

Appendix 12 - Landscape Technical Note

**Applicant Statement of Case - Appendices
CROWN/2025/0000002 Sevington Inland Border Facility**



**Sevington Inland Border Facility, Mersham, Ashford
TN25 6GE Application Reference No:
CROWN/2025/0000002**

Landscape Technical Note

November 2025

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This document has been prepared and checked in accordance with Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS EN ISO 45001:2018)

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P01	Final Draft	20.11.25	Tom Hurlstone Senior Associate Director		
Comments					
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Comments					

Revision		Status	
Pnn	Preliminary (shared; non-contractual)	S1	Coordination
Cnn	Contractual	S2	Information
		S3	Review & Comment
		S4	Review & Authorise
		S5	Review & Acceptance
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Appendices

A. Annotated Baseline Photography

1. Executive Summary

- 1.1 The LVIA concluded the Development in general would be in keeping with the wider landscape setting, as it would act as an extension of the urbanised and industrial use at the edge of Willesborough. However, there are expected to be minor effects to the wider rural landscape, as it would reduce the arable land. With careful consideration to the building heights, to the lighting infrastructure over the nighttime and the screening mitigation measures, the Development should be able to integrate well in the area.
- 1.2 It should also be noted the reduction in arable land reflects a worst-case predevelopment baseline for the purposes of the ES. There is an expectation the strategic landscape mounding, biodiversity enhancement, screening, bunds, soft planting, surface water drainage facilities, development plots and access roads would be remain following reinstatement. As such the Development is not resulting in a reduction of arable land.
- 1.3 A further site study was undertaken on 10th and 11th November 2025 in clear weather conditions, where photography for viewpoint 12 was retaken and further photography taken from 8 additional viewpoints. The assessment was revised based on the methodology included within in the LVIA, which follows Landscape Institute Guidance.
- 1.4 In reviewing viewpoint 12 and the additional viewpoints, at worst the Magnitude of Change would change to **negligible** as opposed to **no change** which was stated in the LVIA. This would result in a **negligible** Significance of Effect, meaning the Development would cause no easily discernible change to visual amenity and key views. As such there would still be no significant effects on the KNDL.
- 1.5 Within 4 out of the 8 additional viewpoints there would be no visibility of the Development and therefore no significant effects on the KNDL.
- 1.6 The nighttime views from viewpoints 12 and 12B show lighting is visible within the view. As per the LVIA there would be a **minor** Magnitude of Change resulting in a **moderate** Significance of Effect. However, this is seen in conjunction with the lighting from the nearby urban areas of Ashford and Willesborough and as such is read in the context of these.

2. Introduction

Scope of Technical Note

- 2.1 A Landscape Visual Impact Assessment for the continued use and operation of the Sevington Inland Border Facility (IBF), Ashford was produced by Waterman in April 2025 to support a planning application for Crown Development (ref. CROWN/2025/0000002).
- 2.2 This Landscape and Visual Technical Note has been produced to provide further detailed responses to the Inspector's Statement of Matters document and statutory / non-statutory consultation responses.
- 2.3 I am familiar with the Landscape Institute's Code of Practice (December 2021). I believe that in addressing the landscape and visual matters relating to this inquiry I have fulfilled my professional responsibilities in accordance with the Code of Practice.
- 2.4 I understand my duty to the inquiry and have complied with and will continue to comply with that duty. I believe that the facts stated within this Technical Note are correct and I confirm that the opinions expressed are my true and professional opinions.

Personal Details

- 2.5 My name is Tom Hurlstone, I hold an honours degree in Landscape Architecture with Planning and a Master of Landscape Architecture both of which I gained at Sheffield University. I was elected as a Chartered Member of the Landscape Institute (CMLI) in 2012.
- 2.6 I am employed as a Senior Associate Director at Waterman where I lead the Landscape Architecture and Arboriculture team.
- 2.7 I have over 16 years' experience gained with the private sector. Prior to joining Waterman in 2018, I previously worked at Randle Siddeley, fabrik and Atkins.
- 2.8 Throughout my career I have worked on many Landscape and Townscape Visual Impact Assessments and project managed other related disciplines including Arboriculture which forms part of Waterman's Landscape service line.

3. Summary of Landscape Visual Impact Assessment

- 3.1 The Landscape Visual Impact Assessment stated the following;
- 3.2 The Development in general would be in keeping with the wider landscape setting, as it would act as an extension of the urbanised and industrial use at the edge of Willesborough. However, there are expected to be minor effects to the wider rural landscape, as it would reduce the arable land. With careful consideration to the building heights, the lighting infrastructure over the nighttime and the screening mitigation measures, the Development should be able to integrate well in the area.
- 3.3 The effects upon designated areas are predicted to be minor, mainly due to the surrounding intervening features and the relative distances. These designations include:
- Kent Downs National Landscape, whilst being located outside the study area, has been addressed within the visual assessment. Given the distance from the Site, the Development is considered to be barely perceptible from the viewpoint during daytime but will be more evident when lit during the night, and will be perceived as an extension of Willesborough urban setting.
 - There are a number of listed buildings and a Registered Park and Garden that have been identified within the study area. Whilst the majority fall outside the visual envelope due to their built surroundings, a small number of listed buildings will sit within the affected area. These visual and landscape changes have been addressed within this assessment, considering the change in views from the associated receptors.
- 3.4 The effects upon the five landscape character areas that are being assessed are not expected to have significant impacts. The only landscape character that would be directly affected is LCA 2, but it is expected that there will be some localised inter-visibility with LCA 1, 3 and 5. Additionally, it is expected that the increased highway infrastructure and traffic will be notable to LCA 2 and the neighbouring areas of LCA 1, 3 and 5.

4. Statement of Matters – Landscape

4.1 The main issues in terms of Landscape identified in the Statement of Matters (SoM) in respect of the application are as follows;

- the effects of the development on the character and appearance of the area; and
- the effect of the development on the local landscape, including on the Wye Downs National Landscape (formerly Area of Outstanding Natural Beauty (AONB)).

4.2 Within the Statement of Matters clarification is sought on the following items;

- How does the application consider the duty under s245 of the Levelling-Up and Regeneration Act 2023 (LURA) and the 'Duty' in respect of Areas of Outstanding Natural Beauty (AONB) / National Landscape?
- Is the LVIA accurate in terms of its assessment of the impacts on the KDNL/AONB?
- Kent Downs National Landscape Team go on to indicate that: *'Our contention is that the findings of the Assessment in respect of impacts to the KDNL should either be disregarded or the LVIA corrected, including with the substitution of photographs that should be taken in conditions of clear visibility.'*

What observations are there from the Applicants on this point?

- How does the application accord with Paragraph 189 of the Framework?
- How does the application accord with Policy ENV3b of the Ashford Local Plan?
- With regard to the Kent Downs AONB Management Plan, and specifically policies SD3, SD7, SD8, SD10, SD11 and SD12, as identified by the Kent Downs National Landscape Team, what observations do the Applicants have on these and this plan?
- What consideration been given to how the landscape has been affected from being an arable field to now essentially, a lorry stationing area with associated buildings and infrastructure?

4.3 Appendix A to the SoM presents a summary of comments from interested parties. Those making comments pertaining to landscape are: local residents, ward members, Ashford Borough Council Environment Protection Team, Sevington and Finsbury Parish Council and The Village Alliance. The main comments raised are summarised as follows;

Local Residents

- The light pollution also has an effect on the Kent Downs AONB.
- The development has introduced an eyesore into what was previously a rural landscape.

Sevington with Finberry Parish Council

- Site aesthetics – the site does not blend into its surroundings; including the temporary aesthetic which is unfit for retention. The fencing used is poor and at odds with its countryside setting. Views of the site from the A2070 are worse than expected, with the staff entrance located off a country lane in an historic area of Sevington that leads to numerous listed buildings is extremely poor.

