

Appendix 3



Department
for Environment
Food & Rural Affairs



HM Revenue
& Customs



Department
for Transport

SEVINGTON INLAND BORDER FACILITY REINSTATEMENT PLAN

June '25

Department for Environment, Food & Rural Affairs
His Majesty's Revenue and Customs
Department for Transport

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1.0	24/06/25	Final version created

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1.0 Introduction

Three departments, Department for Environment Food and Rural Affairs (DEFRA), Department for Transport (DfT) and His Majesty's Revenue and Customs (HMRC) have collaborated to produce a Reinstatement Plan for the Sevington Inland Border Facility (IBF). The purpose of this plan is to seek to regularise the position to maintain operations on the site whilst full planning permission is sought via the Ministry of Housing, Communities and Local Government (MHCLG) Crown Development route. Should the application for full planning permission be refused, or not determined, before the expiry of the temporary consent granted under the SDO (2020), then a comprehensive schedule of works with due considerations and details for reinstatement works will be submitted.

The Reinstatement Plan is a condition of the Town and Country Planning (Border Facilities and Infrastructure) (EU Exit) (England) Special Development Order of 2020 (SDO) and this plan must be approved by the Secretary of State for the Department for Levelling Up, Housing and Communities (formally the Ministry of Housing, Communities and Local Government (MHCLG)) prior to any reinstatement work on this site. Once the temporary use of the Site ceases, the reinstatement phase will commence, requiring the complete decommissioning of the Site and the removal of the infrastructure, with commitment to a long-term enhancement strategy. It is anticipated that Reinstatement Works will not be necessary at this time as permanent planning permission is being sought for the site. In advance of Reinstatement Works being required, a comprehensive schedule of deconstruction works will be produced and submitted.

The land in question was acquired by Department for Transport (DfT) for the purpose of putting in place an Inland Border Facility providing cross border checking and HGV holding areas for DfT, HMRC including Border Force as its operational agent, Defra, Department for Business, Energy and Industrial Strategy (BEIS), and Driver and Vehicle Standards Agency (DVSA).

As of June 2025, the site is largely operational and Customs and Sanitary & Phytosanitary checks are undertaken by HMRC and Defra respectively. The process to secure full permanent planning permission for the site, via the Crown Development route, is underway and if this is granted, the expectation is that Reinstatement works will not be required. If reinstatement proves to be required, a schedule of deconstruction works will be produced and provided to MHCLG.

2.0 Description of Reinstatement Work

2.1 Introduction

The purpose of this section of the report is to provide a clear description of the site prior to occupation, the proposed reinstatement work and the target condition of the site following the reinstatement.

2.2 Site Description Prior to Occupation

The overall land holding is divided into two distinct parcels divided by Highfield Lane running north to south. The western parcel comprised approximately 48ha of agricultural farmland and scrubland, and the eastern parcel comprised a similar sized area totalling approximately 45ha

of agricultural land. There is also a smaller portion of land to the south adjacent to the railway line, made up of woodland included within the redline boundary.

The Site consisted of arable land, comprising of hedgerows, ditches, improved grassland, plantation woodland, poor semi-improved grassland, mature scattered trees, scrub, tall ruderal vegetation and hardstanding. The most notable habitats considered to be the hedgerows which will be retained along Highfield Lane, along with the mature belt of trees in the north-western corner which will also be retained as these provide an effective screening function.

2.3 Description of Reinstatement Work

The reinstatement would not encompass the complete reinstatement of the Site to its former use. The reinstatement would involve the removal of all built infrastructure on the Site as permitted under the SDO, including all buildings, cabins, fencing (including acoustic and security fencing) and lighting plus additional enhancement works including public access, additional soft landscape works and interpretation materials.

2.4 Features to be Retained

The elements that would be retained on the Site would be the development hardstanding plot areas, the drainage system, including all SuDs ponds, and the landscaping, including all bunds.

3.0 Long Term SDO Approved Elements

3.1 Introduction

The purpose of this section of the report is to outline which, if any, of the physical elements of the Inland Border Facility (IBF) approved by the SDO are intended for retention at the cessation of the IBF operation. This section of the report sets out the detail of these elements and provides justification for doing so, such as prior planning consents or where beneficial use outweighs removal.

3.2 Elements with SDO Approval for Retention

As per the SDO, features to be retained include landscape planting on the non-operational areas of the Site, which outlines the framework for reinstatement, providing a green framework and ensuring habitat connectivity in the long-term. Additionally, integration of trails for the public use and information boards to highlight the significance of the surrounding heritage assets and how the planting supports a range of biodiversity across the Site are also included.

3.3 Article 4 Compliance

For the first five years, there has been ongoing monitoring and maintenance of the Site's landscaping to ensure establishment and ongoing maturity of the landscaping proposals. In advance of Reinstatement Works being required, a comprehensive schedule of works will be produced to set out management and maintenance plans for up to 15 years, where applicable.

