road and Kingsford Street. The viewing corridor retained between the two grade I listed churches in Mersham and Sevington maintains a historic and visual relationship between the buildings.

3.2.2 Environmental Impact Assessment

No part of the Scheme is within a sensitive environmental area, as defined under Part 1 of the Environmental Impact Assessment (EIA) Regulations². The Scheme comprises development listed under Schedule 2 of the EIA Regulations, in view of the extent of land to be used for the IBF and associated buildings and works. As such, screening for EIA was required to determine if there would be any likely significant effects on the environment. The Scheme included specific mitigation measures to prevent and reduce significant adverse environmental effects, principally for the Church of St Mary and for visual receptors adjacent to the Site, as well as to provide replacement and new habitats. The ALEED concluded that there would not be an overall significant adverse effect on the environment during construction, operation or reinstatement.

Archaeological fieldwork and creation of an interpretive round barrow within land east of Highfield Lane was completed in 2022. This fieldwork was required to both compensate for the construction of the eastern compound and potential accidental damage (HGV rutting) during construction of the IBF, and enable the design of the Scheme to avoid archaeological features, ensuring that the Scheme does not result in a significant effect. In addition, this has allowed the appropriate reuse of the stockpiled material³.

This LEMP covers the area of land east of Highfield Lane, as shown within the *LEMP Drawing* (Appendix A). The enhancements are not required to prevent or reduce significant effects, but would ensure delivery of a positive long-term legacy for the local community and wildlife. As such, no significant effects would result from the Scheme.

3.2.3 Landscape and Visual Amenity

Whilst the design of the land east of Highfield Lane has been driven by biodiversity requirements, consideration has been given to potential landscape and visual effects that may arise as a result of the proposals. These details are captured in full within the ALEED. Consideration of the potential impact upon local residential receptors backing on to the land east of Highfield Lane has been considered, along with suitability of the proposals in respect to local landscape character.

² Statutory Instrument. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

³ The *Stockpile Strategy* (Document number: 419419-MMD-XX-SV-RP-0010) was approved as part of Relevant Approval for the Scheme on 28 April 2022.

3.3 Proposed Enhancements

Baseline conditions of the land east of Highfield Lane predominantly comprises arable fields bound by hedgerow habitat of higher importance. Biodiversity enhancement measures put forward for approval are:

- Planting of native trees, shrubs and groundcover, equating to approximately 15,000 plants.
- Maintaining and enhancing existing wildlife commuting corridors along the boundaries of the Scheme.
- Increasing the ecological value and connectivity across the Site through the creation of new grassland and scrub habitats.
- Increasing habitat appropriate to the local area to benefit target species such as pollinator invertebrates, conservation priority bird species, reptiles and dormice.
- Where possible, using UK and locally-sourced native tree, shrub and herbaceous species in the landscape mitigation.
- Avoiding the use of invasive and competitive species, and including management measures to control existing invasive and competitive species.
- Landscaping works using stockpiled spoil heaps to create a varied topography on Site with diverse micro-habitats of varying aspects, shade and humidity levels to maximise the range of flora and fauna species that the Site can support. The created mounds would have stony material used on the south facing slopes to create open early successional habitat suitable for basking reptiles and uncommon invertebrate assemblages.
- Seeding of stony south facing slopes on the created mounds with calcicolous plant species suited to the calcareous Kentish ragstone geology which exists on Site aiming to recreate the flora previously occurring within Highfield Lane Roadside Nature Reserve⁴.
- Creating shallow scrapes and using retained impermeable clayey soil material would allow development of boggy/ ephemeral wetland features and areas of wet grassland.
- The commitment for the creation of new habitats to ensure net gain of locally important habitats (species rich grassland and hedgerows).
- Provision for new bat roosting features on Site, comprising a range of woodcrete boxes targeted towards a variety of species and suitable for a range of different use types.
- Provision for new bird boxes installed within the Site to provide additional nesting opportunities for species recorded at the Site – this would also include provision of two barn owl boxes to reinforce the local population of this species, as suggested by Natural England.
- Creation of an interpretative archaeological feature, representing a round barrow. This offsets the potential loss of archaeological remains and creates an opportunity for education and public understanding of this historic landscape feature.
- Following completion of off-site post-excavation archaeological works (anticipated to be complete by end 2024), information boards will be installed alongside the interpretive barrow and along the PRoW (as indicated within Appendix A). This will help to offset the impact of disturbance to archaeological remains by providing an understanding of the history of the site to the general public, particularly the local community using the PRoW.

Plant species schedules are presented in Appendix B of this report. Plant numbers are based on the design presented within the *LEMP Drawing* (Appendix A), but may be subject to minor amendment during finalisation of the detailed design due to stock availability during the upcoming planting season in Autumn 2023, in order to allow contractual flexibility. All planting

⁴ The Highfield Lane Roadside Nature Reserve was destroyed as part of the M20 J10a Scheme.

will be native and take the form of small whips in the most part, accompanied by a number of larger standard trees. Smaller plants generally require less maintenance than larger stock in the early years of establishment, and have shown to establish as quickly, and if not more so than larger stock.

An outcome-based approach to providing the biodiversity enhancements will be taken, and any changes made to the selection of planting species would still ensure the delivery of commitments to BNG units set out in Section 3.1. A mechanism will be in place to ensure any changes to the planting species are appropriate and provide the required BNG units. The Overseeing Organisation⁵ is responsible for ensuring an appropriately qualified Landscape Architect and Ecologist undertake a thorough check of any variations from the detailed design, to ensure that biodiversity commitments are adhered to, and that it is appropriate to the local area. This check will be undertaken in advance of any installations of seeding and planting within the land east of Highfield Lane.

As set out in Section 1.3, no further submissions or approvals for land east of Highfield Lane is required following the acceptance of this LEMP and discharge of Condition 11 of the Relevant Approval.