Kent Downs National Landscape Team

- The NPPG on natural environment specifically recognises that 'Land within the setting of these areas often makes an important contribution to maintaining their natural beauty, and where

poorly located or designed development can do significant harm. This is especially the case where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary', as is the case in the Kent Downs, where views from the escarpment were a fundamental reason behind the designation of the landscape as an AONB and where such views are still recognised today as one of the Kent Downs special qualities.

- The Border Facility is visible from an extensive tract of the North Downs escarpment, within Kent Downs National Landscape, where it appears as an incongruous and industrial intrusion into the landscape, and has resulted in a deterioration of the views, from one of the most visited parts of the KDNL, where there are several promoted viewpoints and including for users of the North Downs Way National Trail, acknowledged to be highly sensitive receptors, given that their attention is focused on views out from the escarpment. The Facility also results in nighttime impacts to the KDNL from the extensive lighting scheme associated, that extends across a significant area and is highly visible from the KDNL.

CPRE Ashford

- The site is clearly within the setting of the Kent Downs National Landscape and CPRE agrees with the detailed explanation and analysis submitted by the Kent Downs unit.
- The landscape impacts on lighting are on the basis of the environmental standard E04 (town centre urban nighttime economy). This is inadequate as it fails to acknowledge the urban/ rural edge of the site and fails to recognise that the site is in the setting of a designated landscape.

5. Statement of Matters – Landscape Response

- 5.1 This section of the Technical Note provides a response to Statement of Matters (SoM) raised by Mr C Parker (Planning Inspector) and general comments raised by other interested parties.

SoM Comment 1 – Item 26

- 5.2 As set out in the SoM response document the development is located 2.6km at its closest distance to the Kent Downs National Landscape (KDNL). The LVIA identified no significant impacts on the KDNL itself nor any specific receptor located within the KDNL.
- 5.3 A further site visit has been carried out, revisiting viewpoint 12 (including nighttime photography) with additional photography taken from 8 additional viewpoints within the KDNL. The photography with locations of the additional viewpoints are shown in Appendix A.
- 5.4 As shown in the revisited viewpoint 12 and 8 additional viewpoints there is very limited visibility of the Development on the long-range views with no visibility from the closest viewpoint locations to the Site.
- 5.5 As a result, the natural beauty of the KDNL would be retained and therefore the application would not be in conflict with the duty under s245 of the Levelling-Up and Regeneration Act 2023 (LURA).

SoM Comment 2 – Item 29

- 5.6 As set out in the SoM response document based on the conditions during the Site survey and the distance from the Site (~5Km) there was no perceivable visibility of the development from viewpoint 12. As such the assessment identified no likely significant effects. This viewpoint was agreed as part of the scoping and represents users of the KDNL from a key viewpoint on the North Downs Way.
- 5.7 Viewpoint 12 has subsequently been revisited on 10th and 11th November 2025 in clear weather conditions. The viewpoint photography was reshot and is included in Appendix A.
- 5.8 The assessment from viewpoint 12 has been reviewed based on the comments from the KDNL team.
- 5.9 There is very limited visibility of the Development within the wider view and by following the methodology included within the LVIA, which follows Landscape Institute Guidance, the Magnitude of Change would be **negligible** as opposed to **no change** which was stated in the LVIA. This would result in a **negligible** Significance of Effect, meaning the Development would cause no easily discernible change to visual amenity and key views.
- 5.10 As such there would still be no significant effects on the KDNL at viewpoint 12.

SoM Comment 3 – Item 30

- 5.11 As set out above, the viewpoint photography with the KDNL has been revisited with photography taken on a clear day from viewpoint 12 and additional viewpoints taken from within the KDNL.
- 5.12 As already stated, the assessment of viewpoint 12 has been revisited, meaning the Magnitude of Change would now be **negligible**, resulting in a **negligible** Significance of Effect, which is not significant.
- 5.13 Additional viewpoints taken at viewpoint 12 (viewpoints 12A and 12B) again show very limited visibility of the Development within these views when taken into context the wider view. As such

from both these viewpoint locations, there would be a **negligible** Magnitude of Change resulting in a **negligible** Significance of Effect.

- 5.14 Additional viewpoints 13 and 13B show no visibility of the Development and therefore no significant effects on the KDNL.
- 5.15 Additional viewpoints 14 and 15 show no visibility of the Development and therefore no significant effects on the KDNL.
- 5.16 Additional viewpoints 15B and 16 show very limited visibility of the Development within these views when taken into context the wider view. As such from these viewpoints there would be a **negligible** Magnitude of Change resulting in a **negligible** Significance of Effect.
- 5.17 The nighttime views from viewpoints 12 and 12B show lighting is visible within the view. As per the LVIA there would be a **minor** Magnitude of Change resulting in a **moderate** Significance of Effect. However, this is seen in conjunction with the lighting from the nearby urban areas of Ashford and Willesborough and as such is read in the context of these.

SoM Comment 4 – Item 31

- 5.18 As set out in the SoM response document the development is located 2.6km at its closest distance to the Kent Downs National Landscape (KDNL). The LVIA identified no significant impacts on the KDNL itself nor any specific receptor located within the KDNL.
- 5.19 Viewpoint 12 has subsequently been revisited on 10th and 11th November 2025 in clear weather conditions. The viewpoint photography was reshot and is included in Appendix A.
- 5.20 The assessment from viewpoint 12 has been reviewed based on the comments from the KDNL team.
- 5.21 There is very limited visibility of the Development within the wider view and by following the methodology included within in the LVIA, which follows Landscape Institute Guidance, the Magnitude of Change would be **negligible** as opposed to **no change** which was stated in the LVIA. This would result in a **negligible** Significance of Effect, meaning the Development would cause no easily discernible change to visual amenity and key views.
- 5.22 As such there would still be no significant effects on the KDNL at viewpoint 12.
- 5.23 Additional viewpoints 13 and 13B show no visibility of the Development and therefore no significant effects on the KDNL.
- 5.24 Additional viewpoints 14 and 15 show no visibility of the Development and therefore no significant effects on the KDNL.
- 5.25 Additional viewpoints 15B and 16 show very limited visibility of the Development within these views when taken into context the wider view. As such from these viewpoints there would be a **negligible** Magnitude of Change resulting in a **negligible** Significance of Effect.
- 5.26 In relation to Paragraph 189 of the Framework, due to the very limited effect on the KDNL the Development would avoid adverse effects on the designated KDNL.
- 5.27 In relation to Policy ENV3b, due to the very limited effect on the KDNL the Development would not result in the reduction of the natural beauty of the KDNL. As such the Development would accord with Policy ENV3b with regard to the purpose of conserving the natural beauty of the Kent Downs National Landscape.

SoM Comment 5 – Item 32

- 5.28 As set out in the SoM response document the development is located 2.6km at its closest distance to the Kent Downs National Landscape (KDNL). As such the characteristics and qualities of the KDNL would be retained. As such it would accord with the Kent Downs AONB Management Plan policy SD3.
- 5.29 In terms of policy SD7 due to the limited effects of the Development as already outlined the tranquillity of the KDNL would be conserved. The development sits within an area where light spill is already taking place from Ashford and the surrounding area. This is indicated from nighttime views 12 and 12B included within Appendix A. As such, there is already an impact on the dark night skies which the Development would be read in conjunction with.
- 5.30 In relation to policies SD8, SD10, SD11 and SD12 it is assessed that due to Development's location being 2.6km outside the KDNL, the distinctive landform, landscape character, special characteristics and qualities of the KDNL would be retained. There is limited visibility of the development from the KDNL, as such the setting and view from the KDNL would not be affected. The character and qualities of the KDNL would be retained.

