

Key to Symbols

- ▲ Historic Environment Record
- 500m Study
- Red Line Boundary

Notes

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01	16/10/20		First draft for comment		
Rev	Date	Drawn	Description	Ch'k'd	App'd
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Title

Non-Designated Heritage Assets within the 500m study area for Sevington IBF

## C. Designated Heritage Assets with no anticipated impact

**Table C.1: Listed Buildings with No Predicted Impact**

NHLE	MM no.	Name	Grade	Reason no impact is anticipated
1233748	MM137	MERSHAM LE HATCH	I	<ul style="list-style-type: none"> <li>The setting of the asset does not extend to the scheme area</li> <li>The asset is separated from the scheme by transport infrastructure</li> <li>The asset is screened from the scheme by vegetation</li> </ul>
1184561	MM004	WILLSBOROUGH WINDMILL	II*	<ul style="list-style-type: none"> <li>Distance between the asset and the scheme</li> <li>Screening from buildings and infrastructure</li> <li>The setting of the asset does not extend to the scheme</li> </ul>
1276324	MM006	NEWHOUSE	II*	<ul style="list-style-type: none"> <li>The asset is screened from the scheme by buildings and vegetation associated with the village of Mersham and the Mersham Conservation Area in which it is set</li> <li>The setting of the asset is enclosed by mature vegetation</li> </ul>
1276466	MM007	MILL HOUSE, SWANTON MILL	II*	<ul style="list-style-type: none"> <li>The setting of the asset does not extend to the scheme</li> <li>The asset is screened by the topography and vegetation associated with field boundaries and the railway, as well as small copses of woodland</li> </ul>
1071042	MM009	CHURCH OF ST MARY THE VIRGIN	II*	<ul style="list-style-type: none"> <li>The setting of the asset is related to a group of surrounding buildings as does not extend to the scheme</li> <li>Buildings screen the scheme from the asset</li> </ul>
1034444	MM010	GLEBE HOUSE AND WALL ATTACHED	II	<ul style="list-style-type: none"> <li>The assets setting is contained within the village of Mersham and does not extend to the scheme</li> <li>Intervisibility between the asset and the scheme is screened by buildings, hedgerows around Kingsford Street and the vegetation lining fields west of the asset</li> </ul>
1071017	MM011	LITTLE FOLLY	II	<ul style="list-style-type: none"> <li>The setting of the asset relates to the Ashford – Lacton Green Conservation Area and does not extend to the scheme</li> <li>Infrastructure screens and separates the buildings in the conservation area from the scheme to the south</li> </ul>
1071022	MM012	OLD NATIONAL SCHOOL ST MARYS HALL	II	<ul style="list-style-type: none"> <li>Setting is relative to the Church of St Mary the Virgin group and does not extend to the scheme</li> <li>Buildings screen the scheme from the asset</li> </ul>
1071043	MM013	BARN TO NORTH WEST OF COURT LODGE	II	<ul style="list-style-type: none"> <li>Setting is relative to the Church of St Mary the Virgin group and does not extend to the scheme</li> <li>Buildings screen the scheme from the asset</li> </ul>



NHLE	MM no.	Name	Grade	Reason no impact is anticipated
1071044	MM014	STATUE OF WILLIAM HARVEY IN GROUNDS OF WILLIAM HARVEY PUBLIC HOUSE	II	<ul style="list-style-type: none"> <li>Setting is relative to the Church of St Mary the Virgin group and does not extend to the scheme</li> <li>Buildings screen the scheme from the asset</li> </ul>
1071055	MM015	THE STREET HOUSE	II	<ul style="list-style-type: none"> <li>The setting of the asset relates to the Ashford – Lacton Green Conservation Area and does not extend to the scheme</li> <li>Infrastructure screens and separates the buildings in the conservation area from the scheme to the south</li> </ul>
1071056	MM016	130,132,134, THE STREET	II	<ul style="list-style-type: none"> <li>The setting of the row relates to the Ashford – Lacton Green Conservation Area and does not extend to the scheme</li> <li>Infrastructure screens and separates the buildings in the conservation area from the scheme to the south</li> </ul>
1071057	MM017	WALNUT TREE HOUSE	II	<ul style="list-style-type: none"> <li>The setting of the asset relates to the Ashford – Lacton Green Conservation Area and does not extend to the scheme</li> <li>Infrastructure screens and separates the buildings in the conservation area from the scheme to the south</li> <li>Existing industrial buildings and infrastructure have already urbanised the setting</li> </ul>
1071058	MM018	OAST HOUSE TO EAST OF LACTON FARMHOUSE	II	<ul style="list-style-type: none"> <li>The setting of the asset relates to the Ashford – Lacton Green Conservation Area and does not extend to the scheme</li> <li>Infrastructure screens and separates the buildings in the conservation area from the scheme to the south</li> </ul>
1071101	MM019	BOYS HALL	II	<ul style="list-style-type: none"> <li>Setting is relative to the Church of St Mary the Virgin group and does not extend to the scheme</li> <li>Buildings screen the scheme from the asset</li> </ul>
1071112	MM020	88, CHURCH ROAD	II	<ul style="list-style-type: none"> <li>Setting is relative to the Church of St Mary the Virgin group and does not extend to the scheme</li> <li>Buildings screen the scheme from the asset</li> </ul>
1071113	MM021	96, CHURCH ROAD	II	<ul style="list-style-type: none"> <li>Setting is relative to the Church of St Mary the Virgin group and does not extend to the scheme</li> <li>Buildings screen the scheme from the asset</li> </ul>
1184289	MM022	94, CHURCH ROAD	II	<ul style="list-style-type: none"> <li>Setting is relative to the Church of St Mary the Virgin group and does not extend to the scheme</li> <li>Buildings screen the scheme from the asset</li> </ul>
1184765	MM023	THE WILLIAM HARVEY PUBLIC HOUSE	II	<ul style="list-style-type: none"> <li>Setting is relative to the Church of St Mary the Virgin group and does not extend to the scheme</li> <li>Buildings screen the scheme from the asset</li> </ul>
1184868	MM024	LACTON HALL	II	<ul style="list-style-type: none"> <li>The setting of the asset relates to the Ashford – Lacton Green Conservation Area and does not extend to the scheme</li> <li>Infrastructure screens and separates the buildings in the conservation area from the scheme to the south</li> </ul>

NHLE	MM no.	Name	Grade	Reason no impact is anticipated
1184893	MM025	146,148,150, THE STREET	II	<ul style="list-style-type: none"> <li>The setting of the asset relates to the Ashford – Lacton Green Conservation Area and does not extend to the scheme</li> <li>Infrastructure screens and separates the buildings in the conservation area from the scheme to the south</li> </ul>
1184900	MM026	LACTON FARMHOUSE	II	<ul style="list-style-type: none"> <li>The setting of the asset relates to the Ashford – Lacton Green Conservation Area and does not extend to the scheme</li> <li>Infrastructure screens and separates the buildings in the conservation area from the scheme to the south</li> </ul>
1184909	MM027	BARN TO SOUTH EAST OF LACTON FARMHOUSE	II	<ul style="list-style-type: none"> <li>The setting of the asset relates to the Ashford – Lacton Green Conservation Area and does not extend to the scheme</li> <li>Infrastructure screens and separates the buildings in the conservation area from the scheme to the south</li> </ul>
1233273	MM028	LITTLE SWANTON	II	<ul style="list-style-type: none"> <li>The asset is enclosed by a small copse and the hedgerows of surrounding fields</li> <li>It is separated from the scheme by the planting and landscaping associated with the railway</li> </ul>
1233473	MM030	TOMB CHEST TO ELIZABETH MANTEL, ABOUT 20 METRES SOUTH OF CHURCH OF ST JOHN	II	<ul style="list-style-type: none"> <li>The setting of the asset relates to the surrounding churchyard and the church of St John (MM003), it does not extend to the scheme</li> <li>Views to the west are screened by mature trees and buildings, including Mersham Manor (MM001) and its associated barn (MM005)</li> </ul>
1233520	MM031	BELL HOUSE	II	<ul style="list-style-type: none"> <li>The asset is set in relation to the surrounding farm buildings and fields, this setting does not extend to the scheme as it is separated by the train line</li> <li>Long views are filtered by vegetation and over a large distance</li> </ul>
1233522	MM032	HANNOVER MILL, OUTBUILDINGS AND MILL	II	<ul style="list-style-type: none"> <li>The asset is set in relation to the surrounding farm buildings and fields, this setting does not extend to the scheme as it is separated by the train line</li> <li>Long views are filtered by vegetation and over a large distance</li> </ul>
1233523	MM033	THE FARRIERS ARMS	II	<ul style="list-style-type: none"> <li>The setting of the asset does not extend to the scheme area</li> </ul>
1233524	MM034	BROOK COTTAGE	II	<ul style="list-style-type: none"> <li>The asset is set in relation to the surrounding farm buildings and fields, this setting does not extend to the scheme as it is separated by the train line</li> <li>Long views are filtered by vegetation and over a large distance</li> </ul>
1233657	MM035	GOODRICH COTTAGE	II	<ul style="list-style-type: none"> <li>The asset is set in relation to the surrounding farm buildings and fields, this setting does not extend to the scheme as it is separated by the train line</li> <li>Long views are filtered by vegetation and over a large distance</li> </ul>
1233688	MM036	QUARRINGTON	II	<ul style="list-style-type: none"> <li>The asset is separated from the scheme by the M20 and its associated landscaping and planting</li> <li>The assets setting mostly relates to Hatch Park (MM094) and does not extend to the scheme</li> </ul>

NHLE	MM no.	Name	Grade	Reason no impact is anticipated
1233690	MM037	STABLE BLOCK ABOUT 50 METRES SOUTH EAST OF QUARRINGTON WITH WALL ATTACHED	II	<ul style="list-style-type: none"> <li>The asset is separated from the scheme by the M20 and its associated landscaping and planting</li> <li>The assets setting mostly relates to Hatch Park (MM094) and does not extend to the scheme</li> </ul>
1233694	MM038	BARN ABOUT 75 METRES SOUTH EAST OF QUARRINGTON	II	<ul style="list-style-type: none"> <li>The asset is separated from the scheme by the M20 and its associated landscaping and planting</li> <li>The assets setting mostly relates to Hatch Park (MM094) and does not extend to the scheme</li> </ul>
1233696	MM039	BOCKHAM FARM COTTAGE	II	<ul style="list-style-type: none"> <li>The asset is separated from the scheme by the M20 and its associated landscaping and planting</li> <li>The setting of the asset does not extend to the scheme</li> </ul>
1233756	MM043	WINSER COTTAGE	II	<ul style="list-style-type: none"> <li>The setting of the asset is in relation to the village of Mersham and does not extend to the scheme</li> <li>Views of surrounding farmland are directed to the south and do not include the scheme</li> </ul>
1233758	MM044	FLANDERS HOUSE	II	<ul style="list-style-type: none"> <li>The setting of the asset is in relation to the village of Mersham and does not extend to the scheme</li> <li>This setting and views from the asset are enclosed on all sides by the buildings of the surrounding village</li> </ul>
1233759	MM045	THE OLD GATE HOUSE INCLUDING ATTACHED RAISED FOOTWAY	II	<ul style="list-style-type: none"> <li>The setting of the asset is in relation to the village of Mersham and does not extend to the scheme</li> <li>This setting and views from the asset are enclosed on all sides by the buildings of the surrounding village</li> </ul>
1233992	MM052	OUTHOUSE, ABOUT 25 METRES SOUTH OF SWANTON MILL	II	<ul style="list-style-type: none"> <li>The asset is set in relation to Swanton Mill (MM007) within a semi-enclosed setting, this setting does not extend to the scheme</li> </ul>
1234024	MM053	GARDEN WALLS TO WEST AND NORTH WEST OF NEWHOUSE	II	<ul style="list-style-type: none"> <li>The asset is set in relation to the private gardens surrounding Newhouse (MM006) and does not extend to the scheme</li> <li>Long views from the asset are screened by the mature vegetation which encloses the garden and surrounds the village edge</li> </ul>
1234025	MM054	CHESTNUT VILLAS	II	<ul style="list-style-type: none"> <li>The setting of the asset is in relation to the village of Mersham and does not extend to the scheme</li> <li>This setting and views from the asset are enclosed on all sides by the buildings of the surrounding village</li> </ul>
1234027	MM055	BOWER COTTAGES	II	<ul style="list-style-type: none"> <li>The setting of the asset is in relation to the village of Mersham and does not extend to the scheme</li> <li>This setting and views from the asset are enclosed on all sides by the buildings of the surrounding village</li> </ul>
1234028	MM056	15, THE STREET	II	<ul style="list-style-type: none"> <li>The setting of the asset is in relation to the village of Mersham and does not extend to the scheme</li> </ul>