3.3.1 Fencing

Fencing installed within the Scheme boundary is also put forward for approval. The fencing was installed in Summer 2022 and comprises a timber post and rail fencing (rail height 1.4m) which was installed either side of the existing Public Right of Way (PRoW) for safety and security purposes. It prevents users of the PRoW straying outside of the public footpath into areas of the biodiversity enhancement. The fencing utilised was of the same type implemented next the PRoW alongside the IBF. The fencing is included on the *LEMP Drawing* (Appendix A) and is subject to approval of this LEMP and associated details.

3.4 Proposed Implementation Timetable

Table 3.1 below sets out the proposed timescales for implementation of the biodiversity enhancements within the land east of Highfield Lane.

Table 3.1: Proposed Implementation Timetable

Task	Dates
Fencing	Fencing installed either side of the PRoW during Summer 2022.
Archaeological strip, map and sampling works	Archaeological fieldwork was finalised in 2022 and is fully completed.
Post-excavation works	Post-excavation work will continue to be undertaken off-site to offset the impact of the disturbance of archaeological remains. This work is expected to be completed by end 2025.
Earthworks to move stockpile material into final positions	These works were completed in 2022. All earth is now in its final location. The <i>Stockpile Strategy</i> (Document number: 419419-MMD-XX-SV-RP-0010) was approved as part of Relevant Approval for the Scheme on 28 April 2022. No further work for the stockpiles is required.
Seeding	Spring 2023 of areas that would not involve disturbing ground nesting birds (relandscaped area south off the PRoW). All remaining seeding would take place after appropriate ground preparation in Autumn 2023.

⁵ The Overseeing Organisation is the party in place with the responsibility to implement the LEMP, by and on behalf of the SoS for Transport.

Task	Dates
Fencing	Fencing installed either side of the PRoW during Summer 2022.
Planting of trees, shrubs and scrub	November 2023 to March 2024 inclusive During planting season
Information Boards	Following completion of post-excavation archaeological works, information boards will be installed alongside the interpretive barrow and along the PRoW (as indicated within Appendix A).

4 Management Objectives

4.1 Landscape and Environmental Objectives

Table 4.1: Landscape Elements and Functions

Landscape Element	Intended Function
Wildflower and grassland areas	Landscape integration, and biodiversity value. Open grassland to provide landscape integration, biodiversity value for reptiles, badgers, invertebrates and birds. Wildflower and species rich areas to provide visual interest and biodiversity value for pollinating insects.
Hedgerow Planting	Landscape integration and biodiversity value. Hedgerow planting to provide replacement dormice habitat whilst also enhancing wildlife commuting corridors.
Native tree and shrub Planting	Landscape integration, visual screening and biodiversity value with the creation of new habitats and foraging opportunities.
Standard Tree Planting	Landscape integration and biodiversity value. Flowering and fruiting species providing biodiversity benefits with regards to habitat and foraging opportunities.

Table 4.2: Environmental Elements and Functions

Environmental Element	Intended Function
Bat Boxes	10 bat boxes to provide additional roosting opportunities.
Bird Boxes	10 bird boxes, in addition to two barn owl boxes, to provide additional nesting opportunities.
Hibernacula	Provision of additional hibernation features and cover for reptiles, utilising Site-won stone material.
Landscaping	Provision of diverse range of micro-habitats with varied aspect, shading and humidity levels to maximise biodiversity benefit. This would include south-facing slopes with stony surface material seeded with calcicolous flora species aiming to create open early successional habitat suitable for basking reptiles and diverse invertebrate assemblages. Wet hollows would be created and impermeable soil material used to encourage development of wetland/ wet grassland features.
Scrub planting	Diverse native scrub species would be planted in patches across the Site and to fill gaps and improve connectivity of the Site perimeter hedgerow thus allowing the development of a complex scrub/ grassland mosaic across the Site to provide habitat for priority fauna species such as nightingale.

5 Maintenance Programme

5.1 Land East of Highfield Lane

This LEMP outlines the way in which the initial landscape works would be implemented, as well as defining the maintenance activities which would be undertaken initially by DfT (as the Overseeing Organisation) until end 2025, or earlier, if agreed for another organisation to take over the maintenance activities. However, ongoing maintenance beyond 2025 is paramount to the successful achievement of the BNG.

This LEMP would remain in place until the end of 2025, thereafter it will be replaced by a long-term management strategy, which will be produced by the Overseeing Organisation taking responsibility for the land east of Highfield Lane. Any future management proposals would need to be mindful of previous discussions with Kent Wildlife Trust and Natural England and be sufficient in ensuring the long-term biodiversity legacy objectives for the Site. It is recommended that Kent Wildlife Trust and Natural England are involved in any discussions with potential future maintenance changes. For example, aspirations from stakeholders to date have included conservation grazing which should be considered beyond the initial establishment of the proposed grass sward, whilst being cognisant of broader habitat requirements on the Site. Grazing is deemed the most suitable long-term management regime in terms of maximising the condition and function of species rich grassland on Site, beyond 2025.

Table 5.1 below illustrates the likely cyclical maintenance required for landscape and environmental elements during the initial maintenance period. Ongoing maintenance activities in addition to those presented below, would be required beyond this date in order to ensure biodiversity enhancements come to fruition. Similarly, following the early years of the initial maintenance, alternative maintenance and management activities may be deemed more appropriate for the long-term viability of the Site.

Table 5.1: Cyclical Management up until End 2025 (prior to review and update)

Landscape/Environment al Element	Maintenance Activity	J	F	M	A	M	J	J	A	S	O	N	D
Wildflower and grassland areas (Establishment Phase 2023)	Weed Control				Top all plant growth regularly to 40-60mm throughout the first growing season. Bird nesting constraints to be considered.								
	Grass Cutting												
	Re-seeding as necessary if bare soil is exposed over 10%												
Wildflower and grassland areas (Post Establishment Phase- 2024)	Weed Control												
	Grass Cutting												

Hedgerow Planting (existing)	Pruning														
Hedgerow Planting (New)	Weed control														
	Re-firming of stakes and ties														
	Replacement of Failures														
Native tree and shrub Planting	Weed control														
	Re-firming of stakes and ties														
	Replacement of Failures														
Scrub Planting	Weed control														
	Re-firming of stakes and ties														
	Replacement of Failures														
Grassland in Wet scrapes	Grass Cutting														
	Weed Control														
	Re-seeding as necessary if bare soil is exposed over 10% or more of wet scrape areas.														
Bird Boxes	Cleaning														
Bat Boxes	Cleaning														

6 Monitoring and Review

6.1 Monitoring

Monitoring and reviews would be undertaken on Site twice per year to monitor the establishment of planting on Site until the end of 2025, aligning with that of the IBF initial maintenance period. This work would be undertaken as part of the wider IBF landscape monitoring, and any remedial tasks resulting from those visits would be presented in a monitoring report and provided to the Overseeing Organisation for action. This would cover any outstanding maintenance activities, as well as the replacement of any plant failures. In order to ensure that maturity is not lost, all replacement planting would be required to be one year older for every year that has lapsed since the original date of planting.