SoM Response – Local Residents

- 5.31 In relation to light pollution, the nighttime views from viewpoints 12 and 12B show lighting is visible within the view. As per the LVIA there would be a **minor** Magnitude of Change resulting in a **moderate** Significance of Effect. However, this is seen in conjunction with the lighting from the nearby urban areas of Ashford and Willesborough and as such is read in the context of these.
- 5.32 A landscape character assessment was carried out within the LVIA submitted with the application. This concluded, the localised effects are likely to be significant but given the scale of the changes to the LCA as a whole, the magnitude of the impacts is considered to be moderate.

SoM Response – Sevington with Finberry Parish Council

- 5.33 Views from the A2070 have been assessed within the LVIA submitted within the planning application. These have identified effects based on the Development proposals which have been assessed in line with the methodology provided within the LVIA.

SoM Response – Kent Downs National Landscape Team

- 5.34 As set out in the SoM response document the development is located 2.6km at its closest distance to the Kent Downs National Landscape (KDNL). The LVIA identified no significant effects on the KDNL itself nor any specific receptor located within the KDNL.
- 5.35 Viewpoint 12 has subsequently been revisited on 10th and 11th November 2025 in clear weather conditions. The viewpoint photography was reshot and is included in Appendix A.
- 5.36 The assessment from viewpoint 12 has been reviewed based on the comments from the KDNL team.
- 5.37 There is very limited visibility of the Development within the wider view and by following the methodology included within the LVIA, which follows Landscape Institute Guidance, the Magnitude of Change would be **negligible** as opposed to **no change** which was stated in the LVIA. This would result in a **negligible** Significance of Effect, meaning the Development would cause no easily discernible change to visual amenity and key views.
- 5.38 As such there would still be no significant effects on the KDNL at viewpoint 12.

- 5.39 Further viewpoints have been added along the escarpment and the North Downs Way National Trail to revisit the potential visibility of the scheme from these locations. As already stated, additional viewpoints 15B and 16, both on the National Trail, show very limited visibility of the Development within these views when taken into context the wider view. As such from these viewpoints there would be a **negligible** Magnitude of Change resulting in a **negligible** Significance of Effect.
- 5.40 Additional viewpoints 15B and 16 show very limited visibility of the Development within these views when taken into context the wider view. As such from these viewpoints there would be a **negligible** Magnitude of Change resulting in a **negligible** Significance of Effect.
- 5.41 The nighttime views from viewpoints 12 and 12B show lighting is visible within the view. As per the LVIA there would be a **minor** Magnitude of Change resulting in a **moderate** Significance of Effect. However, this is seen in conjunction with the lighting from the nearby urban areas of Ashford and Willesborough and as such is read in the context of these.

SoM Response – CPRE Ashford

- 5.42 In relation to the comments made by CPRE Ashford these are covered above under the Kent Downs National Landscape Team responses.

6. Summary

- 6.1 Waterman have undertaken additional Landscape and Visual Assessment studies to respond to the Inspector's Statement of Matters document and statutory / non-statutory consultation responses. These have been undertaken in line with industry guidance and good practice without prejudice or bias. No further significant effects have been identified as a result of the additional studies and therefore the conclusions within the LVIA still remain.

Appendices

A. Annotated Baseline Photography

Appendices

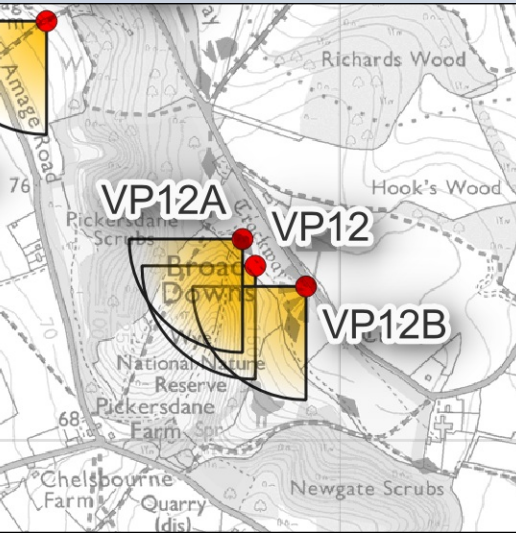
Sevington Inland Border Facility, Ashford

Annotated Baseline Photography

**Accurate Visual Representation (AVR) (TGN06/19) Type 1
With Supporting Wireframes.**

November 2025

Viewpoint 12: Baseline



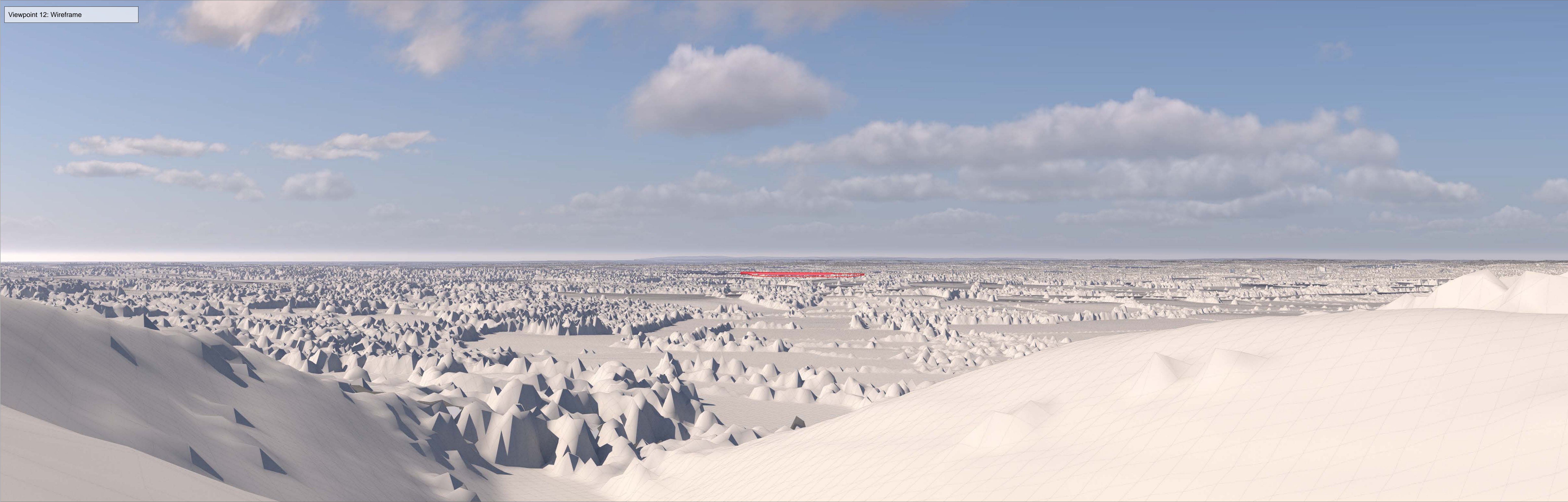
Viewpoint 12 (TGN 06/19 Type 1 Image (Option 1, A1 Width, Enlargement (to FFS/50mm) 96%))

Note: This is a composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

If this document is viewed on an electronic device, this scale bar should measure 10cm

Date: 18 November 2025
Drawing Number: WIE6859/01a
Drawn by: AP
Checked by: MP

Project title: Sevington Inland Border Facility, Ashford
Client: Waterman Infrastructure & Environment Ltd
Drawing Title: Viewpoint 12 - Baseline



Viewpoint 12 (TGN 06/19 Type 1 Image (Option 1, A1 Width, Enlargement (to FFS/50mm) 96%))

Note: This is a computer generated image (rendered to cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

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Date: 18 November 2025
Drawing Number: WIE6859/01a
Drawn by: AP
Checked by: MP

Project title: Sevington Inland Border Facility, Ashford
Client: Waterman Infrastructure & Environment Ltd
Drawing Title: Viewpoint 12 - Wireframe

Viewpoint 12 (night): Baseline



Viewpoint 12 (TGN 06/19 Type 1 Image (Option 1, A1 Width, Enlargement (to FFS/50mm) 96%))

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Date: 18 November 2025
Drawing Number: WIE6859/01a
Drawn by: AP
Checked by: MP

