

Draft and Without Prejudice 24/11/2025

Conditions (Consolidated comments – JLL on behalf of applicant)

1) Conditions (Agreed wording)

	Condition	ABC / Applicant Agreed Wording
1.	Lighting mitigation and implementation plan	Within 3 months of the date of this decision a Lighting Mitigation and Implementation Plan for the entire site shall be submitted for the written approval of the Local Planning Authority. The Lighting Mitigation and Implementation Plan shall be informed by the recommendations for measures to reduce lighting impacts set out in the External Lighting Assessment (Document Reference: SEV-WBS-ZZ-ZZ-RP-E63000) and include a written timetable for implementation. The development shall be completed in accordance with the approved details and retained and maintained thereafter.
2.	Signage Strategy	Within 3-months of the date of this decision an updated Signage Strategy for directing HGVs to the site shall be submitted for the written approval of the Local Planning Authority in consultation with National Highways and Kent County Council. The Signage Strategy shall include evidence of engagement with relevant satellite-navigation companies and a timetable for implementation. The development shall be implemented in full accordance with the details so approved.
3.	Travel Plan	Within 3-months of the date of this decision an updated Staff Travel Plan shall be submitted for the written approval of the Local Planning Authority. The Travel Plan shall include the following: i. setting of objectives and targets in response to review of success of 2022 Staff Travel Plan; ii. measures to promote and facilitate public transport use, walking and cycling (including details of cycle storage, changing and shower facilities and associated storage space); iii. measures to reduce car usage, including staff bus service; iv. measures to reduce air pollution; v. promotion of practices/facilities that reduce the need for travel; vi. monitoring and review mechanisms; vii. Travel Plan co-ordinators and associated support;

		<p>viii. Provision of travel information and marketing together with a timetable for the implementation of each element.</p> <p>The agreed Travel Plan measures shall be implemented in accordance with the details approved within three months of the date of such approval and thereafter maintained.</p>
4.	Noise Impact Assessment	<p>Within 3-months of the date of this decision an updated Noise Impact Assessment shall be submitted for the written approval of the Local Planning Authority.</p> <p>The Noise Impact Assessment shall include but not be limited to:</p> <ul style="list-style-type: none"> (i) investigation of low frequency noise from HGVs; (ii) tonal noise from refrigerated HGVs; (iii) reversing beepers; (iv) clanging of curtain sider poles and horns; (v) frequency of use of Romeo and Tango; (vi) use of the southern perimeter road by HGVs to exit the site; (vii) mitigation measures (including but not limited to the investigation of options for the cessation of use of the southern perimeter road by HGVs during the night-time period) and a written timetable for implementation; viii) a scheme for ongoing monitoring and reporting of noise impacts to the Local Planning Authority and where those impacts indicate further mitigation measures are required, details of those measures and a written timetable for implementation. <p>The development shall be implemented in full accordance with the details so approved.</p>
5.	Air Quality	<p>Within 2-months of the date of this decision an Air Quality Management Plan (AQMP) shall be submitted for the written approval of the Local Planning Authority. The AQMP shall include but not be limited to: -</p> <ul style="list-style-type: none"> arrangements for ongoing monitoring and annual reporting of air quality to the Local Planning Authority for a period of 10 years from the date of this decision; - measures to mitigate operational impacts on air quality, including relating to minimising vehicle idling and provision and use of electric hook-up points for refrigerated vehicles across the site; and - a timetable for implementation. The development shall be implemented in full accordance with the details so approved.
6.	Heritage interpretation boards	<p>Within 6-months of the date of this decision details of heritage interpretation measures, including details of the design and siting of interpretation boards and a written timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.</p>
7.	Waste Management Plan	<p>Within 3 months of the date of this decision, a final Operational Waste Management Strategy shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Environment Agency. Thereafter, the approved Operational Waste Management Strategy shall be implemented in full.</p>

8.	Alternative uses of the site to brought within planning control	The use of the site shall be limited to that associated with the Inland Border Facility and Border Control Post, and for no other purpose whatsoever, without express planning consent from the Local Planning Authority first being obtained.
9.	LMMP	Within 6-months of the date of this decision an updated Landscape Maintenance and Management Plan (LMMP) shall be submitted for the written approval of the Local Planning Authority. The LMMP shall include a mechanism for annual monitoring for a minimum period of 10 years from the date of this decision of all new and retained trees and planting. Where any trees or planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The development shall be implemented in accordance with the details so approved.
10.	Updated LEMP	Within 6-months of the date of this decision an updated Landscape Ecological Management Plan (LEMP) shall be submitted for the written approval of the Local Planning Authority. The development shall be implemented in full accordance with the details so approved
11.	Litter Maintenance and Management	Within 3 months of the date of this decision, a Litter Maintenance and Management Plan for the site and its surroundings shall be submitted to the Local Planning Authority for approval in writing. Thereafter, the approved Litter Maintenance and Management Plan shall be implemented in full.