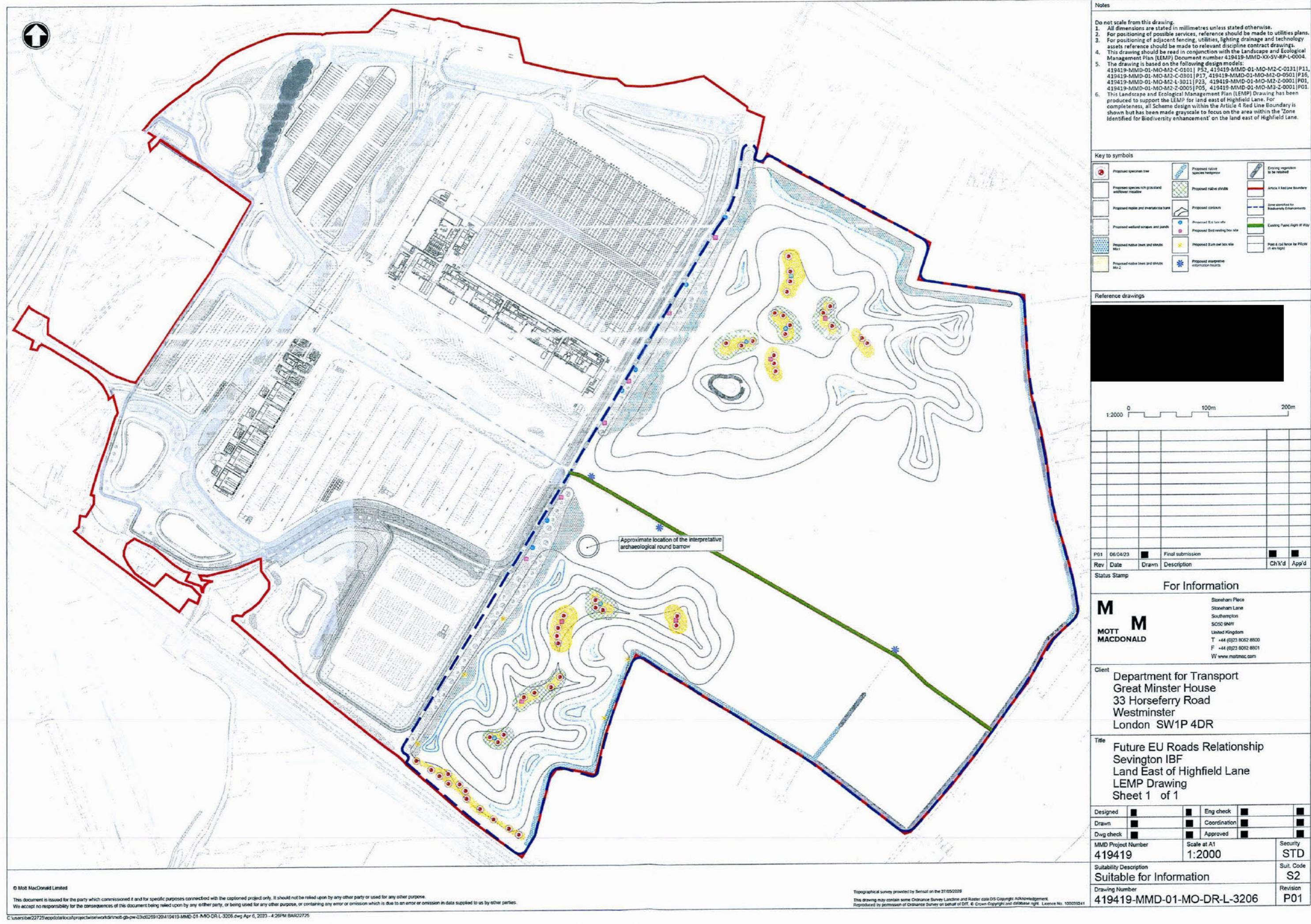
The ongoing monitoring of the Site for 2026 and beyond would be reviewed as part of the Site's reinstatement works, which will be progressed as part of an approved Reinstatement Plan or through the mechanism in place after 2025. At this point, confirmation of the long-term future management strategy for the Site would be confirmed.

Appendices

A. Landscape and Ecological Management Plan Drawing	14
B. Planting Schedules for Land East of Highfield Lane	15

A. Landscape and Ecological Management Plan Drawing

**A.1 Landscape and Ecological Management Plan Drawing. Drawing ref:
419419-MMD-01-MO-DR-L-3206 Rev P01**



B. Planting Schedules for Land East of Highfield Lane

As set out within Section 3.3, an outcome-based approach to providing biodiversity enhancements will be taken, and any changes made to the selection of planting species would still ensure the delivery of commitments to BNG units confirmed within Section 3.1. The Overseeing Organisation⁶ is responsible for ensuring an appropriately qualified Landscape Architect and Ecologist undertake a thorough check of any variations from the schedules set out in this section of the report, to ensure that biodiversity commitments are adhered to and that it is appropriate to the local area. This check will be undertaken in advance of any installations of seeding and planting within the land east of Highfield Lane.