NHLE	MM no.	Name	Grade	Reason no impact is anticipated
1234030	MM057	BURGATE	II	<ul style="list-style-type: none"> <li>This setting and views from the asset are enclosed on all sides by the buildings of the surrounding village</li> </ul>
1234031	MM058	COACHHOUSE AND GARDEN WALLS ATTACHED, ABOUT 10 METRES TO EAST AND SOUTH OF BURGATE	II	<ul style="list-style-type: none"> <li>The setting of the asset is in relation to the village of Mersham and does not extend to the scheme</li> <li>This setting and views from the asset are enclosed on all sides by the buildings of the surrounding village</li> </ul>
1234032	MM059	HATCH COTTAGE, LITTLE HATCH	II	<ul style="list-style-type: none"> <li>The setting of the asset is in relation to the village of Mersham and does not extend to the scheme</li> <li>This setting and views from the asset are enclosed on all sides by the buildings of the surrounding village</li> </ul>
1234049	MM060	STABLE BLOCK AND GARDENERS COTTAGE, NEWHOUSE	II	<ul style="list-style-type: none"> <li>The asset is set in relation to the private gardens surrounding Newhouse (MM006) and does not extend to the scheme</li> <li>Long views from the asset are screened by the mature vegetation which encloses the garden</li> </ul>
1234067	MM061	WOODS STORES, POST OFFICE AND HOLLYHOCK COTTAGE	II	<ul style="list-style-type: none"> <li>The setting of the asset is in relation to the village of Mersham and does not extend to the scheme</li> <li>Views out of the village are to the south-west and not towards the scheme, therefore no impact on these is expected</li> </ul>
1234070	MM062	THE ROYAL OAK AND HOUSE/OFFICE ATTACHED	II	<ul style="list-style-type: none"> <li>The setting of the asset is in relation to the village of Mersham and does not extend to the scheme</li> <li>This setting and views from the asset are enclosed on all sides by the buildings of the surrounding village</li> </ul>
1234077	MM063	16 AND 16A, THE STREET	II	<ul style="list-style-type: none"> <li>The setting of the asset is in relation to the village of Mersham and does not extend to the scheme</li> <li>This setting and views from the asset are enclosed on all sides by the buildings of the surrounding village</li> </ul>
1276327	MM064	STABLE BLOCK ABOUT 20 METRES SOUTH EAST OF WOODS STORES	II	<ul style="list-style-type: none"> <li>The setting of the asset is in relation to the village of Mersham and does not extend to the scheme</li> <li>This setting and views from the asset are enclosed on all sides by the buildings of the surrounding village</li> </ul>
1276463	MM067	COURT LODGE	II	<ul style="list-style-type: none"> <li>Setting is relative to the Church of St Mary the Virgin group and does not extend to the scheme</li> <li>Buildings screen the scheme from the asset</li> </ul>



NHLE	MM no.	Name	Grade	Reason no impact is anticipated
1276464	MM068	BARN ABOUT 20 METRES SOUTH EAST OF COURT LODGE	II	<ul style="list-style-type: none"> <li>Setting is relative to the Church of St Mary the Virgin group and does not extend to the scheme</li> <li>Buildings screen the scheme from the asset</li> </ul>
1276471	MM069	MILESTONE AT TR 045 412	II	<ul style="list-style-type: none"> <li>The setting of the asset is already urbanised by development to the south</li> <li>Infrastructure screens and separates the asset from the scheme to the south</li> <li>Setting of the asset relates to the road on which it sits and would not be impacted by development at Sevington</li> </ul>
1276485	MM070	HATCH LODGE	II	<ul style="list-style-type: none"> <li>The asset is located within a heavily wooded area which restricts external views</li> <li>The asset is separated from the scheme by the M20 and its associated landscaping and planting</li> <li>The assets setting mostly relates to Hatch Park (MM094) and does not extend to the scheme</li> </ul>
1276525	MM071	STABLES/OUTBUILDINGS ABOUT 5 TO 20 METRES SOUTH AND WEST OF THE FARRIERS ARMS	II	<ul style="list-style-type: none"> <li>The asset is set in relation to the surrounding farm buildings and fields, this setting does not extend to the scheme as it is separated by the train line</li> <li>Long views are filtered by vegetation and over a large distance</li> </ul>
1276579	MM072	DENNE AND PROJECTING WALLS	II	<ul style="list-style-type: none"> <li>The asset is set in relation to the surrounding farm buildings and fields, this setting does not extend to the scheme as it is separated by the train line</li> <li>Long views are filtered by vegetation and over a large distance</li> </ul>
1276631	MM073	CHEST TOMB TO JANE MORRIS (?) ABOUT 1 METRE SOUTH OF CHURCH OF ST JOHN	II	<ul style="list-style-type: none"> <li>The setting of the asset relates to the surrounding churchyard and the church of St John (MM003), it does not extend to the scheme</li> <li>Views to the west are screened by mature trees and buildings, including Mersham Manor (MM001) and its associated barn (MM005)</li> </ul>
1276638	MM074	SUNDIAL 5 METRES SOUTH OF CHURCH OF ST JOHN	II	<ul style="list-style-type: none"> <li>The setting of the asset relates to the surrounding churchyard and the church of St John (MM003), it does not extend to the scheme</li> <li>Views to the west are screened by mature trees and buildings, including Mersham Manor (MM001) and its associated barn (MM005)</li> </ul>
1276694	MM075	HEADSTONE TO GEORGE BLECHYNDEN, ABOUT 4 METRES SOUTH EAST OF CHURCH OF ST JOHN	II	<ul style="list-style-type: none"> <li>The setting of the asset relates to the surrounding churchyard and the church of St John (MM003), it does not extend to the scheme</li> <li>Views to the west are screened by mature trees and buildings, including Mersham Manor (MM001) and its associated barn (MM005)</li> </ul>
1276695	MM076	TWO ROWS OF 3 AND 5 HEADSTONES ABOUT 5 TO 15 METRES SOUTH OF CHURCH OF ST JOHN	II	<ul style="list-style-type: none"> <li>The setting of the asset relates to the surrounding churchyard and the church of St John (MM003), it does not extend to the scheme</li> <li>Views to the west are screened by mature trees and buildings, including Mersham Manor (MM001) and its associated barn (MM005)</li> </ul>
1299936	MM078	THE BLACKSMITH'S ARMS PUBLIC HOUSE	II	<ul style="list-style-type: none"> <li>The setting of the asset relates to the Ashford – Lacton Green Conservation Area and does not extend to the scheme</li> <li>Infrastructure screens and separates the buildings in the conservation area from the scheme to the south</li> </ul>

NHLE	MM no.	Name	Grade	Reason no impact is anticipated
1300063	MM079	SUMMERHILL	II	<ul style="list-style-type: none"> <li>The setting of the asset is already urbanised by development to the west</li> <li>Infrastructure screens and separates the asset from the scheme to the south</li> </ul>
1300205	MM080	THE RECTORY	II	<ul style="list-style-type: none"> <li>Setting is relative to the Church of St Mary the Virgin group and does not extend to the scheme</li> <li>Buildings screen the scheme from the asset</li> </ul>
1362834	MM081	DUNN'S HILL HOUSE	II	<ul style="list-style-type: none"> <li>The assets setting is enclosed by the surrounding buildings and vegetation which prevent long views towards the scheme</li> </ul>
1362837	MM082	LITTLE BOYS HALL	II	<ul style="list-style-type: none"> <li>Setting is relative to the Church of St Mary the Virgin group and does not extend to the scheme</li> <li>Buildings screen the scheme from the asset</li> </ul>
1362849	MM083	COURT LODGE	II	<ul style="list-style-type: none"> <li>Setting is relative to the Church of St Mary the Virgin group and does not extend to the scheme</li> <li>Buildings screen the scheme from the asset</li> </ul>
1362850	MM084	BARN AT COURT LODGE TO NORTH WEST OF THE HOUSE AND ADJOINING THE PRECEDING BARN ON THE WEST	II	<ul style="list-style-type: none"> <li>Setting is relative to the Church of St Mary the Virgin group and does not extend to the scheme</li> <li>Buildings screen the scheme from the asset</li> </ul>
1362853	MM085	124 AND 126, THE STREET	II	<ul style="list-style-type: none"> <li>Setting is relative to the Church of St Mary the Virgin group and does not extend to the scheme</li> <li>Buildings screen the scheme from the asset</li> </ul>
1362854	MM086	81, THE STREET	II	<ul style="list-style-type: none"> <li>The setting of the asset relates to the Ashford – Lacton Green Conservation Area and does not extend to the scheme</li> <li>Infrastructure screens and separates the buildings in the conservation area from the scheme to the south</li> </ul>
1362857	MM087	BUILDING TO NORTH EAST OF NO 5	II	<ul style="list-style-type: none"> <li>The asset is set within dense woodland, its views and setting do not extend to the scheme</li> </ul>
1362858	MM088	13-19, LEES ROAD	II	<ul style="list-style-type: none"> <li>The asset is separated from the scheme by the M20 and its associated landscaping and planting</li> <li>The assets setting is enclosed by the surrounding buildings which prevent long views towards the scheme</li> </ul>
1362875	MM089	121,123, THE STREET	II	<ul style="list-style-type: none"> <li>The setting of the asset relates to the Ashford – Lacton Green Conservation Area and does not extend to the scheme</li> <li>Infrastructure screens and separates the buildings in the conservation area from the scheme to the south</li> </ul>
1390068	MM090	TOLLGATE COTTAGE	II	<ul style="list-style-type: none"> <li>The setting of the asset relates to the Ashford – Lacton Green Conservation Area and does not extend to the scheme</li> <li>Infrastructure screens and separates the buildings in the conservation area from the scheme to the south</li> </ul>



NHLE	MM no.	Name	Grade	Reason no impact is anticipated
1393295	MM091	K6 Telephone Kiosk	II	<ul style="list-style-type: none"> <li>The assets setting relates to the surrounding village of Mersham and does not extend to the scheme</li> <li>Views are enclosed by the surrounding buildings</li> </ul>
1233509	MM138	Granary Cottage	II	<ul style="list-style-type: none"> <li>The setting of the asset does not extend to the scheme area</li> </ul>
1233288	MM139	Long Row	II	<ul style="list-style-type: none"> <li>The setting of the asset does not extend to the scheme area</li> </ul>
1071095	MM140	Hewitt House	II	<ul style="list-style-type: none"> <li>The setting of the asset does not extend to the scheme area</li> <li>Views are enclosed by the surrounding buildings</li> </ul>
1184565	MM141	350 Hythe Road	II	<ul style="list-style-type: none"> <li>The setting of the asset does not extend to the scheme area</li> <li>Views are enclosed by the surrounding buildings</li> </ul>
1071045	MM142	24 Silver Hill Road	II	<ul style="list-style-type: none"> <li>The setting of the asset does not extend to the scheme area</li> <li>The asset is separated from the scheme by transport infrastructure</li> <li>The asset is screened from the scheme by intervening buildings</li> </ul>
1299966	MM143	33 and 35 Silver Hill Road	II	<ul style="list-style-type: none"> <li>The setting of the asset does not extend to the scheme area</li> <li>The asset is separated from the scheme by transport infrastructure</li> <li>The asset is screened from the scheme by intervening buildings</li> </ul>
1071097	MM144	38 Kennington Road	II	<ul style="list-style-type: none"> <li>The setting of the asset does not extend to the scheme area</li> <li>The asset is separated from the scheme by transport infrastructure</li> <li>The asset is screened from the scheme by intervening buildings</li> </ul>
1233689	MM145	Wall About 10 to 20 Metres South and East of Quarrington	II	<ul style="list-style-type: none"> <li>The setting of the asset does not extend to the scheme area</li> <li>The asset is separated from the scheme by transport infrastructure</li> <li>The asset is screened from the scheme by vegetation</li> </ul>
1233692	MM146	SHEDS, ABOUT 50 METRES SOUTH EAST OF QUARRINGTON	II	<ul style="list-style-type: none"> <li>The setting of the asset does not extend to the scheme area</li> <li>The asset is separated from the scheme by transport infrastructure</li> <li>The asset is screened from the scheme by vegetation</li> </ul>
1233695	MM147	OASTHOUSE ABOUT 75 METRES SOUTH EAST OF QUARRINGTON	II	<ul style="list-style-type: none"> <li>The setting of the asset does not extend to the scheme area</li> <li>The asset is separated from the scheme by transport infrastructure</li> <li>The asset is screened from the scheme by vegetation</li> </ul>