Project title: Sevington Inland Border Facility, Ashford
Client: Waterman Infrastructure & Environment Ltd
Drawing Title: Viewpoint 12 (night) - Baseline



		<div>Date: 17 November 2025</div> <div>Drawing Number: WIE6859/01</div> <div>Drawn by: AP</div> <div>Checked by: MP</div>	<div>Project title: Sevington Inland Border Facility, Ashford</div> <div>Client: Waterman Infrastructure & Environment Ltd</div> <div>Drawing Title: Viewpoint 12 - 50mm Reference</div>
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		Date: 17 November 2025 Drawing Number: WIE6859/01 Drawn by: AP Checked by: MP	Project title: Sevington Inland Border Facility, Ashford Client: Waterman Infrastructure & Environment Ltd Drawing Title: Viewpoint 12 - 75mm Reference
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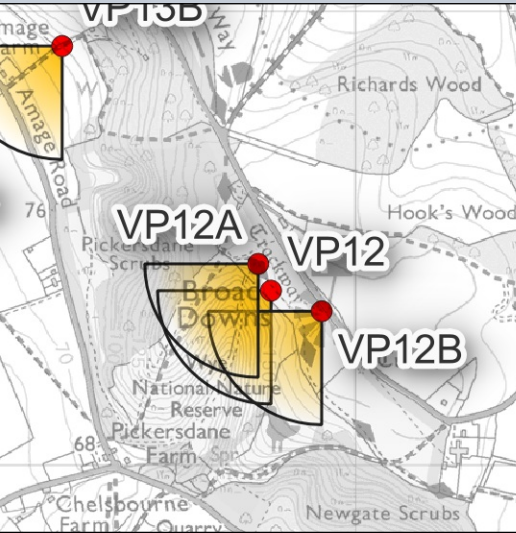


		Date: 17 November 2025 Drawing Number: WIE6859/01 Drawn by: AP Checked by: MP	Project title: Sevington Inland Border Facility, Ashford Client: Waterman Infrastructure & Environment Ltd Drawing Title: Viewpoint 12 (night) - 50mm Reference
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		Date: 17 November 2025 Drawing Number: WIE6859/01 Drawn by: AP Checked by: MP	Project title: Sevington Inland Border Facility, Ashford Client: Waterman Infrastructure & Environment Ltd Drawing Title: Viewpoint 12 (night) - 75mm Reference
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Viewpoint 12A: Baseline



Viewpoint 12A (TGN 06/19 Type 1 Image (Option 1, A1 Width, Enlargement (to FFS/50mm) 96%))

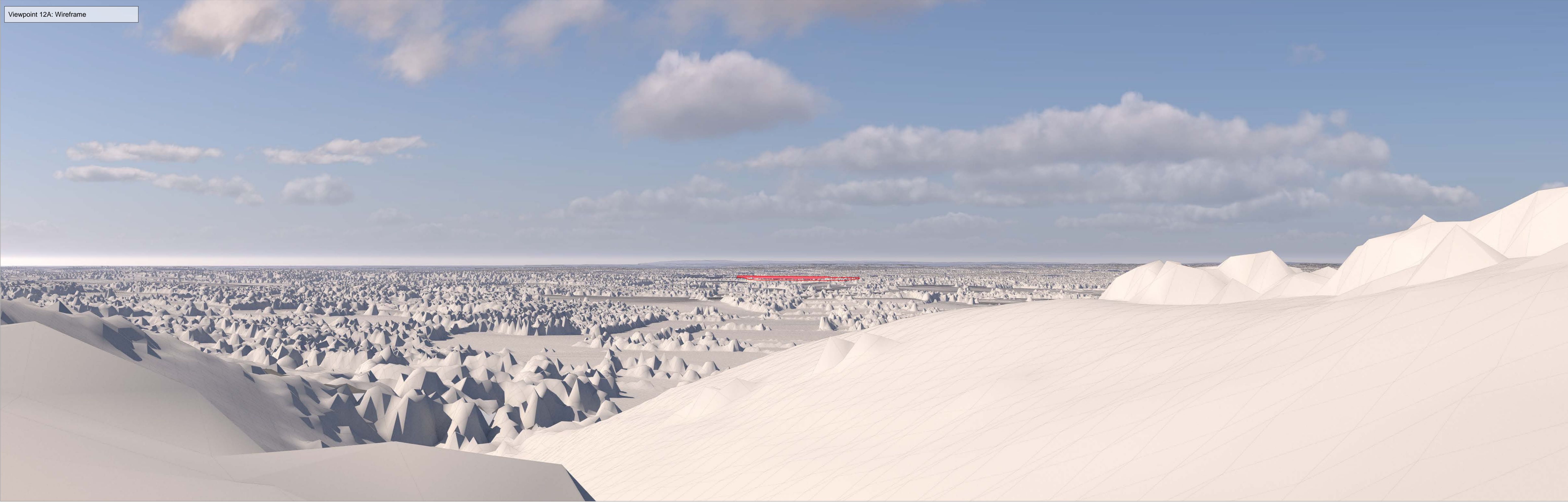
Note: This is a composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

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Checked by: MP

Project title: Sevington Inland Border Facility, Ashford
Client: Waterman Infrastructure & Environment Ltd
Drawing Title: Viewpoint 12A - Baseline

Viewpoint 12A: Wireframe



Viewpoint 12A (TGN 06/19 Type 1 Image (Option 1, A1 Width, Enlargement (to FFS/50mm) 96%))

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Date: 18 November 2025
Drawing Number: WIE6859/01a
Drawn by: AP
Checked by: MP

Project title: Sevington Inland Border Facility, Ashford
Client: Waterman Infrastructure & Environment Ltd
Drawing Title: Viewpoint 12A - Wireframe

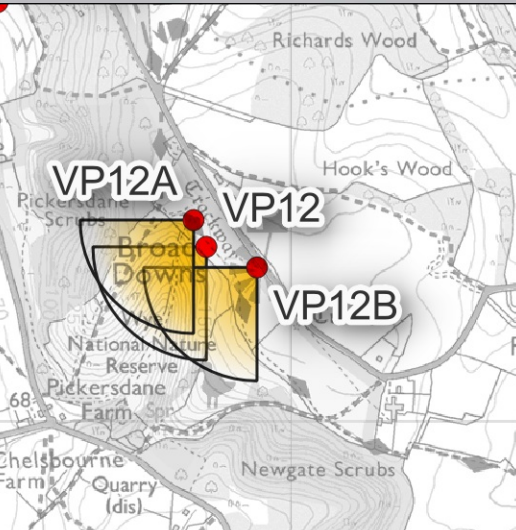


		Date: 17 November 2025 Drawing Number: WIE6859/01 Drawn by: AP Checked by: MP	Project title: Sevington Inland Border Facility, Ashford Client: Waterman Infrastructure & Environment Ltd Drawing Title: Viewpoint 12A - 50mm Reference
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		<div>Date: 17 November 2025</div> <div>Drawing Number: WIE6859/01</div> <div>Drawn by: AP</div> <div>Checked by: MP</div>	<div>Project title: Sevington Inland Border Facility, Ashford</div> <div>Client: Waterman Infrastructure & Environment Ltd</div> <div>Drawing Title: Viewpoint 12A - 75mm Reference</div>
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Viewpoint 12B: Baseline



Extent of Proposed Development

Viewpoint 12B (TGN 06/19 Type 1 Image (Option 1, A1 Width, Enlargement (to FFS/50mm) 96%))