2) Conditions to be further discussed between ABC and Applicant

	ABC recommended condition	Applicant's response	ABC response (24/11/25)	Applicant response (24/11/25)
	Review entry arrangement to the staff carpark, and provide a raised carriageway at the crossing point to make it safer for users and slow vehicle speeds	The applicant does not consider that this condition is necessary as the submitted Transport Assessment sets out that there have been no recorded personal injury accidents at the staff carpark access, and that there are sufficient visibility splays in this location. Therefore, on the basis of the evidence, which demonstrates there to be no issues in respect of	Suggest that this matter be agreed through a condition as follows: Within 3 months of the date of this decision details of measures designed to reduce vehicle speeds adjacent to the staff vehicle entrance, including a timetable for implementation, shall be submitted for the written approval of the Local Planning Authority. The development shall be implemented in	Applicant alternative proposed wording Within 3 months of the date of this decision, investigate potential issues with vehicle speeding in and out of the main staff car parking gate. If evidence of speeding is confirmed details of measures designed to reduce vehicle speeds adjacent to the staff vehicle entrance, including a

		<p>accident risk, it is considered that the imposition of such a condition would be disproportionate.</p> <p>Notwithstanding, the applicant can agree an appropriately worded condition requiring the laying of rumble strips to the carriageway at the crossing point of the entrance to the staff car park.</p>	<p>full accordance with the details so approved.</p>	<p>timetable for implementation, shall be submitted for the written approval of the Local Planning Authority. The development shall be implemented in full accordance with the details so approved.</p>
	<p>Use of Tango in respect to Noise and mitigation (if Tango is used with any regularity, then acoustic barrier mitigation should be secured by condition).</p>	<p>ABC would prefer to see the use of Romeo and Tango for emergency use only. This would not be possible operationally. 'Emergencies' can be wide ranging and not adequately definable. The swim-lanes could not be used for emergency use, as they serve a different purpose and need to be retained as such.</p> <p>As such, the applicant can agree appropriate condition wording such as "The applicant confirms that, in the event that Tango is used operationally more than [35] times within any single calendar year, a detailed scheme for the provision of a new acoustic buffer will be submitted to ABC for approval. Following ABC's written approval, the acoustic buffer scheme will be fully implemented within [3] months.</p>	<p>In order to assist discussions, we would like to know how many times Romeo and Tango have been used and why the 35 times is now proposed.</p> <p>As things stand, this is not agreed and will need to be a matter for the respective Statements of Case.</p>	<p>In 2024, Romeo was utilised a total of 42 times, and Tango 5 times. In 2025, Romeo was utilised a total of 47 times, and Tango 2 times.</p> <p>This condition should only apply to Tango as per applicant proposed wording, given proximity to sensitive uses.</p> <p>35 times per annum is considered a balanced approach, between operational flexibility and a requirement to provide additional mitigation if used with any 'regularity'.</p>