**Table C.2: Scheduled Monuments with no predicted impact**

NHLE	MM No.	Name	Reason No Impact is Anticipated
1009006	MM092	A moated site and associated garden earthworks 460m south east of Boys Hall	The setting of the asset does not extend to the scheme There is separation between the scheduled monument and the scheme due to the railway line and Bad Munstereifel Road The setting of the asset makes minimal contribution to its value
1017538	MM093	Medieval moated site, Quarrington Manor	The setting of the asset does not extend to the site Intervisibility is interrupted by the M20 and associated landscaping

**Table C.3: Registered Parks and Gardens with no predicted impact**

NHLE	MM No.	Name	Grade	Reason No Impact is Anticipated
1001291	MM094	Hatch park	II	Intervisibility is prevented by trees to the south of the park and landscaping around the M20 The setting of the park does not extend to the scheme due to the separation by the M20 There are no significant external views of the scheme from within Hatch Park Distance to the scheme area

**Table C.4: Conservation Areas with no predicted impact**

MM No.	Name	Reason No Impact is Anticipated
MM095	Ashford – Lacton Green	There are no key views towards the scheme The scheme does not form part of the setting of the conservation area The M20 Junction 10A separates the asset from the site







# **Sevington Inland Border Facility**

Landscape and Visual Impact Assessment

06 November 2020

Confidential



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# Sevington Inland Border Facility

## Landscape and Visual Impact Assessment

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# Issue and Revision Record

Revision	Date	Originator	Checker	Approver	Description
P02	30/10/20	■	■	■	Updated draft
P03	06/11/20	■	■	■	Final for Article 4 submission

**Document reference:** 419419 | 419419-MMD-XX-MO-RP-L-0002 | P03

**Information class:** Secure

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# 1 Introduction

Mott MacDonald has been commissioned by the Department for Transport (DfT) to undertake a Landscape and Visual Impact Assessment associated with the development of an Inland Border Facility, at Sevington, Ashford, Kent.

## 1.1 Overview

Mott MacDonald has been appointed by the Department for Transport (DfT) to produce 'An Analysis of the Likely Environmental Effects of the Development Report' for the proposed use of a land at Sevington in Ashford (hereafter referred to as 'the site') for a temporary heavy goods vehicle (HGV) Inland Border Facility (hereafter referred to as 'the scheme'). Further details on the description of the scheme including a description of the location of the site is provided in the Sevington, Inland Border Facility 'An Analysis of the Likely Environmental Effects of the Development Report' (document ref: 419419-MMD-XX-SV-RP-YE-0002). This Landscape and Visual Impact Assessment has been undertaken to support the *Analysis of the Likely Environmental Effects of the Development Report*.

## 2 Legislative and Policy Framework

### 2.1 National policy

#### 2.1.1 National Planning Policy Framework

Current policy for planning and the environment is set out in the National Planning Policy Framework (NPPF), which was last updated in February 2019 and replaces the previous NPPF published in 2012 and revised in July 2018. The NPPF sets out the Government's planning policies for England with Paragraphs 170-183, Section 15 of the NPPF setting out the framework with respect to conserving and enhancing the natural environment. Paragraph 170 states the following:

The planning system should contribute to and enhance the natural and local environment by:

- Protecting and enhancing valued landscapes, sites of biodiversity or geological conservation interests and soils.
- Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.
- Maintaining the character of the undeveloped coast, while improving public access to it where appropriate.
- Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.
- Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

### 2.2 Kent Downs AONB

Whilst the scheme sits outside the Kent Downs Area of Outstanding Natural Beauty (AONB) boundary, due consideration is given to the following policies taken from the Kent Downs AONB Management Plan in so much as needing to consider the setting of the AONB and borrowed landscape:

- SD1 - The need to conserve and enhance the natural beauty of the Kent Downs AONB is recognised as the primary purpose of the designation and given the highest level of protection within statutory and other appropriate planning and development strategies and development control decisions.
- SD3 - New development or changes to land use will be opposed where they disregard or run counter to the primary purpose of the Kent Downs AONB.
- SD7 - To retain and improve tranquillity, including the experience of dark skies at night, careful design and the use of new technologies should be used. New developments and highways infrastructure which negatively impact on the local tranquillity of the Kent Downs AONB will be opposed unless they can be satisfactorily mitigated.

- SD8 - Proposals which negatively impact on the distinctive landform, landscape character, special characteristics and qualities, the setting and views to and from the AONB will be opposed unless they can be satisfactorily mitigated.
- SD10 - Positive measures to mitigate the negative impact of the infrastructure and growth on the natural beauty and amenity of the AONB will be supported.
- SD11 - Where it is decided that development will take place that will have a negative impact on the landscape character, characteristics and qualities of the Kent Downs AONB or its setting, mitigation measures appropriate to the national importance of the Kent Downs landscape will be identified, pursued, implemented and maintained. The removal or mitigation of identified landscape detractors will be pursued.
- SD12 - Transport and infrastructure schemes are expected to avoid the Kent Downs AONB so far as practicable. Essential developments will be expected to fit unobtrusively into the landscape, respect landscape character, be mitigated by sympathetic landscape and design measures and provide environmental compensation by benefits to natural beauty elsewhere in the AONB.

## 2.3 Local policy

Ashford Borough Council's (ABC) Local Plan was adopted in February 2019. The *Ashford Local Plan 2030* forms the main statutory development plan for the borough. Relevant policies to this appraisal include the following:

- Policy ENV2 - The Ashford Green Corridor

The protection and enhancement of Ashford's Green Corridor is a key objective. The proposed scheme boundary lies within an area of Potential Future Additions as shown in Map 6 of Chapter 9 of the Local Plan and as such the following aspects of Policy ENV2 apply:

- Development proposals on land adjoining the Green Corridor shall provide suitable access and links to the existing movement networks of the adjoining Green Corridor wherever possible. They must not cause significant harm to any of the key features and functions and should make a positive contribution to the Green Corridor in respect of its environment, biodiversity, visual amenity, movement networks or functioning and its setting.
- Development proposals must take into consideration the appraisals, projects and management recommendations set out for the specific areas in the Ashford Green Corridor Action Plan, including the identified proposed extension areas to the designation.'

- Policy ENV3a - Landscape Character and Design

All proposals for development in the borough shall demonstrate particular regard to the following landscape characteristics, proportionately, according to the landscape significance of the site:

- a. Landform, topography and natural patterns of drainage.
- b. The pattern and composition of trees and woodlands.
- c. The type and composition of wildlife habitats.
- d. The pattern and composition of field boundaries.
- e. The pattern and distribution of settlements, roads and footpaths.
- f. The presence and pattern of historic landscape features.
- g. The setting, scale, layout, design and detailing of vernacular buildings and other traditional man-made features.

- h. Any relevant guidance given in the Landscape Character Supplementary Planning Document (SPD).
- i. Existing features that are important to and contribute to the definition of the local landscape character shall be retained and incorporated into the proposed development.
- j. Any non-designated, locally identified, significant landscape features justified in a Parish Plan or equivalent document.

Other SPD relating to the above policies include the Landscape Character SPD, Sustainable Development and Construction SPD, and the Sustainable Drainage SPD.

## 3 Method of Assessment

### 3.1 Overview

Landscape encompasses many more elements than the common association which focuses merely upon the view or appearance of the land. The notion of landscape can be applied to both rural and urban environments with the term 'townscape' frequently adopted within the urban context. The term 'landscape' applies to capture the appraisal of environmental factors such as topography, drainage, land use and management, and vegetation as well as ecology and historical and cultural associations.

This landscape assessment follows the recommendations set out in the following documents:

- *Highways England's Design Manual for Roads and Bridges (DMRB) guidance document LA107 Landscape and Visual Effects*, 2020 which broadly aligns with the *Guidelines for Landscape and Visual Impact Assessment 3* produced by the Landscape Institute and Institute of Environmental Management and Assessment (IEMA), third edition, 2013.

### 3.2 Engagement

A meeting with Ashford Borough Council (ABC) was held on 08/09/20 during which the selection of visual receptors to be identified as part of this assessment were discussed and agreed. It was agreed that the receptors addressed within the Environmental Statement for the Stour Park Development (ref. 14/00906) would be appropriate. Additional matters raised by ABC included the placement and management of temporary stockpiles associated with the scheme, and the general rationale of the outline landscape masterplan currently in progress at the time of the meeting.

### 3.3 Baseline methodology

The landscape and visual baseline have been established through both a desk study and subsequent site survey. The desk study used online mapping and literature in order to gather an understanding of the study area and its surroundings. This included a review of Ordnance Survey mapping and several Landscape Character Assessments at a regional and local level, as well as the identification of any key designations that may be impacted by the scheme. A site visit was undertaken in August 2020, during which likely visual impacts from local receptors were identified.

Current good practice indicates that a study area should extend to contain all areas in which visual impacts have the potential to occur. This is known as the Zone of Theoretical Visibility (ZTV).

A ZTV has been prepared using GIS software, accounting for a maximum proposed finished height of 12m above existing ground level, set within a Digital Surface Model of the surrounding landscape (see Appendix A). The digital modelling of the ZTV was undertaken in accordance with paragraphs 6.6 – 6.11 of *Guidelines for Landscape and Visual Impact Assessment, 3rd Edition*.

It should be noted that ZTV mapping can overestimate the visibility of a development as the data used is based on digital surface model which can present as if the 'viewer' is placed upon all surface features, including that of vegetation and buildings, which should be discounted by the reader in these instances.



Ground truthing was subsequently undertaken on site, resulting in some receptors being removed from further consideration in the assessment due to distance or the presence of intervening screening which reduces the potential visibility of the scheme.

### 3.4 Assessment methodology

Landscape and visual effects are determined by a number of factors, which collectively provide a level of significance of effect. Significance is based on the sensitivity of an area to a perceived change, along with an assessment of the magnitude of the impact (change). Impacts upon landscape character and visual amenity are considered during both the construction and operational phases of a scheme.

The assessment uses structured, informed and reasoned professional judgement, taking into account a combination of quantitative and qualitative data derived from desk study and fieldwork.

### 3.5 Significance criteria

The significance of effect upon landscape character and visual amenity considers a combination of the magnitude of change (or impact) against the sensitivity of the affected landscape and visual receptors. Sensitivity is defined through a combination of the value judgement attached to a landscape or visual receptor and the susceptibility to specific change.

#### 3.5.1 Sensitivity of landscape resource

The sensitivity of the landscape was evaluated by considering the existing value of the landscape and its susceptibility to the type of change arising from the proposed development. There can be a complex relationship between the value attached to the landscape and its susceptibility to change, especially where the change is within or close to a designated landscape. A designated landscape such as an AONB is likely to have a high susceptibility to change, however depending on the type of development, it may accommodate the change without detrimental effect on its key characteristics. In this case its susceptibility to change could be medium or even low.

The value of each identified landscape character area (LCA) was evaluated and defined in the baseline by considering:

- Designations recognising the quality of landscape character (such as National Park, AONB).
- Scenic quality and distinctive combination of features, elements and characteristics.
- Strong or weak sense of place.
- Presence of cultural or historic associations or ecological elements which make a major contribution to landscape character.
- Presence or absence of landscape detractors.
- Rarity and condition.
- Perceptual aspects such as tranquillity or wildness.