4.0 Plans and Drawing References

4.1 Introduction

The purpose of this section of the plan is to reference the areas impacted by planned reinstatement work across the site.

4.2 Plans and Drawing References and Descriptions

As per [Annex A](#), maps are included to show the IBF site location within Ashford, as well as a more detailed view of the Site and the surrounding road network.

5.0 Programme

5.1 Introduction

The purpose of this section of the report is to note the programme for the reinstatement work which demonstrates that it will be completed prior to the expiration of the SDO permission period.

5.2 Programme

If full planning permission for the Site is not granted, building consultants would be appointed in Q1 2026, with reinstatement works commencing in Q2 2026 with an anticipated completion by the end of Q4 2026

6.0 Contractor Details

6.1 Introduction

The purpose of this section of the report is to provide details of the appointed contractor carrying out the reinstatement works on behalf of the Site Operator.

6.2 Contractor Details

No contractors will be named as part of this Reinstatement Plan. In the event planning permission is not granted, and reinstatement works are required, a delivery partner will be mobilised from the procurement framework of one of the three HMG departments, Defra, DfT and/or HMRC.

7.0 Post Reinstatement Maintenance

7.1 Introduction

The purpose of this section of the document is to provide a report detailing how the site will be maintained post reinstatement, and by whom.

7.2 Post Reinstatement Maintenance

The IBF will be managed by the landowners, DfT, who will have ongoing responsibility for the site.

8.0 Operational Management Plan & Construction Management Plan

8.1 Introduction

The purpose of this section of the plan is to define how the Operational Management Plan (OMP) and Construction Management Plan (CMP) which were submitted as part of Article 4 of the SDO application, align with the proposals for reinstatement of the Site.

8.2 Operational Management Plan & Construction Management Plan

The site will continue to operate under the conditions of the OMP until operations cease. At this point, a full schedule of works will be produced and will outline any overlapping proposals which align with commitments made in the OMP and CMP.

9.0 Engagement with Relevant Owners and Occupiers

9.1 Introduction

The purpose of this section of the document is to outline where community engagement for the proposals of the Reinstatement Plan has been necessary and undertaken. This section outlines who the relevant owners and occupiers are and how they could potentially be impacted by the planned reinstatement work.

Additionally, relevant statutory bodies (e.g. Environment Agency, Natural England) will be consulted where appropriate to do so.

Finally, a complaints handling procedure is set out to detail how issues can be resolved if this isn't possible at a site level.

9.2 Engagement with Relevant Owners and Occupiers

Outside of engagement for the planning application, there are no plans for engaging with neighbouring stakeholders or other owners and occupiers identified in the surrounding areas at

this stage of the reinstatement. Prior to and during reinstatement works commencing, a full stakeholder engagement plan will be outlined with stakeholders including and not limited to neighbours near to the site, Ashford Borough Council, and Kent County Council, including impacting and complaints handling procedure.

10.0 Site Safeguards

10.1 Introduction

The purpose of this section of the document is to detail any measures that will be used to protect any existing biodiversity on the site, and / or any biodiversity enhancement measures that have been agreed as part of the Biodiversity Enhancement Plan for the IBF (if any). This section will also outline the measures that will be put in place, if required, to ensure that during site reinstatement, biodiversity enhancements created alongside the provision of IBF sites will be protected.

10.2 Site Safeguards

Reinstatement should avoid significant harm to locally identified biodiversity assets, including Local Wildlife Sites, Local Nature Reserves and the Ashford Green Corridor as well as priority and locally important habitats and protected species. All existing planting schemes, SuDS ponds and any further green areas which enhance biodiversity will be retained.

11.0 Waste & Reuse of Materials

11.1 Introduction

The purpose of this section of the document is to demonstrate the extent to which materials will be re-used and recycled off site. Where material is not being recycled details are provided for how they are being disposed of and how doing so meets the relevant industry standards such as the Waste and Resource Action Programme (WRAP).

11.2 Waste & Reuse of Materials

The reinstatement of the IBF is unlikely to require the use of any material resources, however this will be evaluated prior to reinstatement works commencing and a full schedule of works would be provided highlighting any material resources required. The temporary structures and associated infrastructure, such as lighting columns, would be removed which could constitute waste if not appropriately managed. The design of the modular buildings and inspection facilities have been designed with re-use in mind, and opportunities for these to be sold and re-used elsewhere following the reinstatement of the IBF would be explored. Waste and wastewater from the Defra facilities will be removed and would not discharge into the Stodmarsh Catchment.

12.0 Site Traffic and Considerate Construction Protocols

12.1 Introduction

The purpose of this section of the report is to demonstrate how site traffic and other construction protocols will meet the requirements of the approved Construction Management Plan (CMP) advice note.