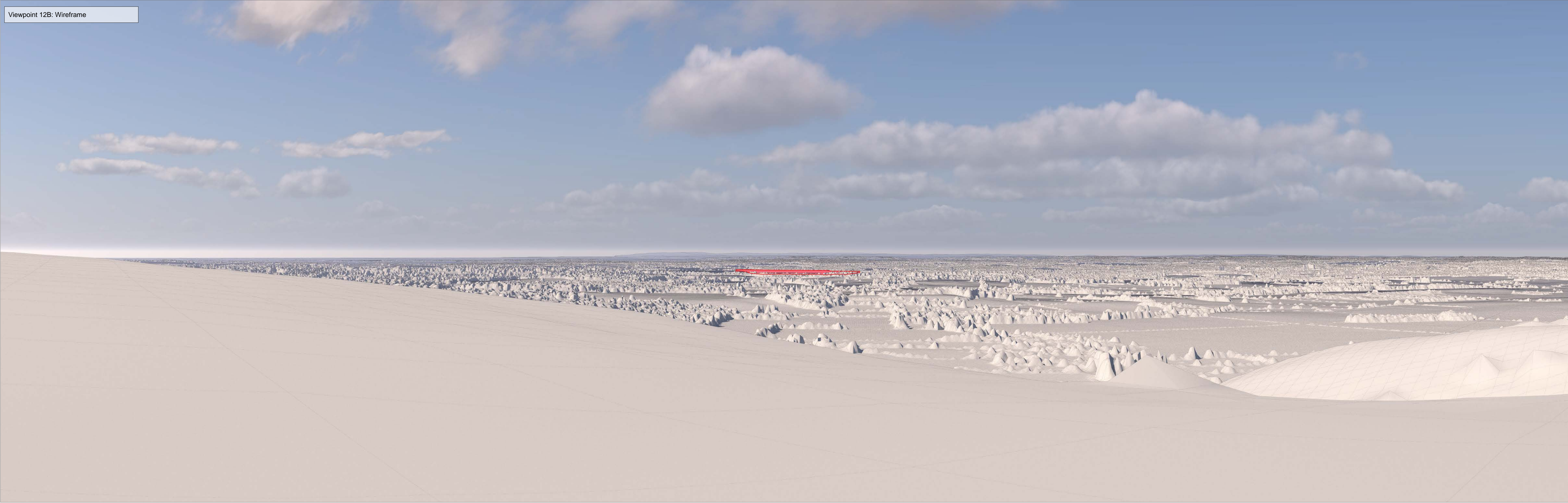
Note: This is a composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

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Date: 18 November 2025
Drawing Number: WIE6859/01a
Drawn by: AP
Checked by: MP

Project title: Sevington Inland Border Facility, Ashford
Client: Waterman Infrastructure & Environment Ltd
Drawing Title: Viewpoint 12B - Baseline

Viewpoint 12B: Wireframe



Viewpoint 12B (TGN 06/19 Type 1 Image (Option 1, A1 Width, Enlargement (to FFS/50mm) 96%))

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Drawing Number: WIE6859/01a
Drawn by: AP
Checked by: MP

Project title: Sevington Inland Border Facility, Ashford
Client: Waterman Infrastructure & Environment Ltd
Drawing Title: Viewpoint 12B - Wireframe

Viewpoint 12B (night): Baseline



Viewpoint 12B (TGN 06/19 Type 1 Image (Option 1, A1 Width, Enlargement (to FFS/50mm) 96%))

Note: This is a composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

If this document is viewed on an electronic device, this scale bar should measure 10cm

Date: 18 November 2025
Drawing Number: WIE6859/01a
Drawn by: AP
Checked by: MP

Project title: Sevington Inland Border Facility, Ashford
Client: Waterman Infrastructure & Environment Ltd
Drawing Title: Viewpoint 12B (night) - Baseline



		Date: 17 November 2025 Drawing Number: WIE6859/01 Drawn by: AP Checked by: MP	Project title: Sevington Inland Border Facility, Ashford Client: Waterman Infrastructure & Environment Ltd Drawing Title: Viewpoint 12B - 50mm Reference
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		<div>Date: 17 November 2025</div> <div>Drawing Number: WIE6859/01</div> <div>Drawn by: AP</div> <div>Checked by: MP</div>	<div>Project title: Sevington Inland Border Facility, Ashford</div> <div>Client: Waterman Infrastructure & Environment Ltd</div> <div>Drawing Title: Viewpoint 12B - 75mm Reference</div>
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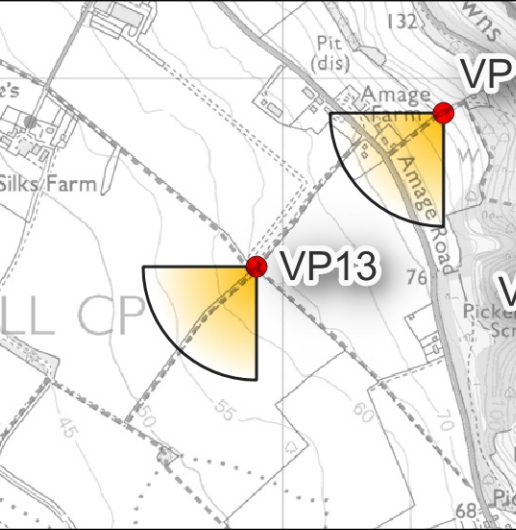


		<div>Date: 17 November 2025</div> <div>Drawing Number: WIE6859/01</div> <div>Drawn by: AP</div> <div>Checked by: MP</div>	<div>Project title: Sevington Inland Border Facility, Ashford</div> <div>Client: Waterman Infrastructure & Environment Ltd</div> <div>Drawing Title: Viewpoint 12B (night) - 50mm Reference</div>
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		<div>Date: 17 November 2025</div> <div>Drawing Number: WIE6859/01</div> <div>Drawn by: AP</div> <div>Checked by: MP</div>	<div>Project title: Sevington Inland Border Facility, Ashford</div> <div>Client: Waterman Infrastructure & Environment Ltd</div> <div>Drawing Title: Viewpoint 12B (night) - 75mm Reference</div>
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Viewpoint 13: Baseline



Viewpoint 13 (TGN 06/19 Type 1 Image (Option 1, A1 Width, Enlargement (to FFS/50mm) 96%))

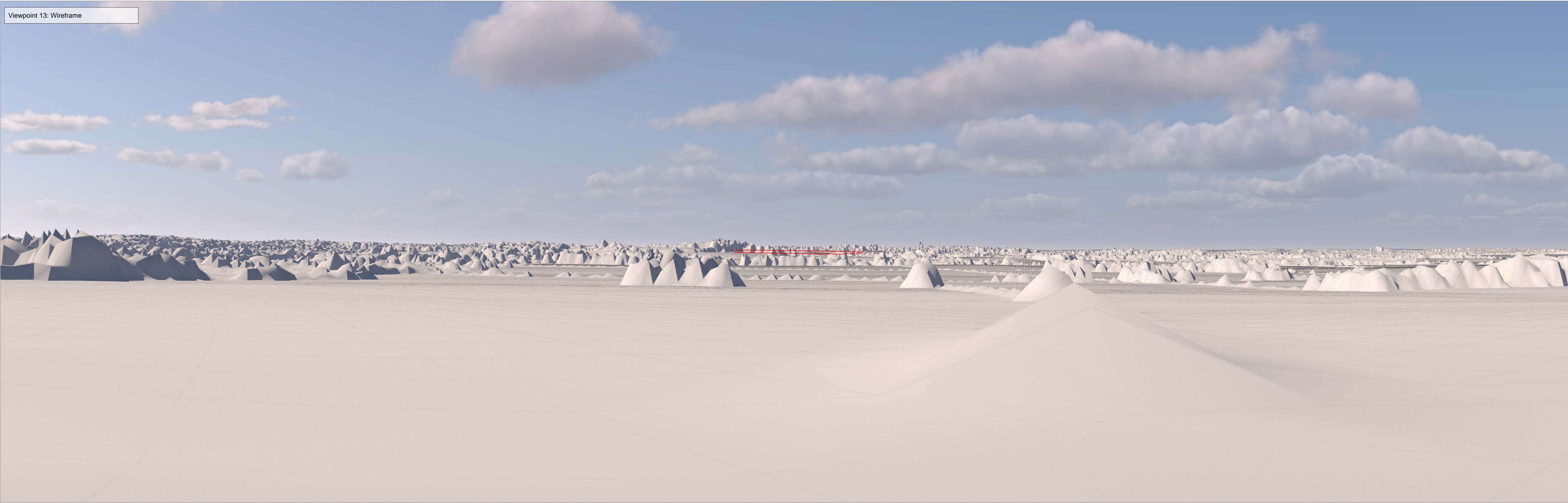
Note: This is a composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