B.1 Grassland Seed mixes

Table B.1: Grassland Seed Mixes

SPECIES RICH GRASSLAND

EM1 - Basic General Purpose Meadow Mixture		1.5g/m ²
WILD FLOWERS		
<i>Centaurea nigra</i>	Common Knapweed	2.5
<i>Daucus carota</i>	Wild Carrot	0.5
<i>Leucanthemum vulgare</i>	Oxeye Daisy - (Moon Daisy)	1
<i>Plantago lanceolata</i>	Ribwort Plantain	2.5
<i>Prunella vulgaris</i>	Selfheal	0.5
<i>Ranunculus acris</i>	Meadow Buttercup	1
<i>Vicia cracca</i>	Tufted Vetch	2
GRASSES		
Botanical Name	Common Name	
<i>Agrostis capillaris</i>	Common Bent	9
<i>Cynosurus cristatus</i>	Crested Dogtail	36
<i>Festuca rubra</i>	Red Fescue	27
<i>Poa pratensis</i>	Smooth-stalked Meadow-grass	18
EC1 - Standard Cornfield Mixture		0.5g/m ²
Botanical Name	Common Name	% mix
<i>Agrostemma githago</i>	Corncockle	45
<i>Centaurea cyanus</i>	Cornflower	30
<i>Cota austriaca</i> (<i>Anthemis austriaca</i>)	Corn Chamomile	10
<i>Glebionis segetum</i> - (<i>Chrysanthemum segetum</i>)	Corn Marigold	10
<i>Papaver rhoeas</i>	Common Poppy	5
		Total: 2g/m²

⁶ The Overseeing Organisation is the party in place with the responsibility to implement the LEMP, by and on behalf of the SoS for Transport.

Table B.2: Reptile and Invertebrate Banks

REPTILE AND INVERTEBRATE BANKS		
EG6 - Meadow Grass Mixture for Chalk & Limestone Soils		2g/m ²
Botanical Name	Common Name	% mix
<i>Briza media</i>	Quaking Grass	5
<i>Carex flacca</i>	Glaucous Sedge	0.25
<i>Cynosurus cristatus</i>	Crested Dogstail	30
<i>Festuca ovina</i>	Sheep's Fescue	30
<i>Festuca rubra</i>	Red Fescue	30
<i>Koeleria macrantha</i>	Crested Hair-grass	2.5
<i>Trisetum flavescens</i>	Yellow Oat-grass	2.25

Table B.3: Wetland Scrapes and Ponds

EM8 – Meadow Mixture for Wetlands		
		2g/m ²
WILDFLOWER		
Botanical Name	Common Name	% mix
<i>Achillea millefolium</i>	Yarrow	0.1
<i>Betonica officinalis</i> – (<i>Stachys officinalis</i>)	Betony	1.5
<i>Centaurea nigra</i>	Common Knapweed	4
<i>Filipendula ulmaria</i>	Meadowsweet	1.5
<i>Galium verum</i>	Lady's Bedstraw	0.5
<i>Leontodon hispidus</i>	Rough Hawkbit	0.1
<i>Leucanthemum vulgare</i>	Oxeye Daisy – (Moon Daisy)	0.5
<i>Lotus corniculatus</i>	Birdsfoot Trefoil	2
<i>Plantago lanceolata</i>	Ribwort Plantain	2.5
<i>Primula veris</i>	Cowslip	0.5
<i>Prunella vulgaris</i>	Selfheal	0.2
<i>Ranunculus acris</i>	Meadow Buttercup	0.9
<i>Rumex acetosa</i>	Common Sorrel	0.1
<i>Silaum silaus</i>	Pepper Saxifrage	0.2
<i>Succisa pratensis</i>	Devil's-bit Scabious	0.2
<i>Taraxacum officinale</i>	Dandelion	0.1
<i>Traopogon pratensis</i>	Goat's-beard	0.1
<i>Vicia cracca</i>	Tufted Vetch	5
GRASSES		
Botanical Name	Common Name	% mix
<i>Agrostis capillaris</i>	Common Bent (w)	4
<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass (w)	4

<i>Briza media</i>	Quaking Grass (w)	4
<i>Cynosurus cristatus</i>	Crested Dogstail	54
<i>Deschampsia cespitosa</i>	Tufted Hair-grass (w)	4
<i>Festuca rubra</i>	Red Fescue	10

B.2 Native Shrubs and Groundcover

Table B.4: Native Shrubs and Groundcover

Native Shrubs and Groundcover					Planted at 1.25m Ctr
Botanical Name	Common Name	Height	Root zone	Spec	No.
SHRUB					
<i>Cornus sanguinea</i>	Common Dogwood	60-80	BR	1+1; Transplant - seed raised; branched; 3 breaks	397
<i>Corylus avellana</i>	Common Hazel	60-80	BR	1+2; Transplant - seed raised; branched; 3 breaks	397
<i>Crataegus monogyna</i>	Common Hawthorn	60-80	BR	1+1; Transplant - seed raised	594
<i>Euonymus europaeus</i>	Common Spindle Tree	60-80	BR	1+2; Transplant - seed raised; branched; 5 breaks	202
<i>Ilex aquifolium</i>	Common Holly	60-80	RB	Leader with laterals	124
<i>Ligustrum vulgare</i>	Privet	60-80	BR	0/2; Cutting; branched; 2 breaks	281
<i>Prunus spinosa</i>	Blackthorn	60-80	BR	1+1; Transplant - seed raised; 2 breaks	202
<i>Rosa canina</i>	Dog Rose	60-80	BR	1+1; Transplant - seed raised; branched; 3 breaks	202
<i>Viburnum opulus</i>	Guelder Rose	60-80	BR	1+2; Transplant - seed raised; branched; 3 breaks	202
GROUND COVER					
<i>Galium odoratum</i> (planted at 3/m ²)	Sweet Woodruff	1L		Full pot; Sept to April planting; British native-origin	792
<i>Primula vulgaris</i> (planted at 5/m ²)	Primrose	1L		Full pot; Sept to April planting; British native-origin	594