The evaluation of susceptibility to change was based on the ability of the overall character and the valued landscape characteristics, elements and features identified in the baseline, to tolerate the nature and scale of the change resulting from the proposed development.

The evaluation of sensitivity of the landscape resource was defined through reasoned professional judgement, combining value of the landscape and its susceptibility to the type of change arising from the proposed development. Typical descriptions are set out in Table 3.1 below.

**Table 3.1: Landscape sensitivity typical descriptions**

Sensitivity	Typical Descriptors and Examples
Very High	Landscapes of very high international/national importance and rarity or value with no or very limited ability to accommodate change without substantial loss/gain (i.e. national parks, internationally acclaimed landscapes- UNESCO World Heritage Sites).
High	Landscapes of high national importance containing distinctive features/elements with limited ability to accommodate change without incurring substantial loss/gain (i.e. designated areas, areas of strong sense of place - registered parks and gardens, country parks).
Medium	Landscapes of local or regional recognition of importance able to accommodate some change (i.e. features worthy of conservation, some sense of place or value through use/perception).
Low	Local landscape areas or receptors of low to medium importance with ability to accommodate change (i.e. non-designated or designated areas of local recognition or areas of little sense of place).
Very Low	Landscapes of very low importance and rarity able to accommodate change.

Source: LA107, DMRB, 2020

### 3.5.2 Sensitivity of visual resource

The sensitivity of visual receptors was evaluated by considering the value attached to specific views and the susceptibility of visual receptors to changes to views and visual amenity. The susceptibility to change depends on the occupation or activity of the receptor and the extent to which their attention is focused on the view and visual amenity. The value attached to particular views were determined in the baseline by considering:

- Presence of attractive features are dominant or include attractive focal points and/or skyline features.
- Presence/absence of visual detractors or discordant features and their dominance in the view.
- Views that are designated or identified as of value in a guidebook or tourist literature or where the composition is a fundamental aspect of the design or function of a heritage asset and is integral to its setting.

The susceptibility of different visual receptors to changes in view and visual amenity is mainly a function of the occupation and activity of people experiencing the view, and the extent to which their attention is focussed on the views and the visual amenity they experience at particular locations.

The evaluation of sensitivity was defined through reasoned professional judgement, combining value of the view and susceptibility to the type of change arising from the proposed development. Typical descriptions relating to visual sensitivity are outline in Table 3.2 below.

**Table 3.2: Visual sensitivity (susceptibility and value) typical descriptions**

Sensitivity	Typical Descriptors and Examples
Very High	<ol style="list-style-type: none"> <li>1. Static views from and of major tourist attractions.</li> <li>2. Views from and of very important national/international landscapes, cultural/historical sites (e.g. National Parks, UNESCO World Heritage sites).</li> <li>3. Receptors engaged in specific activities for enjoyment of dark skies.</li> </ol>

Sensitivity	Typical Descriptors and Examples
High	<ol style="list-style-type: none"> <li>Views by users of nationally important PROW / recreational trails (e.g. national trails, long distance footpaths).</li> <li>Views by users of public open spaces for enjoyment of the countryside (e.g. country parks).</li> <li>Static views from dense residential areas, longer transient views from designated public open space, recreational areas.</li> <li>Views from and of rare designated landscapes of national importance.</li> </ol>
Medium	<ol style="list-style-type: none"> <li>Static views from less populated residential areas, schools and other institutional buildings and their outdoor areas.</li> <li>Views by outdoor workers.</li> <li>Transient views from local/regional areas such as public open space, PROW, scenic roads, railways or waterways, users of local/regional designated tourist routes of moderate importance.</li> <li>Views from and of landscapes of regional importance.</li> </ol>
Low	<ol style="list-style-type: none"> <li>Views by users of main roads or passengers in public transport on main arterial routes.</li> <li>Views by indoor workers.</li> <li>Views by users of recreational/formal sports facilities where the landscape is secondary to enjoyment of the sport.</li> <li>Views by users of local public open spaces of limited importance with limited variety or distinctiveness.</li> </ol>

Source: Based on LA107, DMRB, 2020

### 3.5.2.1 Magnitude of Impact

The magnitude of change to landscape character was determined by considering:

- The scale of the change - extent of the loss of landscape elements, the degree to which aesthetic features or perceptual aspects of the landscape are altered (by the removal of hedgerows or introduction of new structures for example) and whether a key characteristic of the landscape is altered.
- The geographical extent of the area affected.
- The duration of the change and its reversibility.

**Table 3.3: Magnitude and nature of the impact on the landscape and typical descriptions**

Magnitude of Impact	Typical Descriptions
Major	Adverse Total loss or large-scale damage to existing landscape character or distinctive features or elements; and/or addition of new uncharacteristic, conspicuous features or elements (i.e. road infrastructure).
	Beneficial Large scale improvement of landscape character to features and elements; and/or addition of new distinctive features or elements, or removal of conspicuous road infrastructure elements.
Medium	Adverse Partial loss or noticeable damage to existing character or distinctive features and elements, and/or the addition of new but uncharacteristic noticeable features and elements (i.e. road infrastructure).
	Beneficial Partial or noticeable improvement of landscape character by restoration of existing features or elements; or addition of new characteristic features or elements or removal of noticeable features or elements.
Minor	Adverse Slight loss or damage to existing landscape character of one (maybe more) key features and elements; and/or addition of new uncharacteristic features and elements.
	Beneficial Slight improvement of landscape character by the restoration of one (maybe more) key existing features and elements; and/or the addition of new characteristic features.
Negligible	Adverse Very minor loss, damage or alteration to existing landscape character of one or more features and elements.

Magnitude of Impact	Typical Descriptions
Beneficial	Very minor noticeable improvement of character by the restoration of one or more existing features and elements.
No Change	No noticeable alteration or improvement, temporary or permanent, of landscape character of existing features and elements.

Source: LA107, DMRB, 2020

The magnitude of change to views was determined by considering:

- The context and nature of the existing view, orientation (for static receptors) and duration of views (for receptors moving through a landscape).
- The extent to which the view has been altered due to the loss/ addition of features and the proportion of the view the development will occupy.
- The scale and appearance of the proposed development and the degree of contrast/ integration with the existing view.
- The presence of screening elements and intervening vegetation which may filter views.
- The distance of the visual receptor from the development.
- The duration and reversibility of the effect.
- The geographical extent of the changes to the view.

The evaluation of the magnitude of change was based on the criteria set out in the table below.

**Table 3.4: Magnitude of Visual Impact (change) and Typical Descriptions**

Magnitude of Impact	Typical Descriptors and Examples
Major	The project, or a part of it, would become the dominant feature or focal point of the view.
Medium	The project, or a part of it, would form a noticeable feature or element of the view which is readily apparent to the receptor.
Minor	The project, or a part of it, would be perceptible but not alter the overall balance of features and elements that comprise the existing view.
Negligible	Only a very small part of the project work or activity would be discernible or being at such a distance it would form a barely noticeable feature or element of the view.
No Change	No part of the project work or activity would be discernible.

Source: LA107, DMRB 2020

### 3.5.2.2 Assessment of significance

The assessment of the significance of effect is undertaken by combining the sensitivity of an asset with an assessment of the magnitude of change put upon it. These effects can be beneficial or adverse, and temporary or permanent depending on the nature of the development and the mitigation and any enhancement measures proposed. The output of this function is detailed within Table 3.4 below but determined through professional judgement.

**Table 3.5: Significance of Effect**

		Magnitude of Impact				
Sensitivity		No change	Negligible	Minor	Moderate	Major
	Very High	Neutral	Slight	Moderate or Large	Large or Very Large	Large or Very Large
	High	Neutral	Slight	Slight or Moderate	Moderate or Large	Large or Very Large
	Medium	Neutral	Neutral or Slight	Slight	Slight or Moderate	Moderate or Large
	Low	Neutral	Neutral or Slight	Neutral or Slight	Slight	Slight or Moderate
	Negligible	Neutral	Neutral or Slight	Neutral or Slight	Neutral or Slight	Slight

Source: Based on LA 104, DMRB, 2020

## 4 Assumptions and Limitations

The following assumptions and limitations have been made as part of this assessment of landscape and visual effects:

- The assessment was restricted to publicly accessible areas only and from the curtilage of the private properties/residential receptors.
- The assessment assumes the following working hours: 07:00 to 20:00 Monday to Friday, and 08:00 to 01:00 Saturday.
- Receptors were grouped together in some instances with a representative view being assessed for that group.
- Site assessment was undertaken during summer months only.
- The assessment is based on a phased use of the site as set out in detail in the scheme description (Chapter 1). In summary there are four key stages in the phasing and construction of the site set out below:
  1. Construction (up until Day 1): the construction of the facility for the Day 1 scenario.
  2. Day 1 to Day 200: the operation of the Day 1 scenario (with the Department for Transport (DfT), Her Majesty's Revenue and Customs (HMRC) use and small Driver and Vehicle Standards Agency (DVSA) and the Department for Business, Energy and Industrial Strategy (BEIS) use of the site). This phase would also include the construction of the Department for the Environment, Food and Rural Affairs (Defra) buildings, additional HMRC inspection sheds, removal of the parking in the viewing corridor, and the suspension of the parking areas in the north-west and the south of the site, commencing 2 months prior to the Day 200 use of the site.
  3. Day 200 Operation: HMRC, Border Force and Defra use of site. Suspension of parking areas in northern and southern most areas under the Day 200 Scenario.
  4. Reinstatement; this would follow beyond the 5 years operational period; an indicative restoration plan is submitted with this application (refer to drawing 419419-MMD-01-MO-DR-L-3011 in Appendix C). This phase would involve reinstatement of the site, and the removal of the infrastructure associated with the Inland Border Facility with the exception of areas of hardstanding and green-blue infrastructure.



## 5 Baseline Information

Baseline information has been gathered to establish the existing baseline for both landscape character and visual receptors within the study area. An initial desk study has subsequently been corroborated on site.

### 5.1 Study area

Transport corridors form dominant features within the area, with the M20 running through the study area to the north east of Ashford and the more southerly village of Mersham. The A2070 and A20 also form important transport corridors as they move through the centre of the study area, with the A2070 travelling south towards Romney Marsh, and to the north of the proposed site, and the A20 running parallel with the M20. Likewise, the Channel Tunnel Rail Link (CTRL) also traverses the landscape, although its impact is limited by running in cutting as it travels through the study area.

Away from transportation corridors, land use is varied, with the central core of the study area set to agriculture, with large scale open agricultural fields. Historic villages are found amongst the more rural agricultural scene, whilst to the north of Sevington, the A2070 forms the southern urban fringe of Ashford to the north. The North Downs rise further to the north forming a strong elevated ridge line high above Ashford. The Kent Downs AONB lies some 2.6km from the scheme boundary at its nearest point.

### 5.2 Relevant designations

There are a number of designated sites, considered as part of this assessment which are presented in Table 5.1 below.

Further information regarding the baseline and potential effects upon heritage assets have been addressed in greater detail within the *Assessment of Likely Environmental Effects of the Development* report (document ref: 419419-MMD-XX-SV-RP-YE-0001).

**Table 5.1: Landscape Designations**

Designation	Description
Area of Outstanding Natural Beauty	Kent Downs AONB sits 2.6km to the north of the site, upon ground rising to the north of Ashford.
Conservation Areas	One in the north at Willesborough Lees, one at Lacton Green in the north east of the study area and one covering the village of Mersham in the south.
Listed Buildings	Numerous listed buildings, with a particularly high concentration within three local Conservation Areas. St Marys Church Sevington is particularly notable landmark within the study area.
Scheduled Monuments	The first, Boys Hall Moat, a moated site and associated garden located immediately adjacent to the CTRL just west of Ashford Industrial Estate. The second is a medieval moated site at Quarrington Manor located south of Quarrington Farm in the north eastern part of the study area.
Registered Park and Garden	Hatch Park - a grade II Listed Registered Park and Garden in the north east of the study area.