If this document is viewed on an electronic device, this scale bar should measure 10cm

Date: 18 November 2025
Drawing Number: WIE6859/01a
Drawn by: AP
Checked by: MP

Project title: Sevington Inland Border Facility, Ashford
Client: Waterman Infrastructure & Environment Ltd
Drawing Title: Viewpoint 13 - Baseline

Viewpoint 13: Wireframe



Viewpoint 13 (TGN 06/19 Type 1 Image (Option 1, A1 Width, Enlargement (to FFS/50mm) 96%))

Note: This is a computer generated image (rendered to cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

If this document is viewed on an electronic device, this scale bar should measure 10cm

Date: 18 November 2025
Drawing Number: WIE6859/01a
Drawn by: AP
Checked by: MP

Project title: Sevington Inland Border Facility, Ashford
Client: Waterman Infrastructure & Environment Ltd
Drawing Title: Viewpoint 13 - Wireframe

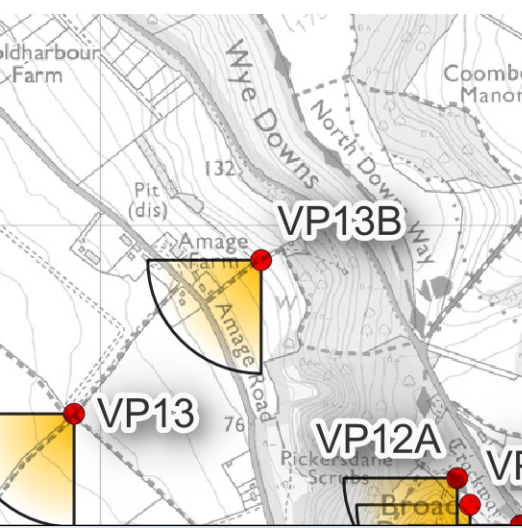


		<div>Date: 17 November 2025</div> <div>Drawing Number: WIE6859/01</div> <div>Drawn by: AP</div> <div>Checked by: MP</div>	<div>Project title: Sevington Inland Border Facility, Ashford</div> <div>Client: Waterman Infrastructure & Environment Ltd</div> <div>Drawing Title: Viewpoint 13 - 50mm Reference</div>
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		Date: 17 November 2025 Drawing Number: WIE6859/01 Drawn by: AP Checked by: MP	Project title: Sevington Inland Border Facility, Ashford Client: Waterman Infrastructure & Environment Ltd Drawing Title: Viewpoint 13 - 75mm Reference
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Viewpoint 13B: Baseline



Viewpoint 13B (TGN 06/19 Type 1 Image (Option 1, A1 Width, Enlargement (to FFS/50mm) 96%))

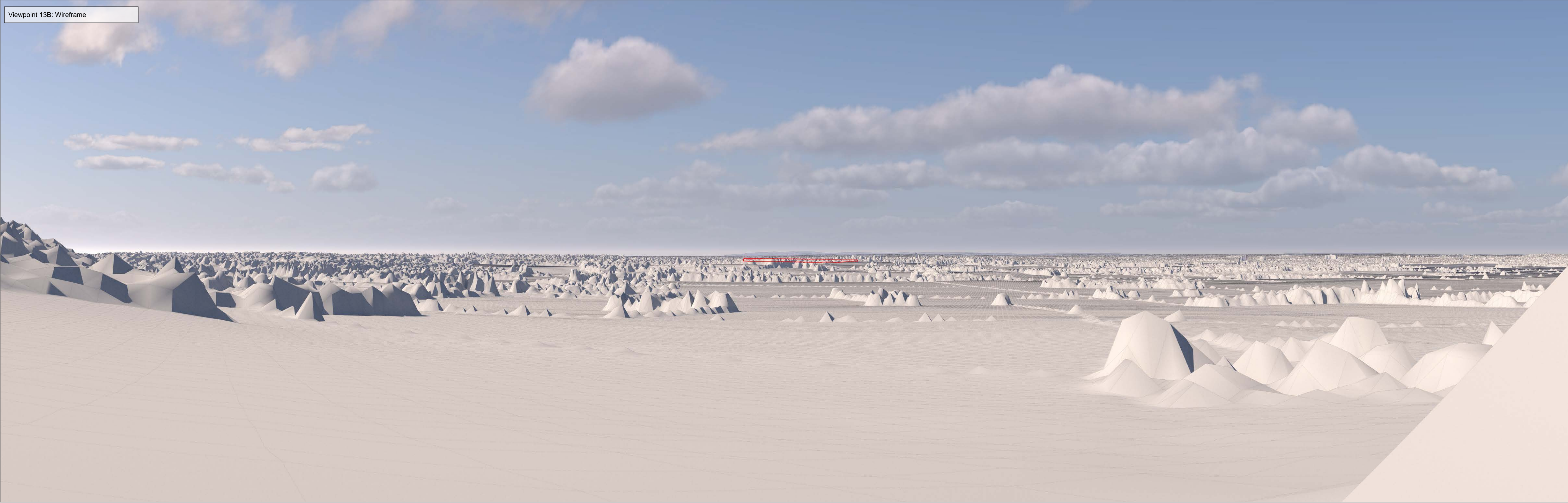
Note: This is a composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

If this document is viewed on an electronic device, this scale bar should measure 10cm

Date: 18 November 2025
Drawing Number: WIE6859/01a
Drawn by: AP
Checked by: MP

Project title: Sevington Inland Border Facility, Ashford
Client: Waterman Infrastructure & Environment Ltd
Drawing Title: Viewpoint 13B - Baseline

Viewpoint 13B: Wireframe



Viewpoint 13B (TGN 06/19 Type 1 Image (Option 1, A1 Width, Enlargement (to FFS/50mm) 96%))

Note: This is a computer generated image (rendered to cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

If this document is viewed on an electronic device, this scale bar should measure 10cm

Date: 18 November 2025
Drawing Number: WIE6859/01a
Drawn by: AP
Checked by: MP

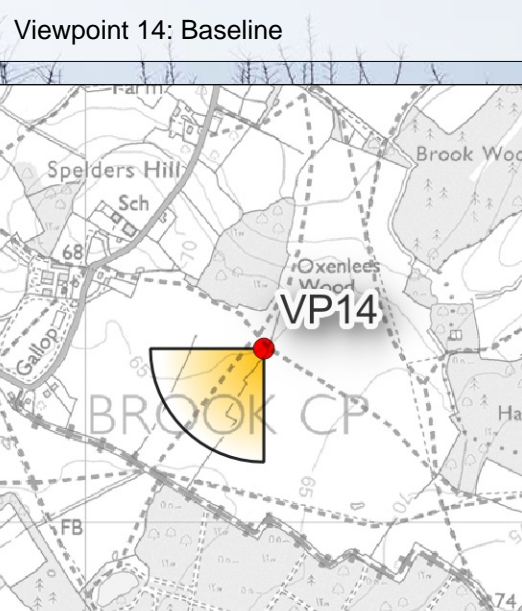
Project title: Sevington Inland Border Facility, Ashford
Client: Waterman Infrastructure & Environment Ltd
Drawing Title: Viewpoint 13B - Wireframe