B.3 Native Trees and Shrubs

Table B.5: Native Trees and Shrubs

Native Species	Tree and Shrub	Planted at 1.5m Ctr			
Botanical Name	Common Name	Height	Root zone	Spec	No.
<i>Acer campestre</i>	Field Maple	60-80	BR	1+1; Transplant - seed raised	294
<i>Alnus glutinosa</i>	Common Alder	60-80	BR	1+1; Transplant - seed raised	294
<i>Cornus sanguinea</i>	Common Dogwood	60-80	BR	1+1; Transplant - seed raised; branched; 3 breaks	585
<i>Corylus avellana</i>	Hazel	60-80	BR	1+2; Transplant - seed raised; branched; 3 breaks	874
<i>Crataegus monogyna</i>	Hawthorn	60-80	BR	1+1; Transplant - seed raised	1167
<i>Fagus sylvatica</i>	Beech	60-80	BR	1+1; Transplant - seed raised	585
<i>Malus sylvestris</i>	crab Apple	60-80	BR	1+1; Transplant - seed raised	294
<i>Prunus domestica</i>	Damson	60-80	BR	1+1; Transplant - seed raised; branched; 3 breaks	294
<i>Salix caprea</i>	Goat Willow	60-80	BR	0/1; Cutting; branched; 2 Breaks	294
<i>Salix cinerea</i>	Grey Willow	60-80	BR	0/1; Cutting; branched; 2 breaks	294
<i>Sambucus nigra</i>	Elder	60-80	BR	1+1; Transplant - seed raised; branched; 3 Breaks	874

B.4 Native Species Hedgerow

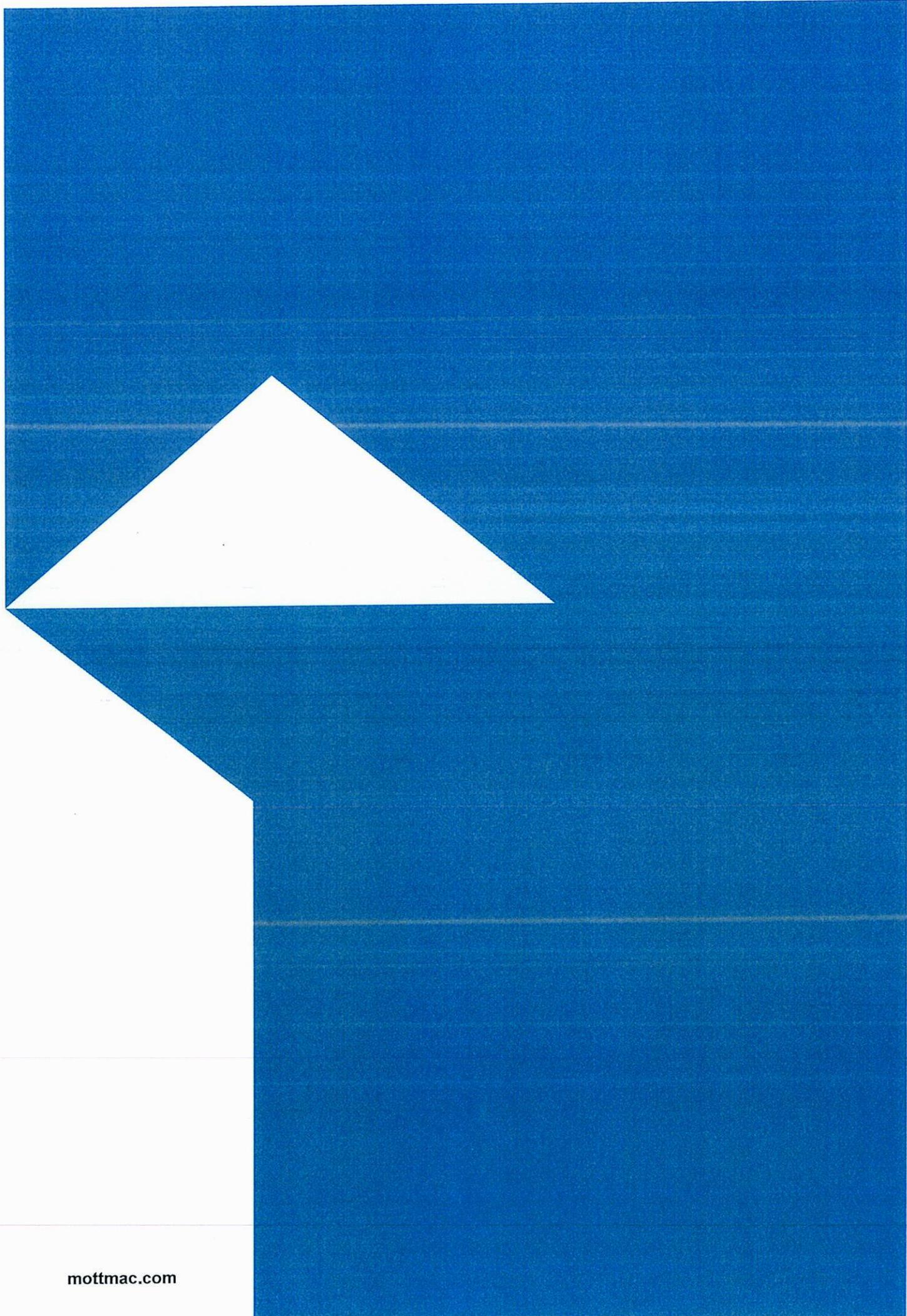
Table B.6: Native Species Hedgerow Planting

Native Species Hedgerow					Double staggered planted @ 0.3m ctr & 0.45m between rows	
Botanical Name	Common Name	Height	Root zone	Spec	%mix	No.
<i>Crataegus monogyna</i>	Hawthorn	40-60	BR	1+1; Transplant - seed raised	25	295
<i>Prunus spinosa</i>	Blackthorn	40-60	BR	1+1; Transplant - seed raised; 2 breaks	25	295
<i>Acer campestre</i>	Field Maple	40-60	BR	1+1; Transplant - seed raised	15	179
<i>Corylus avellana</i>	Hazel	40-60	BR	1+1; Transplant - seed raised; 2 breaks	10	118
<i>Ligustrum vulgare</i>	Wild privet	40-60	BR	0/1; Cutting; branched; 2 breaks	10	118
<i>Rosa canina</i>	Dog Rose	40-60	BR	1+1; Transplant - seed raised; branched; 3 breaks	5	62
<i>Viburnum opulus</i>	Guelder Rose	40-60	BR	1+2; Transplant - seed raised; branched; 3 breaks	5	62
<i>Lonicera periclymenum</i>	Honey suckle	40-60	BR	0/1; Cutting; branched; 2 breaks	5	62