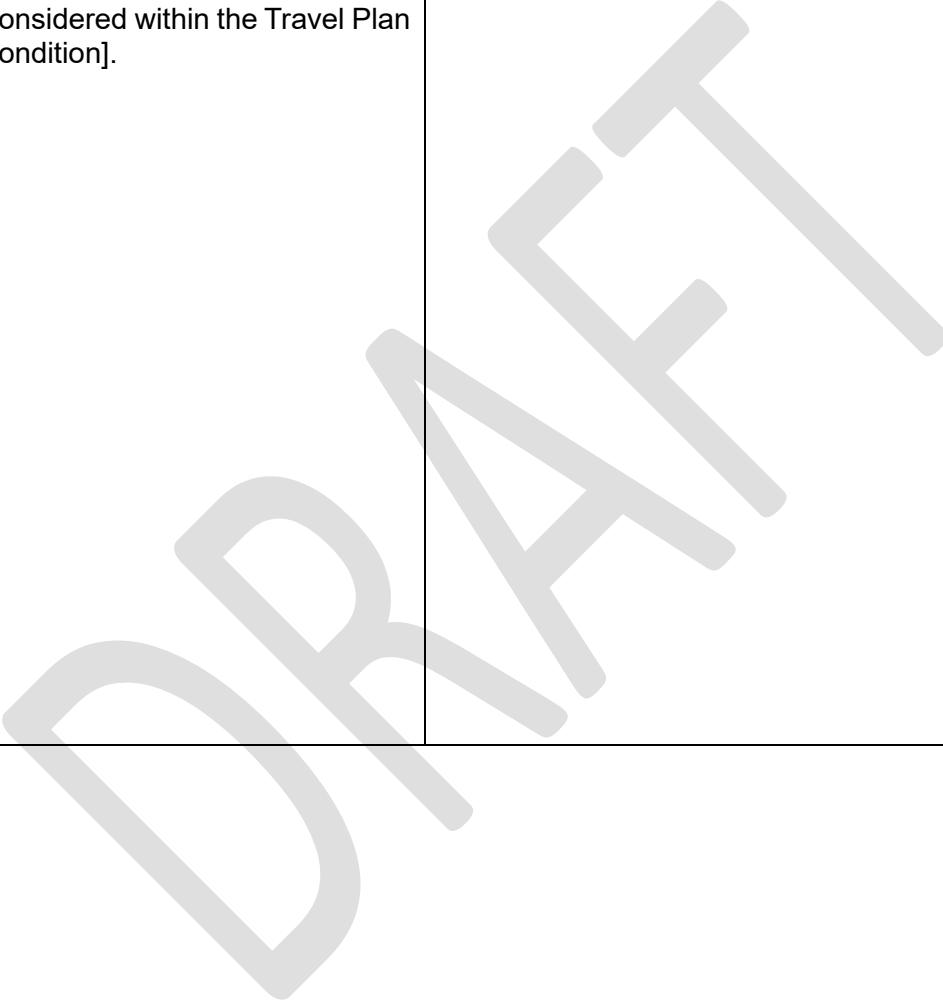
		Romeo should be excluded from this condition as it sits away from more sensitive neighbours.		
	<p>ABC Proposed wording:</p> <p><i>Within 4-months of the date of this decision full details of an enhanced soft landscaping scheme shall be submitted for the written approval of the Local Planning Authority. The details shall relate to land within the site (including but not limited to land within the viewing corridor), National Highways land between the northern site boundary and the A2070 and the raised bund to the east of Highfield Lane. Where relevant the details shall be subject to prior consultation with National Highways. The details shall identify how they respond to the specific ground</i></p>	<p>The Applicant requires a minimum of 6 months for full details to be submitted for approval to the LPA. This additional time is required to commission and undertake the work – including initial soil testing etc.</p> <p>The Applicant cannot accept a condition requiring a third party (National Highways) to undertake landscaping works on third party land – or for the Applicant to do that work on their behalf. The Applicant is discussions with National Highways but cannot be tied to a commitment on their land.</p>	<p>6 months agreed but other matters require further discussion.</p> <p>In order to assist discussions, it would be helpful to know how far discussions with National Highways have progressed and how the landscaping on their land could be implemented.</p> <p>Upon further review, I suggest the minor addition to the condition, as shown as a tracked change, for greater clarity.</p>	<p>Discussions with National Highways are ongoing.</p> <p>Require removal of reference to National Highways.</p>

	<p>conditions in each area and include:</p> <p>(a) Planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/densities where appropriate; full details of proposed trees and tree pit size and specification to ensure maturation and long-term survival; guards and any other measures necessary to protect trees in locations immediately adjacent to parking bays;</p> <p>(b) All soft landscape works shall be carried out in accordance with the approved details. All planting, seeding or turfing comprised in the approved details of landscaping shall</p>		
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	<p><i>be carried out within 2 planting and seeding seasons following the date of the approval of these details or in accordance with a timetable agreed by the Local Planning Authority;</i></p> <p><i>(c) Any trees or plants whether new or retained which within a period of 10 years from the completion of the relevant phase die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.</i></p>		
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3) Conditions not agreed

	ABC Condition	Applicant Response	ABC response (24/11/25)	Applicant response (24/11/25)
	Within 3-months of the date of this decision details for the provision of electric vehicle charging (EVC)	The applicant considers that the provision EVs infrastructure on site is most appropriately addressed in the Travel Plan, rather than a standalone condition.	Not agreed. We consider a standalone condition is required, as set out in condition 38. As things stand, this will be a matter for the respective Statements of Case.	Not agreed. Travel Plan condition wording agreed without reference to EV charging.

<p>points shall be submitted to and approved in writing by the Local Planning Authority. The details shall include provision for at least 20% of staff parking spaces provided to Mode 3 standard (providing up to 7.5kw) and SMART (enabling Wifi connection) and provision for HGV parking spaces. The EVC points shall be implemented in accordance with a timetable to be agreed and shall be retained in working order for use by staff for the lifetime of the development.</p>	<p>[For this reason the matters set out in proposed condition 18 and 38 should be combined and considered within the Travel Plan condition].</p>		
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