		<div>Date: 17 November 2025</div> <div>Drawing Number: WIE6859/01</div> <div>Drawn by: AP</div> <div>Checked by: MP</div>	<div>Project title: Sevington Inland Border Facility, Ashford</div> <div>Client: Waterman Infrastructure & Environment Ltd</div> <div>Drawing Title: Viewpoint 13B - 50mm Reference</div>
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		Date: 17 November 2025 Drawing Number: WIE6859/01 Drawn by: AP Checked by: MP	Project title: Sevington Inland Border Facility, Ashford Client: Waterman Infrastructure & Environment Ltd Drawing Title: Viewpoint 13B - 75mm Reference
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Viewpoint 14 (TGN 06/19 Type 1 Image (Option 1, A1 Width, Enlargement (to FFS/50mm) 96%))

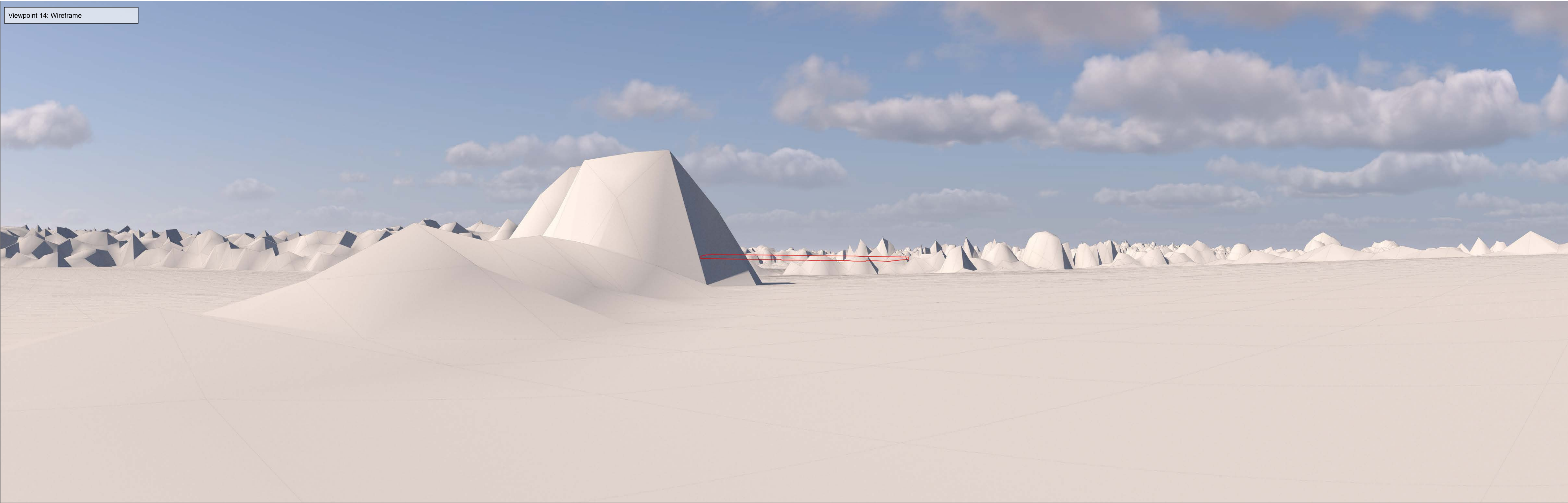
Note: This is a composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

If this document is viewed on an electronic device, this scale bar should measure 10cm

Date: 18 November 2025
Drawing Number: WIE6859/01a
Drawn by: AP
Checked by: MP

Project title: Sevington Inland Border Facility, Ashford
Client: Waterman Infrastructure & Environment Ltd
Drawing Title: Viewpoint 14 - Baseline

Viewpoint 14: Wireframe



Viewpoint 14 (TGN 06/19 Type 1 Image (Option 1, A1 Width, Enlargement (to FFS/50mm) 96%))

Note: This is a computer generated image (rendered to cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

If this document is viewed on an electronic device, this scale bar should measure 10cm

Date: 18 November 2025
Drawing Number: WIE6859/01a
Drawn by: AP
Checked by: MP

Project title: Sevington Inland Border Facility, Ashford
Client: Waterman Infrastructure & Environment Ltd
Drawing Title: Viewpoint 14 - Wireframe

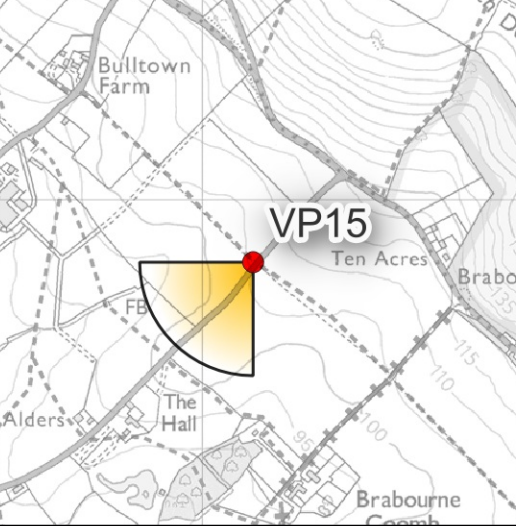


		<div>Date: 17 November 2025</div> <div>Drawing Number: WIE6859/01</div> <div>Drawn by: AP</div> <div>Checked by: MP</div>	<div>Project title: Sevington Inland Border Facility, Ashford</div> <div>Client: Waterman Infrastructure & Environment Ltd</div> <div>Drawing Title: Viewpoint 14 - 50mm Reference</div>
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		Date: 17 November 2025 Drawing Number: WIE6859/01 Drawn by: AP Checked by: MP	Project title: Sevington Inland Border Facility, Ashford Client: Waterman Infrastructure & Environment Ltd Drawing Title: Viewpoint 14 - 75mm Reference
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Viewpoint 15: Baseline



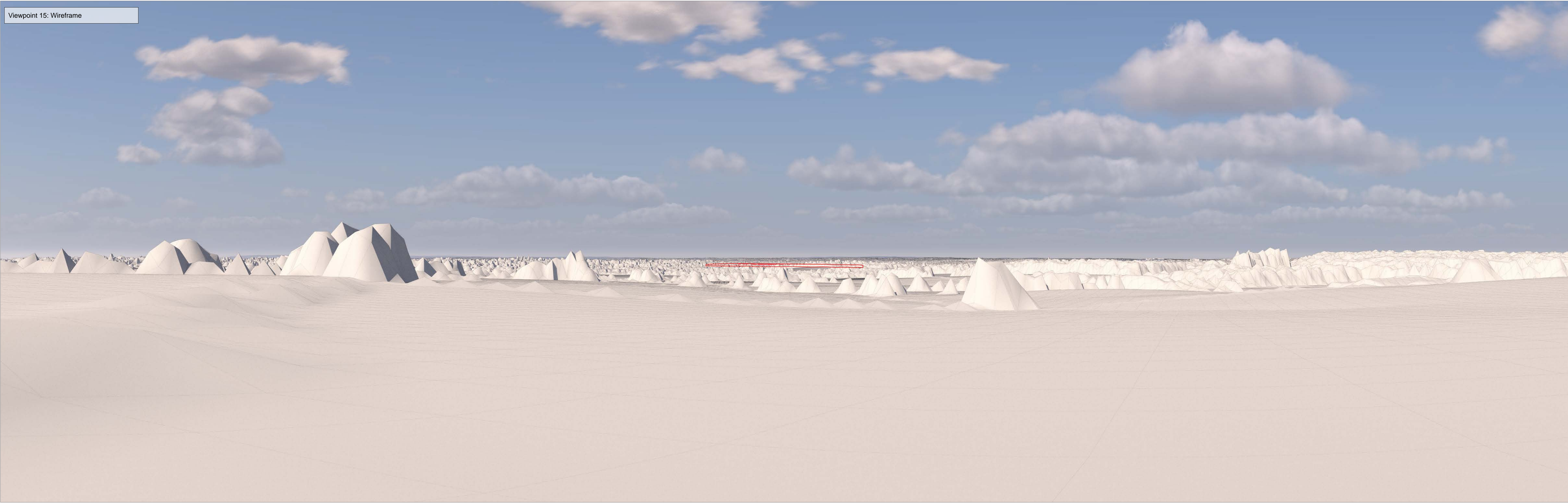
Viewpoint 15 (TGN 06/19 Type 1 Image (Option 1, A1 Width, Enlargement (to FFS/50mm) 96%))