12.2 Site Traffic Noise and Considerate Construction Protocols

The reinstatement of the Site is not anticipated to result in any new or materially worse effects than the construction of the IBF. However, there is the potential for a temporary, adverse effect on nearby sensitive receptors as a result of noise arising from the works associated with the reinstatement activities, such as the dismantling of infrastructure. However, this is not anticipated to consist of any high noise and vibration inducing activities. As such, given the small-scale nature of the works (as the hardstanding of the development plots would remain) and temporary nature of disturbance, no significant effects are anticipated.

13.0 Air Quality

13.1 Introduction

The purpose of this section of the report is to demonstrate that the relevant air quality objectives, as detailed in the Construction Management Plan (CMP) and Operational Management Plan (OMP), are not breached during the reinstatement work.

13.2 Air Quality

The reinstatement of the Site is not anticipated to result in any new or materially different effects than the construction of the IBF as the temporary infrastructure would be removed from the Site and the hardstanding and drainage retained. Therefore, no significant air quality effects are anticipated during the reinstatement phase. Nonetheless, the implementation of best practice construction measures such as ensuring that all vehicles with open loads of potential dusty materials are securely sheeted or enclosed would be implemented onsite to reduce the creation of dust and potential nuisance to nearby residential receptors.

14.0 Soil Handling for Site Reinstatement

14.1 Introduction

The purpose of this section of the report is to detail, where required, how conserved soils will be used for the restoration of land to its previous use, or subsequently agreed use. This includes setting out how soils will be handled, stored and used during site reinstatement.

14.2 Soil Handling for Site Reinstatement

No adverse effects are anticipated from the reinstatement of the Site. This is because the hardstanding of the development plots and drainage would remain in-situ, and as such the reinstatement activities would not disturb any underlying geology and soils.

15.0 Standards

15.1 Introduction

This section of the report will address the relevant British Standards that any reinstatement work should adhere to, in particular those related to planting and trees.

15.2 Standards

Mitigation measures for decommissioning and reinstatement will include that works comply with the recommendations for practical measures to minimise noise and the maximum permissible noise limits set out in BS5228-1 and follow best practice guidelines.

16.0 Monitoring and Supervision

16.1 Introduction

The purpose of this section of the document is to set out the proportionate measures and arrangements to monitor and manage the reinstatement work at this site. If relevant details are included detailing arrangements for additional work as may be required that are outside of the current scope to ensure the site achieve the target condition.

If required this section also provides detail for any post-handover monitoring, the party responsible, the extent of any liabilities and timescale for ongoing monitoring.

16.2 Monitoring

Once a delivery partner has been mobilised, should one be required, the reinstatement works will be project managed and monitored by Civil Servants within Defra, DfT and HMRC to ensure that timely progress is made by the appointed contractor so that they meet the programme.

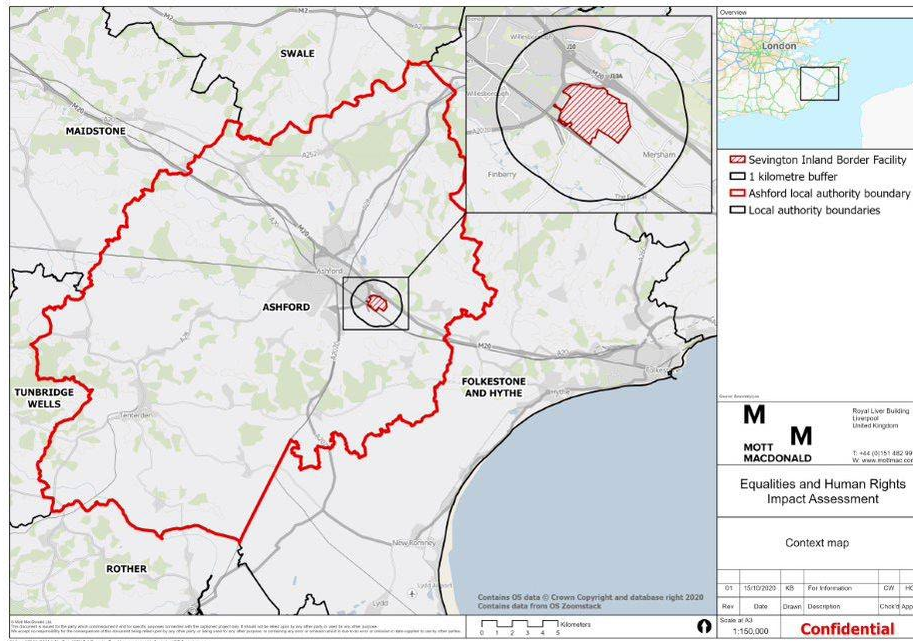
16.3 Supervision

There will be a Civil Servant Project Manager appointed to sit alongside the principal contractor role to monitor delivery. Where necessary SME contingent labour will be procured to assist and provide additional rigour.

16.4 Handover

Practical completion of reinstatement works will be agreed by Defra, DfT, and HMRC. The IBF will then be formally handed over and be held by the landowners, DfT, who will have ongoing responsibility for the site.

A.1 Sevington Inland Border Facility Location within Ashford



A.2 Site layout