## 5.3 Landscape character baseline

### 5.3.1 National

The site is located within Natural England's National Landscape Character Area (LCA) 120 Wealden Greensand. Key Characteristics of this National Character Area are outlined below:

- Topography - Long narrow belt of Greensand. Scarp and dip slope topography.
- Land Use - Mixed agricultural land with pasture and arable farming within a wooded framework. Small to medium sized fields.
- Vegetation Cover - Extensive areas of mixed ancient woodland.
- Development - Rural settlement pattern-mixture of dispersed farmsteads, hamlets and nucleated villages. East of LCA is more developed with majority towns and infrastructure corridors such as the M26, M25, M20 and CTRL.
- Vernacular Style - Frequent use of varying local stones, as well as timber framing and weather boarding.
- Historic Features- Sunken lanes form historic and highly characteristic feature, as do old deer parks and more recent 18th Century Parklands. Other features include field monuments, historic military defences, pre-historic tumuli, iron age hill forts, roman forts, Royal military canal.
- Water environment - Numerous streams and rivers including Great and East Stour, Western Rother, Wey, Arun and Medway rivers.

### 5.3.2 Kent Downs AONB

The AONB Management Plan for 2014 - 2019 gives the following vision for the AONB, which is largely unchanged since its first iteration in 2004: *'In 2034... the qualities and distinctive features of the Kent Downs AONB, the dramatic south-facing scarp, secluded dry valleys, network of tiny lanes, isolated farmsteads, churches and oasts, orchards, dramatic cliffs, the ancient woodlands and delicate chalk grassland along with the ancient, remote and tranquil qualities, are valued, secured and strengthened.'*

The AONB Management Plan 2014-2019 identifies nine special characteristics and qualities as set out below which cover the area's:

- Dramatic Landform and Views
- Biodiversity Rich habitats
- Farmed landscape
- Woodland and Trees
- A rich legacy of historic and cultural heritage
- Geology and Natural Resources
- Vibrant communities
- Development Pressures
- Access, enjoyment and understanding

### 5.3.3 Local character baseline

This assessment has been informed at the county level by The Landscape Assessment of Kent dated October 2004. The assessment was subsequently reviewed in 2009 by Jacobs on behalf of Ashford Borough Council for areas of the Landscape Assessment of Kent that specifically fall

within the Ashford Borough boundary. The review, subsequent recommendations and update covered areas beyond the urban fringe landscape which was covered at a local scale by the *Ashford Local Development Framework Landscape Character Study (Studioengleback 2005)*.

There are five character areas covering the study area of the scheme, four of which are covered by the Kent Landscape Character Assessment. These are shown on the Landscape Character Plan in Appendix A of this document. A further two LCAs have been included in this appraisal to cater for the small urban area of Ashford (LCA1) within the study area, and Mersham Village (LCA4) as its own entity. Where applicable, reference has also been made to the *Ashford Local Development Framework Landscape Character Study* which subdivided the county character areas and provided a more refined analysis of the county character assessment for four of the five character areas addressed within this assessment.

#### 5.3.3.1 LCA 1 Ashford Urban Centre

Ashford urban centre is heavily dominated by a mix of residential dwellings in a tight urban environment. The main proportion of this LCA within the study area focuses on the urban area of Willesborough. The majority of properties are modern red brick semi-detached and detached properties forming a townscape which appears to have evolved over a number of years as shown by the minor variations in architectural style. The street pattern is tightly knit, creating a relatively dense built form. The southern edge of the LCA is defined by the presence of the A2070, which currently forms the boundary between the urban edge of Ashford and rural farmland at Sevington and beyond, to the south. This is with the exception of the newly built A2070 link road which traverses the landscape to join the new M20 Junction 10A in the east. The CTRL forms the south western boundary of the LCA and separates the residential area of Willesborough from the more industrial / shed retail developments in South Willesborough (LCA 3). The Church at Willesborough forms an important visual connection with churches in the villages of Sevington and Mersham to the south east.

Ashford Urban Centre LCA is considered to be of low value due to the lack of landscape designations in the area, a relatively weak sense of place and low tranquillity. Features are common with few historical connections aside from the historic St. Mary the Virgin Church. The urban characteristics and presence of large-scale infrastructure reduces the susceptibility to change resulting in low sensitivity.

#### 5.3.3.2 LCA 2 Mersham Farmland

LCA 2 is defined by undulating farmland of open arable fields and small-scale pastoral / grazing fields. Vegetation cover is limited in an essentially open landscape, apart from a small number of hedgerows, fragmented in places, which delineate the large field boundaries. The M20, whilst in the most part being hidden from view due to undulating topography and the road being in cutting, is still audible, and reduces the perception of tranquillity. In addition the newly constructed A2070 link between the original A2070 and the new M20 Junction 10A junction, adds to the built elements within the LCA and further diminishes the sense of tranquillity in the immediate area surrounding the road, albeit undulating topography does contain this urbanising feature and does not detract from the rural character in the LCA as a whole. The south of the character area is defined by another major transport route, the CTRL.

LCA 2 has been subdivided into 4 distinct areas within the *Ashford Local Development Framework Landscape Character Study*. Twenty Landscape Description Units were applied to the county landscape character area, which were then grouped into 4 District Landscape Types in the study. MF1 and MF4 sit to the west of Mersham village and cover the scheme redline boundary, whilst MF2 and MF3 sit to the north and east of Mersham.

The majority of the site sits within MF1 Sevington High Fields, with only the south eastern corner south of Highfield Lane being captured under MF4. The study describes key characteristic features including open arable farmland, bounded by hedgerows, with the area on a gentle rise and dominated by St. Mary's Church Sevington; a line of poplars delineates the brook to the north; and the noise from the M20, CTRL and A20 is described as very apparent. The analysis goes on to describe a weak pattern of elements, interrupted by transport corridors and a landscape of generally low condition; and with regards to sensitivity refers to a 'weak sense of place and long-distance views to the North Downs'.

MF2 Mersham Paddocks is located to the north of Mersham. The boundary to the south is delineated by the northern side of Kingsford Street, whilst the northern border is defined by the M20. MF2 extends east capturing land to the north west of Mersham. The area has recently undergone change in the western most reaches with the introduction of the new Junction 10A and associated infrastructure leading off the M20, where it runs in cutting. To the east, irregular field patterns delineated by gappy hedgerows dominate, with a small area of woodland plantation. The landscape character study refers to 'a coherent simple pattern of intact elements', a distinctive landscape with 'apparent sense of place and intermittent visibility', albeit noise from the M20 does present a detracting feature.

MF4 West Mersham Farmlands captures Court Lodge in the northwest and envelopes the southern and south eastern boundary of the site including the CTRL. Key characteristics as described in the study include a group of farms with gently open undulating arable fields, gappy hedgerows and some paddocks next to farm buildings. Sunken lanes such that of Blind Lane have high mature hedges, with the area to the west having a more wooded feel adjacent to the CTRL. The analysis describes a fragmented pattern but intact to some degree to the south (south of the CTRL). The CTRL is described as visible in places and audible throughout, eroding the sense of place. Long distance views are afforded south and west where localised dense planting does not foreshorten the view.

Taking into consideration the findings of the *Ashford Local Development Framework Landscape Character Study*, it is considered that LCA2 is overall of low value due to 'a weak pattern of elements, interrupted by transport corridors and a landscape of generally low condition'. The presence of large-scale infrastructure reduces the susceptibility to change resulting in a low sensitivity in and around the proposed site.

#### 5.3.3.3 LCA 3 Upper Stour Valley

This LCA is defined by a flat, generally open landscape formed by Great Stour and East Stour Rivers. Occasional views of Ashford can be afforded towards the north east, over the low rise of Greensand and North Downs beyond.

Small groups of field trees and copse add interest to a flat landscape otherwise dominated by arable and improved grass fields. Hedgerows appear relatively infrequent and fragmented due to previous removal associated with agricultural improvements. This has degraded the visual unity of the landscape.

LCA 3 is bounded to the north by the CTRL. It is dominated by an open and more industrial character to the south of the A2070 with the presence of the Ashford International Truck Stop, development at the Ashford Waterbrook site and disused railway freight terminal. To the north of the A2070, a large shed style Retail Park, hotel and fast food restaurant characterise this portion of the LCA.

This character area is further defined in the *Ashford Local Development Framework Landscape Character Study*, being subdivided into three District Landscape Types within the boundary of

the study area. USV2 Willesborough Dykes located to the south of the CTRL and west of the A2070, USV 3 Waterbrook bordering USV2 to the east and finally USV4 East Stour Valley sitting south of MF4 West Mersham Farmlands.

USV2 Willesborough Dykes located in South Willesborough is a low-lying area traversed by dykes, the East Stour River and dominated by transport infrastructure including the A2070, A2042 and CTRL. Areas of farming are surrounded by retail and light industry, as well as housing on the edge of Ashford. The condition of the area is considered low with an 'incoherent pattern of elements, interrupted character and generally degraded condition'. Given the open nature of the area, visibility is high, but the sense of place considered weak.

At the time of the assessment of USV3 Waterbrook, it was described as being a 'gently undulating open valley floor with extensive tree, hedge and ditch clearance with mix of arable land, neglected grazing gravel workings, freight depot and former railway sidings'. Through gathering the current baseline for this area, it is apparent that a large residential area has recently been introduced and ongoing works are both present and planned as part of the Waterbrook Development, including a lorry park adjacent to the old railway sidings. Vegetation continues to have a presence, particularly following the East Stour river across the area. The original character study described the area as 'fragmented and degraded' with 'many detracting features', and how notable change in the area had led to loss of landscape features. In its current state, it is felt that this analysis is still valid as the area continues to undergo considerable change.

USV4 East Stour Valley sits in the very south eastern corner of the study area within the flood plain of the East Stour river. It is characterised by predominantly large arable fields, many of which being formed by the removal of hedgerow boundaries and ditches. The CTRL is present and forms the northern boundary in part of USV4, albeit not in the area within the scheme study area. The study described a weak sense of place in the most part, driven by intensification of the rural landscape, with the overall pattern further fragmented by the presence of the CTRL.

Within the study area, LCA 4 as a whole is considered to be of low landscape value and susceptibility to change due to the fragmented nature of the LCA, and dominance of transport infrastructure in the south, and retail park in the north of the area. The overall sensitivity is considered to be low.

#### 5.3.3.4 LCA 4 Mersham Village

Mersham Village is a historic village dating back to the early medieval period, part of which is now a designated Conservation Area. This once nucleated village has expanded along Kingsford Street and Bower Road, with larger residential properties when compared with the small-scale intimate character of the nucleus of the village. A number of listed buildings are located along Kingsford Street in particular. Generally architectural style varies as the village has grown over the centuries and particularly in the last 100 years. Red brick still remains the most dominant building material, although there are examples of rag stone, brick and tile hung buildings, as well as painted render. Vegetation is mostly focused on private gardens. The periphery of the LCA is surrounded by farmland, although the M20 sits a short distance north east of the village.

Mersham Village falls within Mersham Farmland Settlements under the *Ashford Local Development Framework Landscape Character Study*. The area is subdivided into B2 Highfield Lane (although this is actually Kingsford Street) and B4 Mersham.

B2 Highfield Lane captures properties from the corner of Kingsford Street and Highfield Lane, described as interwar detached residences of varying styles with a mix of materials sat within



large plots. Moving east towards Blind Lane, Kingsford Street has the feel of a sunken lane as is quite frequent in this area, with hedgerows and hedge banks forming the southern boundary. The M20 impacts local audible tranquillity.

B4 Mersham captures the village from Blind Lane heading west, identifying a mix of styles and age of properties from the more historic area north of the church, to more recent post war and modern infilling and extension to the village to the north and east. With regards to perception of the place, the study describes it as 'a peaceful and pleasant village scene'.

Mersham Village LCA is considered to be of medium landscape value overall, due to the distinctive character of the centre of Mersham village and designated Conservation Area in the northern most area of the village. This results in a medium sensitivity overall.