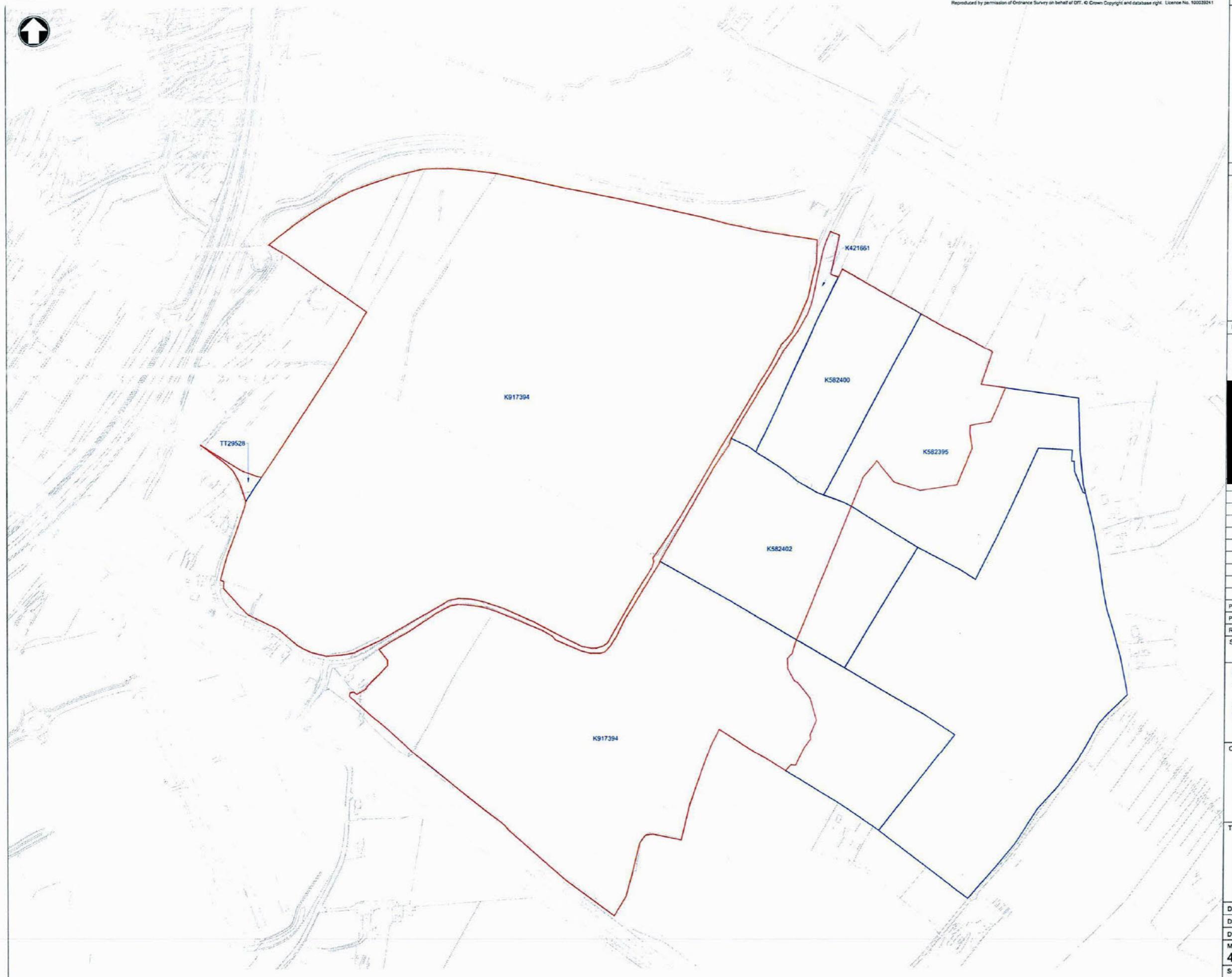
B.5 Specimen Trees

Table B.7: Specimen Trees

Specimen Trees Planting						Spot Planted
Botanical Name	Common Name	Girth/Dia	Height	Root zone	Spec	No.
LARGE TREES						
<i>Alnus glutinosa</i>	Common Alder	10-12	300-350	RB	2x; Selected Standard; clear stem minimum 200cm; 4 breaks	7 No.
<i>Prunus padus</i>	Bird Cherry	10-12	300-350	RB	2x; Selected Standard; clear stem 175-200cm; 4 breaks	3 No.
<i>Quercus robur</i>	Common Oak	10-12	300-350	RB	2x; Selected Standard; clear stem 175-200cm; 4 breaks	5 No.
<i>Salix fragilis</i>	Crack Willow	10-12	300-350	RB	2x; Selected Standard; clear stem 175-200cm; 4 breaks	5 No.
<i>Populus nigra</i>	Black Poplar	10-12	300-350	RB	2x; Selected Standard; clear stem 175-200cm; 4 breaks	5 No.
<i>Acer campestre</i>	Field Maple	10-12	300-350	RB	2x; Selected Standard; clear stem minimum 200cm; 4 breaks	7 No.
<i>Betula pendula</i>	Silver Birch	10-12	300-350	RB	2x; Selected Standard; clear stem 175-200cm; 4 breaks	6 No.
<i>Carpinus betulus</i>	Hornbeam	10-12	300-350	RB	2x; Selected Standard; clear stem 175-200cm; 4 breaks	6 No.
<i>Malus sylvestris</i>	Common Crab Apple	10-12	300-350	BR	2x; Selected Standard; clear stem 175-200cm; 4 breaks	4 No.
<i>Salix caprea</i>	Goat willow	10-12	300-350	RB	2x; Selected Standard; clear stem 175-200cm; 4 breaks	6 No.
<i>Tilia Cordata</i>	Small leaved lime	10-12	300-350	RB	2x; Selected Standard; clear stem 175-200cm; 4 breaks	6 No.