Note: This is a composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

If this document is viewed on an electronic device, this scale bar should measure 10cm

Date: 18 November 2025
Drawing Number: WIE6859/01a
Drawn by: AP
Checked by: MP

Project title: Sevington Inland Border Facility, Ashford
Client: Waterman Infrastructure & Environment Ltd
Drawing Title: Viewpoint 15 - Baseline



Viewpoint 15 (TGN 06/19 Type 1 Image (Option 1, A1 Width, Enlargement (to FFS/50mm) 96%))

Note: This is a computer generated image (rendered to cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

If this document is viewed on an electronic device, this scale bar should measure 10cm

Date: 18 November 2025
Drawing Number: WIE6859/01a
Drawn by: AP
Checked by: MP

Project title: Sevington Inland Border Facility, Ashford
Client: Waterman Infrastructure & Environment Ltd
Drawing Title: Viewpoint 15 - Wireframe

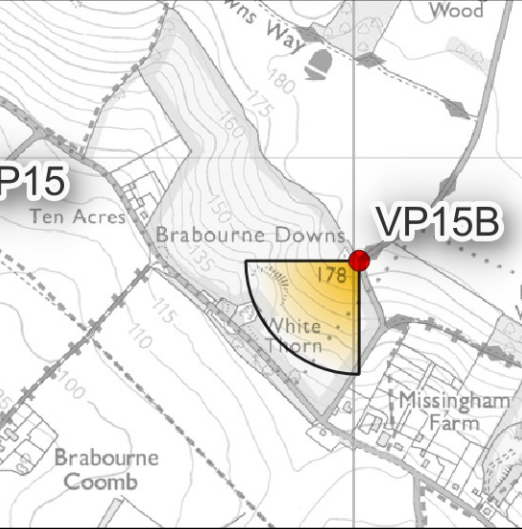


		<div>Date: 17 November 2025</div> <div>Drawing Number: WIE6859/01</div> <div>Drawn by: AP</div> <div>Checked by: MP</div>	<div>Project title: Sevington Inland Border Facility, Ashford</div> <div>Client: Waterman Infrastructure & Environment Ltd</div> <div>Drawing Title: Viewpoint 15 - 50mm Reference</div>
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		<div>Date: 17 November 2025</div> <div>Drawing Number: WIE6859/01</div> <div>Drawn by: AP</div> <div>Checked by: MP</div>	<div>Project title: Sevington Inland Border Facility, Ashford</div> <div>Client: Waterman Infrastructure & Environment Ltd</div> <div>Drawing Title: Viewpoint 15 - 75mm Reference</div>
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Viewpoint 15B: Baseline



Extent of Proposed Development

Viewpoint 15B (TGN 06/19 Type 1 Image (Option 1, A1 Width, Enlargement (to FFS/50mm) 96%))

Note: This is a composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

If this document is viewed on an electronic device, this scale bar should measure 10cm

Date: 18 November 2025
Drawing Number: WIE6859/01a
Drawn by: AP
Checked by: MP

Project title: Sevington Inland Border Facility, Ashford
Client: Waterman Infrastructure & Environment Ltd
Drawing Title: Viewpoint 15B - Baseline



Viewpoint 15B (TGN 06/19 Type 1 Image (Option 1, A1 Width, Enlargement (to FFS/50mm) 96%))

Note: This is a computer generated image (rendered to cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

If this document is viewed on an electronic device, this scale bar should measure 10cm

Date: 18 November 2025
Drawing Number: WIE6859/01a
Drawn by: AP
Checked by: MP

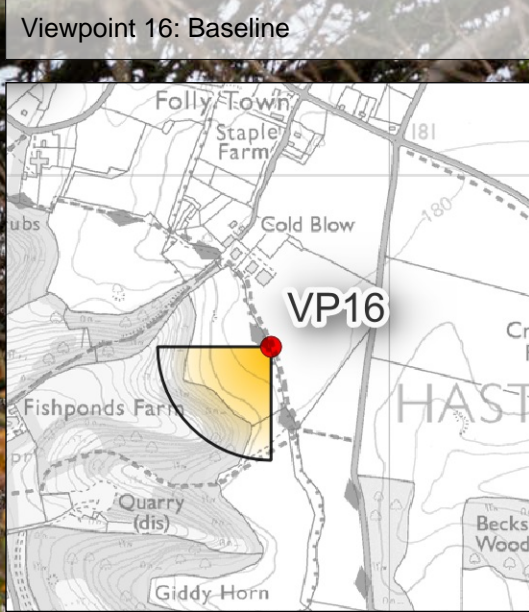
Project title: Sevington Inland Border Facility, Ashford
Client: Waterman Infrastructure & Environment Ltd
Drawing Title: Viewpoint 15B - Wireframe



		<div>Date: 17 November 2025</div> <div>Drawing Number: WIE6859/01</div> <div>Drawn by: AP</div> <div>Checked by: MP</div>	<div>Project title: Sevington Inland Border Facility, Ashford</div> <div>Client: Waterman Infrastructure & Environment Ltd</div> <div>Drawing Title: Viewpoint 15B - 50mm Reference</div>
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		<div>Date: 17 November 2025</div> <div>Drawing Number: WIE6859/01</div> <div>Drawn by: AP</div> <div>Checked by: MP</div>	<div>Project title: Sevington Inland Border Facility, Ashford</div> <div>Client: Waterman Infrastructure & Environment Ltd</div> <div>Drawing Title: Viewpoint 15B - 75mm Reference</div>
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Viewpoint 16 (TGN 06/19 Type 1 Image (Option 1, A1 Width, Enlargement (to FFS/50mm) 96%))

Note: This is a composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

If this document is viewed on an electronic device, this scale bar should measure 10cm

Date: 18 November 2025
Drawing Number: WIE6859/01a
Drawn by: AP
Checked by: MP

Project title: Sevington Inland Border Facility, Ashford
Client: Waterman Infrastructure & Environment Ltd
Drawing Title: Viewpoint 16 - Baseline

Viewpoint 16: Wireframe



Viewpoint 16 (TGN 06/19 Type 1 Image (Option 1, A1 Width, Enlargement (to FFS/50mm) 96%))

Note: This is a computer generated image (rendered to cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

If this document is viewed on an electronic device, this scale bar should measure 10cm

Date: 18 November 2025
Drawing Number: WIE6859/01a
Drawn by: AP
Checked by: MP

Project title: Sevington Inland Border Facility, Ashford
Client: Waterman Infrastructure & Environment Ltd
Drawing Title: Viewpoint 16 - Wireframe



		Date: 17 November 2025 Drawing Number: WIE6859/01 Drawn by: AP Checked by: MP	Project title: Sevington Inland Border Facility, Ashford Client: Waterman Infrastructure & Environment Ltd Drawing Title: Viewpoint 16 - 50mm Reference
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		Date: 17 November 2025 Drawing Number: WIE6859/01 Drawn by: AP Checked by: MP	Project title: Sevington Inland Border Facility, Ashford Client: Waterman Infrastructure & Environment Ltd Drawing Title: Viewpoint 16 - 75mm Reference
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We are Waterman, where every project matters

We deliver progressive, sustainability-driven environmental and engineering consultancy services across every sector. We think differently, and we're harnessing our collective expertise to deliver greener, healthier and well-connected communities, networks and built environments.

Based in strategic locations throughout the UK and Ireland, our team of specialists is at the forefront of tackling the climate emergency and forging a path to a Net Zero built environment.

UK & Ireland Office Locations