#### 5.3.3.5 LCA 5 Brabourne Lees Mixed Farmland

Located to the east of Ashford, this character area is defined by gently undulating mixed farmlands. The topography varies with flatter lowlands around Ashford, becoming increasingly undulating towards Hatch Park SSSI in the east. The southern extent of the character area is dominated by the M20 motorway corridor which forms a dominant linear feature within the surrounding landscape. Its presence has an impact upon audible tranquillity given the noise associated with passing traffic. It is worth noting that the M20, whilst dominant in some parts of the character area, is actually well contained in cutting in places, reducing its presence in the landscape.

Urban development is not prevalent in this LCA, with little built form present. This is with the exception of the village of Willesborough Lees, a designated Conservation Area; William Harvey Hospital campus; and an area immediately around the A20 where existing and new residential developments, Tesco Superstore, and Pilgrims Hospice have established a linear development pattern to the north east of the M20.

Away from development, agriculture and woodland form the dominant land cover. The large expanse of woodland to the eastern extent of the character area encloses Hatch Park SSSI, a grade II Listed mid-18th century Registered Park and Garden to the north of the village of Mersham. The large extent of tree cover creates an enclosed landscape limiting views out from the central core of the estate.

*Ashford Local Development Framework Landscape Character Study* further defines the county character area within the scheme study area to the east of Willesborough Lees as BL2 Game Rearing Farmlands and BL3 Hatch Park.

BL2 is located to the north of the M20 bordering MF4 West Mersham Farmlands in the south. The area is characterised by undulating farmland in the lower reaches of the North Downs. Areas of woodland are notable features, with many being managed for pheasant rearing and game. Sunken lanes, many bounded with hedgerows wind through this undulating landscape, whilst the M20 forms the southern boundary of the area, generally enclosed in cutting in this location. The study concluded a coherent and distinctive pattern, a well-defined network of semi-natural habitats and a strong sense of place with few detracting features.

BL3 Hatch Park sits immediately adjacent to BL2 and to the north of MF2 Mersham Paddocks. The area is characterised by a historic deer park which is designated as a Registered Park and Garden. Woodland, lake and pasture dominate, with examples of veteran trees in the north of the park. The M20 runs along the southern boundary reducing audible tranquillity in the area. Despite this, the overall detracting features of the area are low, and the strong historic sense of place and coherent pattern of elements leads it to be highly valued.



This combined with the presence of local designations including the Willesborough Lees Conservation Area and Registered Park and Garden in the south east of the study area results in a landscape of high value with a high sensitivity.

#### 5.3.4 Site description

The site itself lies within LCA 2 Mersham Farmlands and has historically been part of a long standing rural agricultural landscape. This land use has been eroded over time with the urban expansion of the neighbouring village of Willesborough which, through urban infilling, has become adjoined with the town of Ashford in the north west. Likewise, urbanising development has established through the dominance of major transportation corridors, including the CTRL to the south of the site, the newly constructed Junction 10A and associated A2070 link road adjoining the prominent M20 motorway to the north of the site.

With regards to topography the centre of the site sits upon a slight ridge, falling away to the north and south, with a variance of up to 8m between the lowest and highest points on site.

A small number of land drains are located in the lower lying areas of the site. The Aylesford Stream is located to the north of the neighbouring A2070 and sits outside of the site boundary.

Existing vegetation is limited within the site itself, largely focused on lengths of trees and shrubs which have established along land drainage channels. These sit outside the actively farmed field. The most notable of existing vegetation is that of mature trees enclosing the churchyard of St. Mary's Church and a linear belt of trees and shrubs which runs north from the corner of the church up to the newly constructed A2070 link road. This vegetation provides structure and vertical interest in an otherwise open landscape. Around the periphery of the site, vegetation takes the form of boundary hedgerows which vary in completeness and condition.

The historic grade II listed St. Mary's Church sits alongside Court Lodge and Milbourn Equine Centre forming the built aspects of the site to the west, intervening prior to meeting the urban edge of Willesborough. Whilst to the south, a number of residential properties are located along Church Road, a rural lane which leads to Highfield Lane, which was closed to motorised traffic as part of the M20 Junction 10A scheme in recent years. Highfield Lane itself has narrowed with the growth of an unmanaged hedgerow between the eastern boundary of site and Highfield Lane.

The internal site is set to arable farmland, crossed by a small number of PROW, one which links Willesborough in the west with Mersham in the east, and forms an important and valued link between the three churches of Mersham, Sevington and Willesborough.

The site itself is considered to be of low sensitivity, aligning with that of the wider Mersham Farmlands LCA, in which it lies.

#### 5.4 Visual baseline

A number of visual receptors have been identified during the baseline study. The majority of these have been identified within the study area of 1km from the scheme boundary as shown on the Visual Receptor Plan in Appendix A of this document.

Given the elevation of the Kent Downs AONB to the north and rising ground to the south, a representative viewpoint was also established from high in the Downs from the Devil's Kneading Trough, and also beyond 2km to the south of the site at Collier's Hill.

Of the 18 receptors identified as part of this assessment, the majority of receptors are located within 500m of the site, with several residential receptors neighbouring the periphery of the site, and PROW AE639 traversing the site itself from north west to south east.

Local residential properties along Church Lane and Kingsford Street and local PROW (visual receptor no. 6,7,8,9,10,17) afford views through field boundary vegetation across an otherwise open arable landscape towards the site. This view is more rural in character despite the nearby urban edge of Ashford forming the background to the view. St. Mary's Church provides a key landmark in many of the views looking west. Infrastructure associated with the William Harvey Hospital is another notable vertical structure particularly for receptors to the south east looking north west. Views from the east towards the new A2070 are screened in the most part by intervening topography and boundary hedgerows along Highfield Lane, however views to the new route can be afforded in places from the local public right of way network and from a number of residential properties in the west looking north east.

From the west of the site, visual receptors on the edge of Willesborough afford views from upper storey windows towards St. Mary's Church with the intervening A2070 dominant in the view from this location.

More distant views are also afforded from properties and PROW intersection the A20 to the north. Views looking south from this direction are heavily influenced by the intervening road network, with the M20 and associated junctions as well as the newly constructed A2070 link, associated infrastructure and traffic in the foreground and middle ground of the view. St. Mary's Church is visible set in the context of intervening treelines.

The visual sensitivity of individual receptors depends upon the location and context of the view from the receptor, the activity associated with the receptor, and the importance of the view. Further details on the visual baseline and associated sensitivity of receptors identified as part of this appraisal are presented in the Visual Impact Schedules in Appendix B of this report.

## 6 Mitigation Measures

Mitigation measures would be undertaken to reduce potential effects upon landscape character and visual amenity during both construction and operation. The following section broadly lists those measures that would be implemented during this time.

### 6.1 During Construction

Earth landscape bunds would be constructed at various locations around the periphery of the site, prioritised early in the construction period in order to aid screening of lower level activity on the site and limit visual impacts. The bunds would be seeded as a priority to 'green up' the earthworks. The implementation of planting would also commence in the first planting season to aid the integration of the scheme with the surrounding landscape as soon as possible.

Temporary stockpiles held on the plot of land to the east of Highfield Lane would be kept to a maximum of 2m in height and located as far away as possible from properties on Kingsford Street. The 'active' side of the stockpile would be restricted to the western edge, adjacent to Highfield Lane which would aid screening of any soil and plant movements throughout the 12 months in which it would be stored. The entire stockpile would be seeded as a priority and the remaining faces of the stockpiles would be left inactive to limit visual intrusion upon neighbouring residential receptors.

Site task lighting would be kept to a minimum, be directional and only used for the minimum time required. The use of infrared initiated security lighting would also be explored to help minimise night-time lighting wherever possible. This is particularly the case in close proximity to nearby residential properties which currently look out upon agricultural land use.

The site would be kept clear and tidy with construction materials delivered on an as needed basis to reduce material stockpiles on site.

### 6.2 During Operation

During operation a number of mitigation measures would aid the integration of the site within the surrounding landscape and help to reduce visual impacts associated with the temporary siting of the scheme. A well evolved landscape design has been developed with the objective of not only mitigating the scheme during the five years of operation, but also to account for the potential for future employment use of the site as determined by Ashford Borough's Local plan and allocation. The design has also been developed to provide a long-term legacy that would align with Ashford Borough Council's policies with regards to green blue infrastructure and the creation and enhancement of Ashford's Green Corridors.

The design has been developed whilst considering the possible future uses of the site beyond the 5 years of operation. A summary of mitigation proposals during operation is provided below. Further information can also be seen on the Environmental Masterplan in Appendix C of this document (drawing ref: 419419-MMD-01-MO-DR-L-3030 and 419419-MMD-01-MO-DR-L-3031).

- Vegetated earth bunds at key locations to aid visual screening from local visual receptors.
- A variety of planting types and structure and associated habitats including species rich grassland/meadow planting, ponds and swales, native hedgerows, trees and shrubs as well

as small scale woodland planting to aid landscape integration, provide a sense of place and aid visual screening of the site during the temporary 5 years of operation.

- Buildings would be no greater than 12m in height and recessive in colour to limit their visual prominence. The design would aid their integration with other local built form such as agricultural buildings.
- Lighting would be kept to a minimum and through inter-disciplinary working has been designed to the minimum height possible. It would be directional in nature, limiting upward and outward light spill.

Upon reinstatement after five years, all infrastructure would be removed from the site, leaving only areas of hardstanding in the once operational plots of the site, along with the drainage infrastructure and the SuDs ponds. The green-blue infrastructure and all landscape bunds within the Environmental Masterplan (drawing 419419-MMD-01-MO-DR-L-3030 and 419419-MMD-01-MO-DR-L-3031) would also remain on-site which would ensure that there are no long-term adverse effects on visual amenity or landscape character.

Additionally, in order to ensure a positive long-term legacy for the local community, further enhancements to the site would also be implemented at this stage. These enhancement measures are not specifically required to avoid or reduce significant effects. Indicative enhancement proposals are documented in the Long-Term Enhancement Plan in Appendix C (419419-MMD-01-MMD-01-MO-DR-L-3032) which would be further developed, and a detailed plan included as part of the Reinstatement Plan for the scheme. This plan would also be accompanied by a Landscape and Ecological Management Plan in order to carefully outline the requirements for future management and maintenance of the site to ensure a positive long-term legacy for the site and local communities who may access the associated green spaces once the inland border facility has ceased operation.

## 7 Predicted Effects

### 7.1 Effects upon designated assets

Kent Downs AONB, whilst outside of the study area, has been addressed within the visual assessment (refer to Visual Receptor Schedules, Appendix B) in relation to a key viewpoint identified at the Devil's Kneading Trough. Given the distance from site and expansive nature of this long-distance view it is considered that the scheme would be barely perceptible from this location during both construction and operation.

A number of listed buildings and one Registered Park and Garden (Hatch Park) have been identified within the study area. Whilst the majority fall outside the visual envelope, a small number of listed buildings would sit within the affected area and have consequently been addressed within this assessment considering the change in views from these receptors during construction, operation and beyond. Details are provided in the Visual Impact Schedules in Appendix B. Further insight into the effects upon the setting of the listed buildings, conservation areas and scheduled monuments within the study area is detailed in the Heritage Assessment Report (ref. 419419-MMD-XX-SV-RP-YE-0001).

### 7.2 Effects during construction

#### 7.2.1 Key construction elements

Key components associated with the construction of the scheme would include:

Large scale earthworks, including excavation of drainage ponds and swales, implementation of landscape bunds and temporary stockpiles; preparation of hardstanding areas for internal access roads and parking areas; utilities works; erection of marshal cabins, modular office buildings and inspection sheds; erection of lighting columns, security fencing, acoustic barriers and access gates.

It is important to note that any impacts and resulting effects during construction would be short term, temporary and reversible in nature.

#### 7.2.2 Effects upon landscape character

The five landscape character areas assessed would not be significantly affected by the development during the construction phase. A summary of the likely predicted effects upon each of these landscape character areas during construction is provided below.