mottmac.com



Plan 2



Key to symbols

PROW TO BE STOPPED UP

Reference drawings



P01	09/08/22	RB	FIRST ISSUE	RB	KG
Rev	Date	Drawn	Description	Chk'd	App'd

Status Stamp

For Information

M **M**
MOTT MACDONALD
Stoneham Place
Stoneham Lane
Southampton
SO50 9NW
United Kingdom
T +44 (0)23 8062 8800
F +44 (0)23 8062 8801
W www.mottmac.com

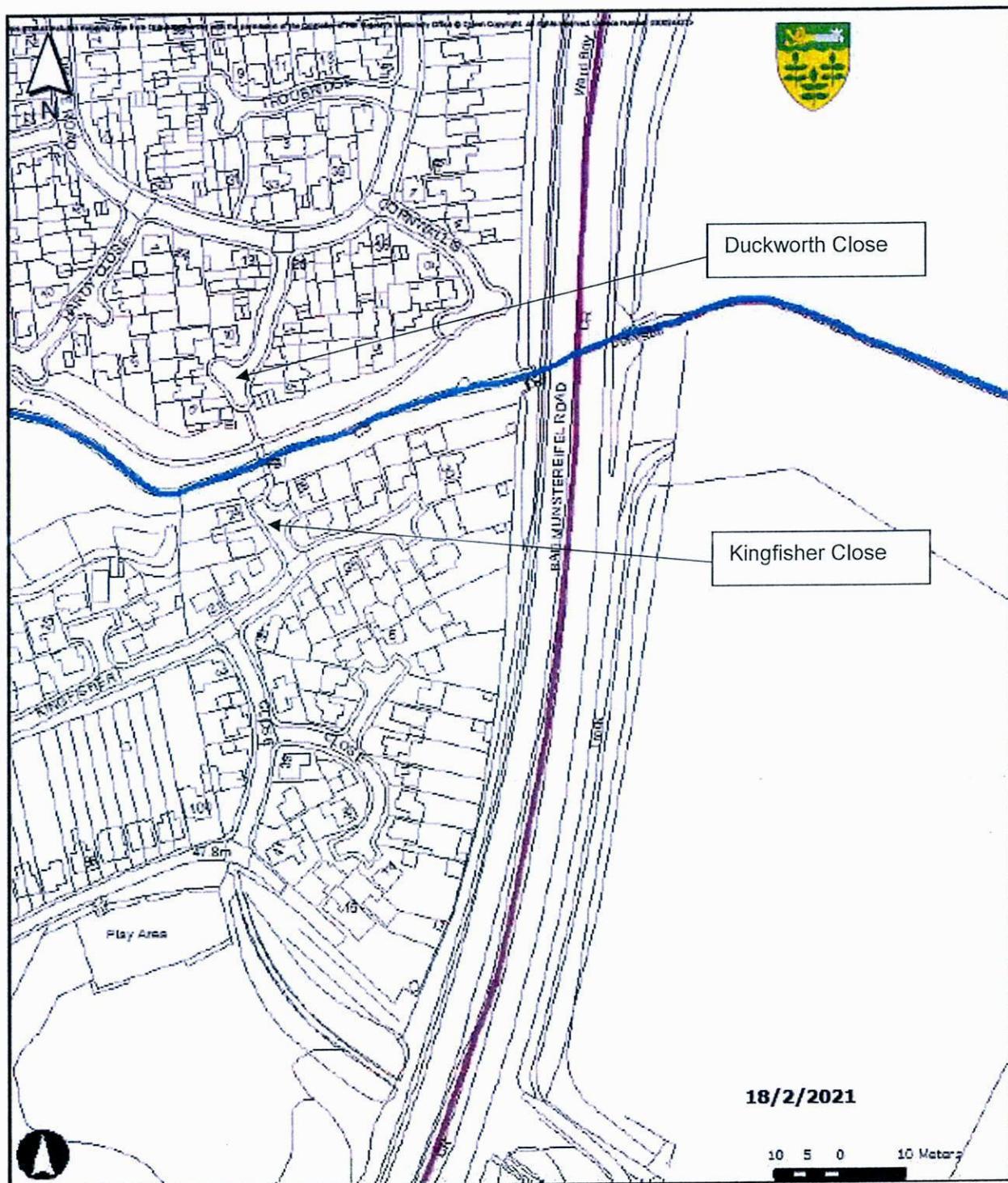
Client Department for Transport
Great Minster House
33 Horseferry Road
Westminster
London SW1P 4DR

Title FUTURE EU ROADS RELATIONSHIP
SEVINGTON IBF
PROW PATH NO. AE639

Sheet 1 of 1

Designed	RB	RB	Eng check	RB	RB
Drawn	RB	RB	Coordination	KG	KG
Dwg check	RB	RB	Approved	KG	KG
MMD Project Number	Scale at 1				Security
419419	NTS				STD
Suitability Description					Suit. Code
Suitable for Information					S2
Drawing Number					Revision
419419-MMD-01-MO-DR-C-0169					P01

Plan 3

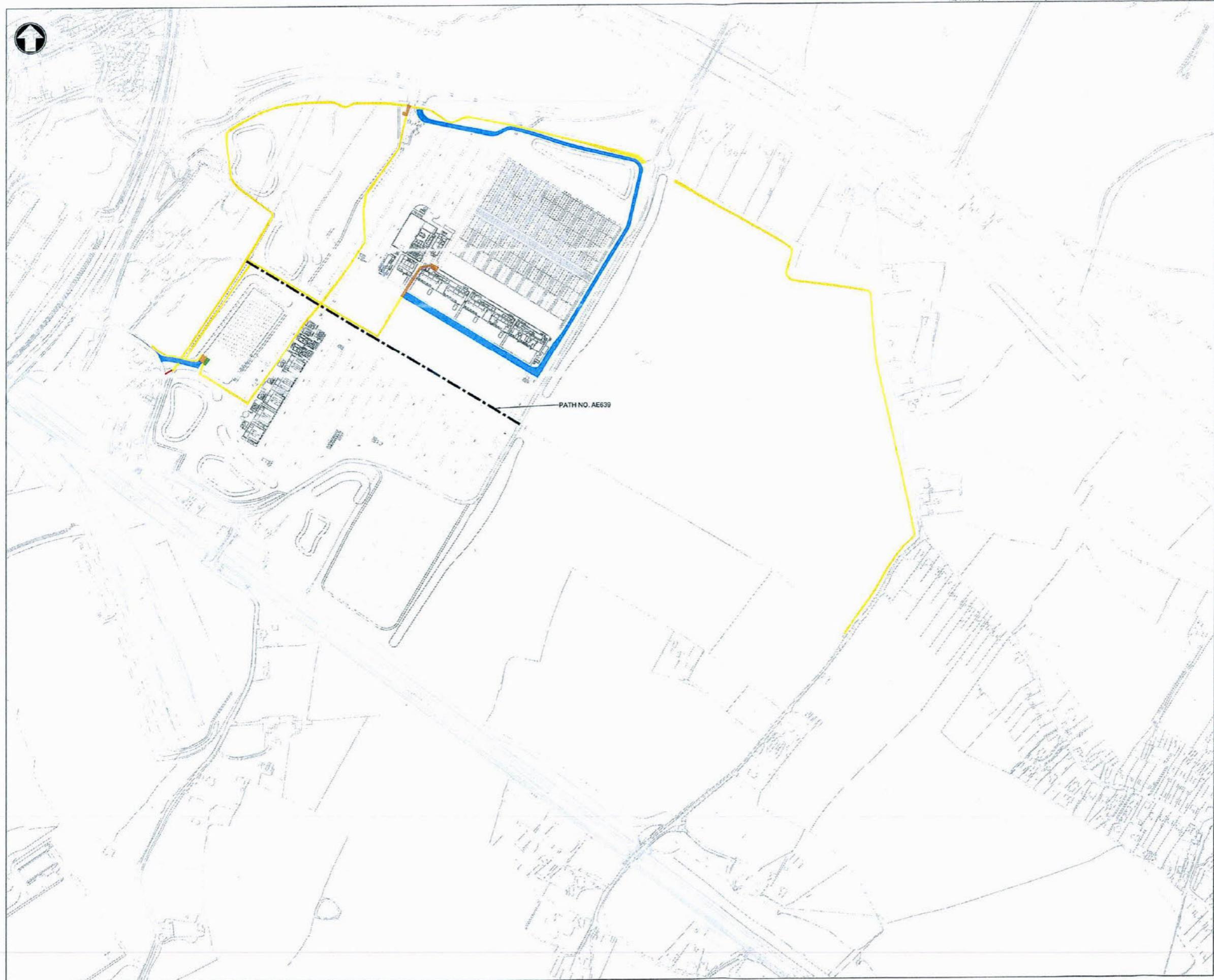


Ashford Borough Council

Application Reference: 14/00906/AS (Inland Border Facility)
Proposal: Pedestrian & Cycle Connectivity Improvement Plan Ref: RM1
Location: Sevington, Ashford, Kent

Plan 4

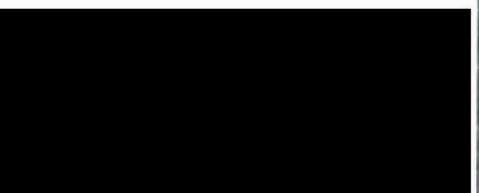
1. TOPO SURVEY PROVIDED BY SENSAT ON 27/05/2020



Key to symbols

	PROW TO BE STOPPED UP
	CABLE RIGHTS - PROPOSED
	LAND - PROPOSED
	ACCESS FOR PLANT & PERSONNEL - PROPOSED
	ACCESS & CABLE RIGHTS - PROPOSED
	WAYLEAVE LV LINE - PROPOSED

Reference drawings



PD1	08/06/23	RB	FIRST ISSUE	CC	KG
Rev	Date	Drawn	Description	Chk'd	App'd

Status Stamp

For Information

M

M

MOTT

MACDONALD

Stoneham Place
Stoneham Lane
Southampton
SO50 9NW
United Kingdom
T +44 (0)23 8062 8800
F +44 (0)23 8062 8801
W www.mottmac.com

Client: Department for Transport
Great Minster House
33 Horseferry Road
Westminster
London SW1P 4DR

Title: FUTURE EU ROADS RELATIONSHIP
SEVINGTON IBF
SUBSTATION LEASE PLAN & PLAN 2
OF S106 AGREEMENT COMBINED
Sheet 1 of 1

Designed	RB	RB	Eng check	CC	CC
Drawn	RB	RB	Coordination	CC	CC
Dwg check	RB	RB	Approved	KG	KG

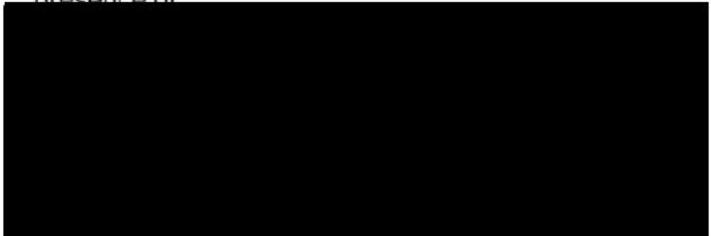
MMD Project Number: 419419 Scale at A1 NTS Security STD

Suitability Description: Suitable for Information Suit. Code S2

Drawing Number: 419419-MMD-01-MO-DR-C-0170 Revision P01

In witness whereof this deed has been duly executed by the parties the day and year first before written.

Executed as a deed by affixing the)
Common Seal of **THE SECRETARY OF**)
STATE FOR TRANSPORT in the
presence of:



SEAL REF
DfT GP / 2200