##### 7.2.2.1 LCA 1 Ashford Urban Centre

There would be no works within this LCA during construction. The topographical and built up nature of this LCA forms a tight grain and encloses the character area from within. As such, the works in the neighbouring LCA 3 to the east would have little bearing on the wider character area, as there would be limited visual connectivity and consequently landscape features would remain unchanged in the most part. There may be indirect impact upon audible tranquillity for the very eastern edge of the LCA however these would be set in the context of the tight urban grain of Ashford and the existing A2070. Given the indirect nature of impacts occurring within neighbouring LCA 2, the magnitude of change upon LCA1 during construction is considered to be minor. The low sensitivity and minor magnitude of change would result in a Neutral, temporary, non-significant effect.

#### 7.2.2.2 Mersham Farmlands (LCA 2)

Mersham Farmlands (LCA 2) would be directly affected as a result of the scheme. The scheme would sit in the northern most area of the character area, in the MF1 Sevington High Fields District Landscape Type, with construction activities bringing new features into the landscape that would be at odds with the current agricultural landscape but in the context of adjacent large scale infrastructure.

To the east of Highfield Lane an area 250m by 150m of site won soil would be stockpiled for a period of up to 12 months. This stockpile would be limited to 2m in height and seeded to aid its integration.

To the west of Highfield Lane in the main body of the site, large scale earthworks, construction activity and associated machinery would be present, along with task lighting and compounds accommodating site offices and staff parking. These features would large scale elements and whilst incongruous with the wider rural character of Mersham Farmlands (LCA 2) would be set in the context of new A2070 and M20 Junction 10a construction works which are currently ongoing. Whilst these activities would be notable within the site and immediate surroundings, the wider character area beyond would not be impacted to the same degree due to intervening vegetation, and undulating topography which aid the enclosure of aspects of the site from the south east.

Night-time works would use task focussed lighting which whilst at odds with the wider landscape character area, would be set in the context of the neighbouring A2070 and M20 junctions which are currently lit in this location and the urban extents of Ashford.

The immediate area of the LCA affected by the works is likely to see substantial alteration in the localised area directly affected as a result of the scheme. However, given presence of detracting features in the north west corner of the LCA and limited impacts on the wider context of the LCA, the overall magnitude of change is considered to be moderate. The low sensitivity and moderate magnitude of change would result in a Slight Adverse, temporary, non-significant effect.

#### 7.2.2.3 LCA 3 Upper Stour Valley

There would be no works within this LCA during construction. Given the sense of severance presented by the CTRL and intervening vegetation, visual connectivity with the neighbouring LCA2 where the works would take place would be limited, particularly where rising ground would enclose the LCA from the surrounding landscape. With regards to indirect impacts upon audible tranquillity, these are also likely to be minimal set in the context of the existing A2070 and CTRL. The low sensitivity of this already fragmented and industrialised character area and the negligible magnitude of change would result in a Neutral, temporary, non-significant effect.

#### 7.2.2.4 LCA 4 Mersham Village

Mersham Village would not be directly affected by the proposed works. However, given the boundary of the LCA lies immediately adjacent to the eastern most edge of the redline boundary, there may be indirect effects afforded associated with works in the neighbouring LCA, particularly with regard to the temporary stockpiling in the land parcel between Blind Lane and Highfield Lane in the east. There is also likely to be visual connectivity with the works in LCA 2 to the west of Highfield Lane where the main construction works would occur. Key features such as field boundary hedgerows would however be kept in situ which would reduce the wider impact. There may also be a limited reduction in audible tranquillity for the very western edge of Mersham village but given the distance from the main works site and presence of the existing



M20 and other detracting infrastructure it is not considered to be notable. As such, the magnitude of change for the LCA as a whole is considered to be Negligible. The medium sensitivity and negligible magnitude of change would result in a Neutral, temporary, non-significant effect.

#### 7.2.2.5 LCA 5 Brabourne Lees Mixed Farmland

This LCA sits around 300m from the scheme boundary, and as such would not be directly impacted by the proposed works. Given the open nature of the LCA boundary in places, visual connectivity would be afforded to neighbouring LCA 2 where an increase in discordant features would be apparent including that of large-scale earthworks, plant movement and general construction activities to the south. Works would however be set within the context of the existing A20, M20 and A2070 highway corridors and associated traffic including the presence of heavy goods vehicles (HGVs), which already present detracting features along the boundary with the neighbouring LCA. Intervening vegetation between LCA 5 and neighbouring Mersham Farmlands would contain the LCA to a certain degree, particularly in the lower and eastern areas of the LCA. However, visual connectivity may still be sought from more open or elevated areas directly north of the site, particularly where the vegetated boundary along the southern edge of LCA 5 was opened up to accommodate the construction of the M20 Junction 10A works and vegetation has yet to re-establish. There may be localised reductions in audible tranquillity, however these would be minimal given the diminished tranquillity associated with the intervening highway corridors.

Considering the high sensitivity combined with the minor magnitude of change for the LCA as a whole, the overall significance of effect would be Slight Adverse and not significant during construction.

#### 7.2.3 Effects upon visual amenity

The effects upon visual amenity during construction have been detailed for each receptor identified within the assessment process, as presented in Appendix B of this report. The schedules detail the baseline view and provide a description of the likely view during construction from each location before determining the magnitude of change and associated significance of effect.

The construction period would see the introduction of discordant features (as described in 7.2.1) in views towards site for a number of nearby receptors including near distance views for properties neighbouring the scheme such as those on Church Road, Court Lodge and PROW AE639 immediately adjoining the site.

Of the 18 receptors assessed, receptors (1, 2, 6, 16, and 17) located immediately adjacent to the site would be subject to changes in the immediate foreground of their view, and the effects would be difficult to completely mitigate at this stage of works. However, given the temporary nature of the 6 month construction period, the impacts would be short lived and as such would result in a minor magnitude of change leading to non-significant effect. Receptors 10 and 6 (PROW AE363 and AE639) would be closed between Blind Lane and Highfield Lane during construction and as such have not been assessed for this phase.

For receptors beyond the immediate boundary of the site, the effect of the scheme would reduce, as distance and intervening vegetation, landform or pre-existing detracting features reduce views to site and the magnitude of impact experienced.

Key elevated views from the Kent Downs AONB to the north would experience a neutral significance of effect due to the distance from site and expansive nature of the far-reaching view from the Devil's Kneading Trough.

### 7.3 Effects during operation

The effects during operation have been captured to include the phase at which both operation and additional construction for the Day 200 scenario would be in tandem, as well as solely operational activities post Day 200. Further details are outlined below.

#### 7.3.1 Day 1-200

Key components include provision for 1278 HGV parking spaces, 379 staff parking spaces, internal access roads with access/egress onto A2070 in the north of the site and staff/emergency access off Church Road in the west; landscape bunds, acoustic fencing up to 5m in height; lighting columns between 8m and 12m high; temporary modular office accommodation and inspection facilities including two inspection sheds, welfare facilities and marshal cabins. The temporary stockpiling of earth on land to the eastern side of Highfield Lane would also be present.

The operation of the Day 1 scenario includes the use of the site by DfT, HMRC and small DVSA and BEIS use of the site. This phase would also include construction of the Defra buildings and additional HMRC inspection sheds, commencing 2 months prior to the Day 200 use of the site. Landscape implementation would continue throughout the first planting season in order to establish the green infrastructure on site as soon as possible.

#### 7.3.2 Day 200

The operation of the Day 200 scenario includes HMRC, Border Force and Defra use of the site. Key components at Day 200 would be as per the Day 1- 200 scenario with the exception of the introduction of four additional inspection buildings for HMRC and buildings for Defra use. There would be a suspension of parking in the north- western and southern most plots of the site with no HGVs or buildings in these areas. Likewise, the viewing corridor would be reinstated, and the landscape strategy for that area of the site implemented during the following planting season.

#### 7.3.3 Year 5 and beyond

The operation of the site would cease as an inland border facility and reinstatement would commence. All infrastructure would be removed off site, leaving only areas of hard standing in the once operational plots of the site. This would include the removal of all acoustic barriers. The green-blue infrastructure would remain in situ, as would all landscape bunds which would have settled in the landscape with associated planting having established throughout. Further landscape enhancements to the site would also be implemented at this stage to ensure a positive long-term legacy for the local community. Outline proposals are documented in the Long-Term Enhancement Plan (drawing ref: 419419-MMD-01-MMD-01-MO-DR-L-3032) (Appendix C) and would be subject to detailed design substantially in accordance with the outline proposal and, agreement prior to implementation.

#### 7.3.4 Effects upon landscape character

##### 7.3.4.1 LCA 1 Ashford Urban Centre

There would be no direct impact upon LCA 1 during operation. There may be a degree of inter-visibility with the scheme in the neighbouring LCA 2. However, this would be set in the context

of the tight grain of the intervening townscape and the existing intervening highway network, with the A2070 forming the boundary between the clear shift in landscape character. Key existing vegetation would be retained aiding the enclosure of the LCA from the scheme in LCA 2. Given the indirect, short to medium term nature of the change and the minimal connectivity with LCA 2, the magnitude of change for LCA 1 is considered to be minor. The low sensitivity and minor magnitude of change would result in a Neutral, temporary, non-significant effect during operation and beyond.

Following reinstatement of the site in Year 5 the adverse effect would diminish, particularly looking ahead into the longer term as landscape mitigation and enhancements establish on the boundary with the character area, chiefly at its closest point in the north west corner of the site.

#### 7.3.4.2 LCA 2 Mersham Farmland

This LCA would see a notable change during the operation of the scheme, particularly in MF1 Sevington High Fields in the north western corner of the area where the inland border facility would be situated. These new features would be a distinct change from the existing landscape, with notable development in a previously arable scene, albeit with detracting features in the immediate area.

As described in sections 7.3.1 and 7.3.2, the five-year operational phase of the scheme would see the introduction of many built aspects, including the introduction of large areas of hardstanding as well as buildings, inspection sheds and other structures such as acoustic barriers. Over 1200 HGVs would be accommodated on-site during Day1-200, which would further dominate the site with the associated movements into and around the site. Whilst these features would appear discordant within LCA 2 as a whole, detracting features are not uncommon within this part of LCA, with the presence of the A2070, A20, M20 and associated junctions adjacent to the site. The style of development and associated infrastructure is more commonplace in neighbouring LCA 3 Upper Stour Valley immediately south of the scheme boundary.

Night-time impacts have also been considered given the site would be lit throughout hours of darkness in order to allow safe 24-hour operation. This would bring additional light to an LCA which is currently unlit in the most part. It would however be set in the context of the neighbouring A2070 and M20 junctions which are currently lit in this location, as are the urban extents of Ashford.

Given the scale of the change to the LCA as a whole, the magnitude of impact is considered to be moderate. This combined with a low sensitivity would result in a Slight Adverse non-significant effect on the LCA as a whole during operation.

Upon reinstatement of the site, buildings and infrastructure would be removed. It is not considered this activity would be any worse than that during construction, particularly given the benefit of landscape mitigation being in place which would further reduce effects. Upon removal of the scheme infrastructure this corner of the LCA would no longer contain the discordant features of development that would be seen during operation. Infrastructure would be removed, leaving the green blue infrastructure around vacated areas of hardstanding. The implementation of the landscape design and establishment of large-scale tree and shrub planting would form the remaining features on site, and the beginnings of new informal greenspace for the local community within this part of the LCA. Whilst not a return to agriculture, this long-term strategy would bring interest and beneficial change to the immediate landscape character by strengthening the landscape structure of the area. The magnitude of change would be minor, leading to a Neutral or even Slight Beneficial non-significant effect on LCA 2 in the longer-term.

#### 7.3.4.3 LCA 3 Upper Stour Valley

The Upper Stour Valley would not be directly affected by the scheme during operation. It would however border the site, with the CTRL forming the boundary between LCA 3 and the site in LCA 2 to the north. Given the presence of the Ashford International Truck stop, works associated with the Ashford Waterbrook development site and operational CTRL it is not considered that there would be an impact upon the audible tranquillity of the LCA in this location, or indeed within the wider area. Any visual connectivity between LCA 3 and the scheme would be limited and set in the context of existing development immediately to the south of the CTRL which is not dissimilar in nature to that of the scheme. Consequently, the scheme works are unlikely to result in a change in character for the Upper Stour Valley. As such the magnitude of change is considered to be negligible, leading to a Neutral non-significant effect from Day 1 of operation through to reinstatement of the site at Year 5 and beyond.

#### 7.3.4.4 LCA 4 Mersham Village

Whilst LCA 4 sits outside the boundary of the site, the very western edge of the LCA would sit immediately adjacent to the field in which temporary stockpiles would be stored for up to a period of 12 months. This may bring detracting features upon the very edge of the character area although it would be very limited in its effect and temporary in nature. Beyond, a degree of inter-visibility between LCA 4 and the scheme may be afforded, set in the context of intervening vegetation and a newly planted bund along the eastern edge of Highfield Lane which would help to contain the site from the wider landscape. In the initial days of operation, prior to boundary planting establishing and the stockpiles still being in place, indirect impacts upon LCA may be afforded. However, these would be localised on the very western boundary of the LCA and would diminish over time as intervening planting matures. As such, the operational magnitude of change upon the LCA as a whole are considered to be negligible during operation and beyond. The medium sensitivity and negligible magnitude of change would result in a Neutral, temporary, non-significant effect.

#### 7.3.4.5 LCA 5 Brabourne Lees Mixed Farmland

Brabourne Lees LCA would not be directly impacted by the scheme during operation or reinstatement, however there may be limited visual connectivity to the scheme prior to mitigation planting establishing on the new A2070 and A20 to the north of the site. Any change would be indirect and in relation to visual connectivity between LCA 5 and the new site within LCA2. It would however be set in the context of existing infrastructure assets such as highways and lighting which are already detracting features within the northern extents of LCA 2 and borrowed landscape of LCA5. Given the very small indirect change to the edge of the LCA set in the context of the existing M20, A20, and A2070 the magnitude of change during Day operation is considered to be minor for the LCA as a whole. The removal of parking in the most northerly plot of the site at Day 200 and following reinstatement of the site at Year 5 would reduce the extent of detracting features in the neighbouring LCA and therefore reduce any slight impacts upon the setting of LCA 5. The significance of effect upon LCA 5 as whole is considered to be Slight Adverse at worst during operation, falling to Neutral following reinstatement at Year 5 and beyond.

### 7.3.5 Effects upon visual amenity

The effects upon visual amenity during operation have been detailed for each receptor identified within the assessment process, as presented in Appendix B of this report. The schedules detail the baseline view, view during construction and finally provide a description of the likely view during operation from each location before determining the magnitude of change and

associated significance of effect. Descriptions, and associated magnitude of impact and significance of effect focus on operational effects, and then beyond Year 5 when the site would have been reinstated, and all infrastructure would have been removed. This is with the exception of the areas of hardstanding and landscaping including landscape bunds that would be retained in the long-term, working in line with ABC's employment allocation for the site.

As with the construction period, operation would see the introduction of new discordant features into several local views. The nature of those features is described for Day1-200, Day 200, Year 5 and beyond in paragraphs 7.3.1-7.3.3 above.

Of the 18 receptors assessed, five would experience Moderate Adverse significant effects in the short-medium term until reinstatement. However, with the benefit of the landscape mitigation, these views to site would be progressively softened during operation. Upon reinstatement of the site at Year 5, the significance of effect would reduce to Slight Adverse or Neutral for all eighteen receptors and would therefore not be significant. This would decrease further in the long-term with the landscape scheme reaching maturity resulting in Neutral effects at worst for all receptors and likely beneficial changes for some receptors.

Table 7.1 below provides a summary of visual effects during operation, post reinstatement at Year 5 and beyond into the long-term, up to Year 15 when it is considered that planting would have fully established to meet its intended screening and landscape integration functions.

**Table 7.1: Summary of Visual Effects during Operation and beyond**

Significance of Effect during Operation (Up to Year 5)	Significance of Effect post Reinstatement	Significance of Effect in the Long-term (Yr 15)
5 Moderate Adverse significant effects and 13 non-significant effects: 9 Slight Adverse and 4 Neutral.	No receptors significantly affected: 7 Slight Adverse, 11 Neutral	No receptors significantly affected: 18 Neutral

## 8 Conclusions

The potential impact upon five Landscape Character Areas (LCAs) was assessed as part of this assessment. There would be no significant effects upon landscape character as a result of the scheme. Upon reinstatement of the site and long-term maintenance of the landscape mitigation it is considered that there would be a Neutral effect upon all five LCAs assessed as part of the scheme.

**Table 8.1: Summary of Landscape Effects**

Significance of Effect	LCAs affected during Construction	LCAs affected during Operation	LCAs affected post Reinstatement	LCAs affected in the Long term (Year 15)
Large Adverse	-	-	-	-
Moderate Adverse	-	-	-	-
Slight Adverse	LCA 1 LCA 2 LCA4 LCA5	LCA 1 LCA 2 LCA5	-	-
Neutral	LCA3	LCA3 LCA4	LCA 1 LCA 2 LCA 3 LCA 4 LCA 5	LCA 1 LCA 2 LCA 3 LCA 4 LCA 5

The potential impacts upon visual amenity were addressed through the assessment of 18 receptors identified within the visual envelope of the scheme. Two PROW, receptors numbers 6 and 10 were removed from the assessment of construction effects as they would be temporarily closed and not be accessible during this time. Of those 18, none would experience significant effects during construction, and five receptors would experience Moderate Adverse effects during operation in the short-medium term. Post reinstatement of the scheme, and with continued establishment of the landscape scheme, there would be no residual significant effects resulting from the scheme. By Year 15, considering the presence of the green infrastructure only, it is predicted that all visual receptors would experience a Neutral significance of effect at worst. This outcome does not account for any potential and as yet unidentified change in use of the site once reinstated.



**Table 8.2: Summary of Visual Effects**

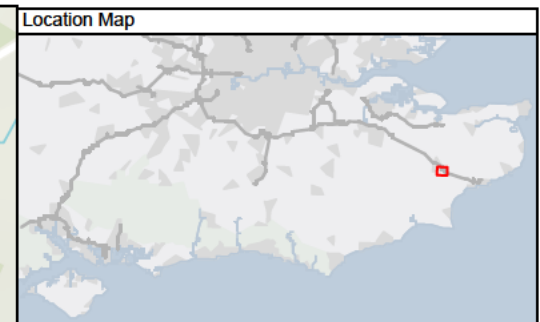
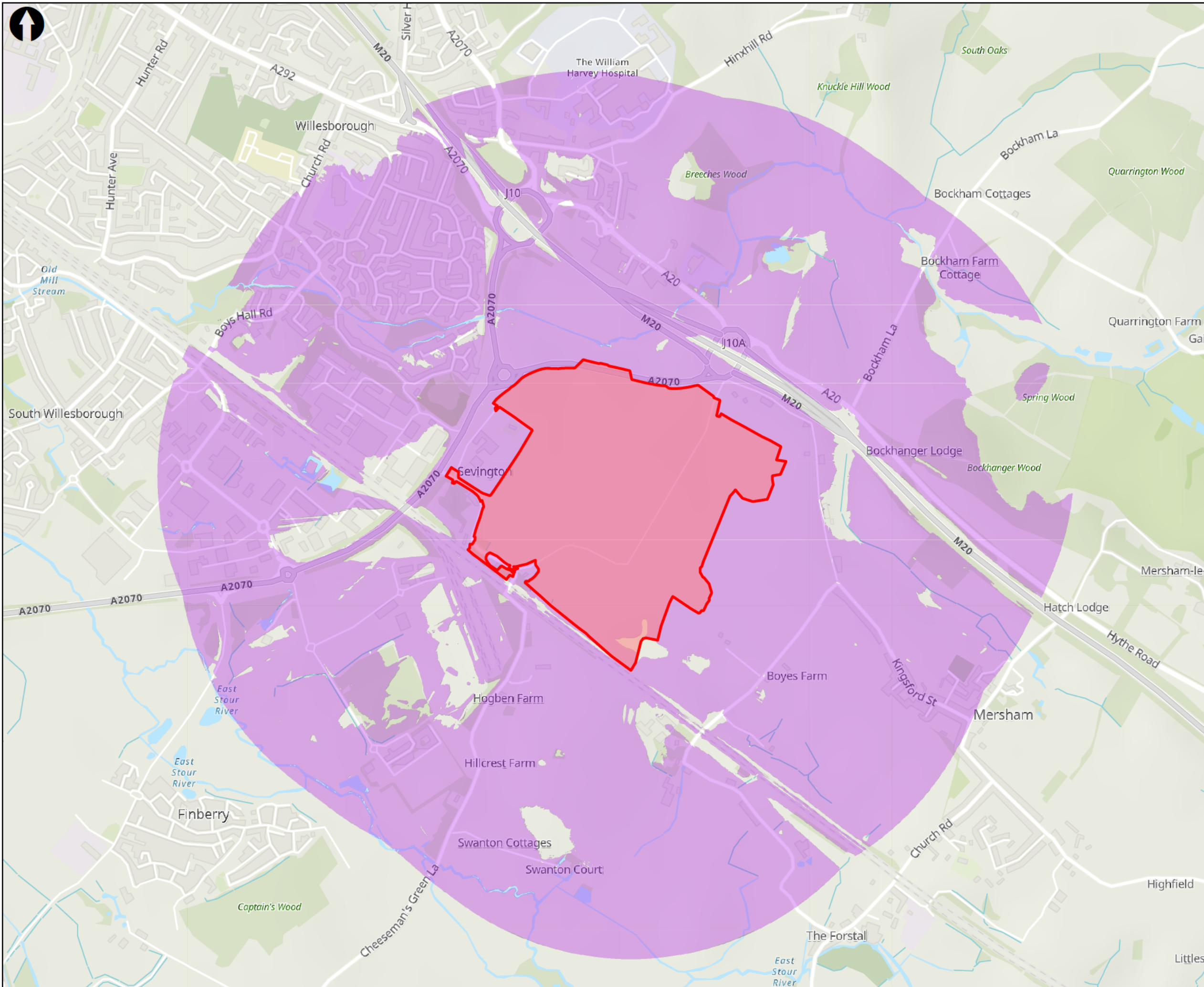
Significance of Effect	Visual receptors affected during Construction	Visual receptors affected during Operation	Visual receptors affected post Reinstatement	Visual receptors affected in the Long-term (Year 15)
Large Adverse	-	-	-	-
Moderate Adverse	-	5	-	-
Slight Adverse	12	9	7	-
Neutral	4	4	11	18

The outcome of this assessment is predicated on the successful execution and long-term management of the landscape mitigation scheme proposed in Appendix C of this report. As such, this assessment concludes that following the removal of the infrastructure on the site and the retention of the landscape mitigation, there would be no significant adverse effects on landscape character and visual amenity following reinstatement of the site at Year 5 and beyond into the long-term, when it is considered that planting would have fully established to meets its intended screening and landscaping integration functions.

In time, it is expected that the retention of this green-blue infrastructure would provide long-term benefits for landscape character and visual amenity as well recreational benefits to the local community whilst creating a well-established landscape setting for any future employment use in support of Ashford Borough's planning policies for the site.

## A. Drawings

- A.1 Zone of Theoretically Visibility Plan Drawing no. 419419-MMD-01-MO-DR-L-3019
- A.2 Landscape Character Area Plan Drawing no. 419419-MMD-01-MO-DR-L-3018
- A.3 Visual Receptor Plan Drawing no. 419419-MMD-01-MO-DR-L-3017
- A.4 Visual Impact Plan Drawing no. 419419-MMD-01-MO-DR-L-3017



**Key to Symbols**

- Article 4 Red Line Boundary
- Zone of Theoretical Visibility (ZTV)

**Notes**  
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02	30/10/20		ZTV Second Revision		
01	15/10/20		ZTV First Revision		
Rev	Date	Drawn	Description	Ch'k'd	App'd
			Mott MacDonald 22 Station Road Cambridge CB1 2JD United Kingdom T +44 (0)1223 463500 W mottmac.com		

Client

**Title**  
EU Exit Sites HMRC  
Sevington Inland Border Facility  
Zone of Theoretical Visibility

Designed	-	Eng Check	-
Drawn		Coordination	
GIS Check	-	Approved	
Scale at A3	Status	Rev	Security
1:12,500	PRE	P2	STD

