

Environmental Statement

Volume 2: Appendices (Chapter 5)



Appendix 5.1

Comparison of the Likely Residual Effects of the Stour Park development and the Sevington IBF Development

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Issue		Extant Permission: Stour Park (approved 2017)	Sevington IBF (this application)
Socio-economics			
Economy	Operational Employment Generation	Long-term, Beneficial, Moderate for Wider Impact Area Long-term, Beneficial, Minor at Regional Level	Permanent, long-term, direct, minor (Not Significant) to moderate (Significant) beneficial effect at the Borough level.
	Effect on the Local Economy from Employee Expenditure	Long-Term, Beneficial, Minor to Moderate for Local Impact Area	Permanent, long-term, direct, negligible (Not significant) effect at the Borough level).
Social and Community Infrastructure	Crime, Community and Wellbeing	Insignificant	Not assessed.
Landscape and Visual			
Landscape Character	National: Wealden Greensands	Insignificant	Not assessed
	Regional: Mersham Farmlands	Minor beneficial	Long-term, minor adverse (Not significant) effect
	Kent Downs AONB	Insignificant	Not significant
	Local: MF1 Sevington High Fields	Moderate beneficial	Not assessed
	Local: MF4 Mersham Farmlands West	Moderate beneficial	Not assessed
Site Features	Highfield Lane and PROWs	Major beneficial	Long-term, local, of minor (not significant) to major (Significant) adverse effect.
	Arable Fields	Moderate to Major adverse	Not assessed
	Hedgerows	Moderate beneficial	Not assessed
	Ditches and watercourses	Moderate beneficial	Not assessed

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Cultural Heritage			
Buried Heritage	Below ground deposits of up to medium value relating to the Prehistoric and Medieval settlements to the south and south-west of the Site	Neutral	n/a – scoped out
	Below ground remains of the ROC monitoring post which is of medium value.	Neutral	n/a – scope out
Heritage Receptors	St. Mary's Church - Effect of buildings and landscape works on setting	Minor Adverse	Local, permanent, long-term, indirect, moderate adverse effect (Significant)
	Court Lodge - Effect of buildings and landscape works on setting	Negligible	Not Significant
	Ashdown Cottage - Effect of buildings and landscape works on setting	Negligible	Not Significant
	Orchard Cottage - Effect of buildings and landscape works on setting	Negligible	Not Significant
	Maytree Cottage - Effect of buildings and landscape works on setting	Negligible	Not Significant
	Bridge Cottage - Effect of buildings and landscape works on setting	Negligible	Not Significant
Ecology			
Statutory Nature Conservation Sites	Effects of air quality on Hatch Park SSSI	Insignificant	n/a – scoped out
	Potential nutrient deposition on Ashford Green Corridors LNR	Insignificant	Not assessed – not relevant
Non-statutory Nature Conservation Sites	Potential nutrient deposition on retained parts of Roadside Nature Reserve AS07	Insignificant	Not assessed – not relevant

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Habitats	Increased recreational pressure leading to incidents such as litter, fire and pollution, potentially affecting all landscaped areas	Insignificant	Not assessed – not relevant
	Change in habitats to due lack of or inappropriate management	Insignificant	Not assessed – not relevant
	Reduced species diversity in landscaped areas and retained habitats, including the Aylesford Stream, due to localised nutrient deposition from increased vehicle use of the Site	Insignificant	Not assessed – not relevant
Species	Risk to badgers and other terrestrial mammals from increased vehicle presence on Site	Insignificant	Beneficial at Site level (Significant)
	Fragmentation of bat habitat due to inappropriate lighting design	Insignificant	Beneficial at Site level (Significant)
	Disturbance to birds from increased recreational use of landscaped areas	Insignificant	Beneficial at Site level (Significant)
	Loss of value of site to reptiles, amphibians and invertebrates due to lack of or inappropriate management	Insignificant	Beneficial at Site level (Significant)
	Effects on water voles and amphibians as a result of accumulation of litter and pollution in Aylesford Stream and other aquatic habitats	Insignificant	Beneficial at Site level (Significant)
Transport and Traffic / Transport and Access			
Traffic Delay and Congestion		2019 – 6.75 DUs and without Junction 10a Scheme Temporary and Minor Adverse	Minor adverse (Not significant)
		2030: Full Development and Junction 10a Scheme Minor Adverse	

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Severance	Insignificant	Negligible (Not significant)
Road Safety and Accidents	2019: Minor Adverse 2030: Insignificant	Negligible (Not significant)
Pedestrians and Cyclists	Minor Beneficial	Negligible (Not significant)
Public transport	Insignificant	Not assessed
Non-Motorised Users	Moderate Beneficial	Negligible (Not significant)
Fear and Intimidation	Insignificant	Not significant
Visual Impact	Insignificant	Not assessed
Hazardous Loads	Insignificant	Not assessed
Noise and Vibration		
Operational road traffic	Insignificant	Negligible to local, permanent, direct minor adverse effect (Not significant).
Commercial break-out noise	Insignificant	Not assessed – not relevant
Servicing Noise	Insignificant	Not assessed – not relevant
Noise from building services plant	Insignificant	Negligible (Not Significant)
Air Quality		
Emissions from traffic associated with the operational Development	Insignificant	Negligible (Not Significant)
Impact of road traffic emissions on Ecological Receptors	Insignificant	Not assessed – not relevant
Ground Conditions		
Effect of Ground Contamination on Future Occupants and Visitors.	Insignificant	n/a - scoped out
Effect of Ground Contamination on Vegetation	Insignificant	n/a - scoped out
Effect of Ground Contamination on Groundwater (Principal Aquifer)	Insignificant	n/a - scoped out

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Water Resources and Flood Risk			
Shallow Groundwater Quality and Vulnerability, and as Resource for Water Supply.	Infiltration of leaks and spillages into the shallow groundwater.	Negligible	n/a - scoped out
	Deep foundations can disturb shallow groundwater flows.	Negligible	n/a - scoped out
Drainage Network	Pollution of the existing local drainage ditch network can be caused through runoff of leaks and spillages.	Negligible	n/a - scoped out
	The discharge of foul water from operational uses into the local sewers can increase the pressure on the local sewer network capacity.	Negligible	n/a - scoped out
	A reduction in the potential for Site wide runoff in terms of both runoff rate and volume reduction.	Negligible	n/a - scoped out
Aylesford Stream – as a Resource for Water Supply	The increased in water usage on Site could put pressure on water supply resources.	Negligible	n/a - scoped out
SWUL Water Supply Network	The increased in water usage on Site could put pressure on water supply resources.	Negligible	n/a - scoped out
Flood Risk – Shallow Groundwater	Extensive deep foundations have the potential alter the groundwater regime, as noted above, therefore also have the potential to create a flood risk to the shallow groundwater.	Negligible	n/a - scoped out
Flood Risk – from Surface Runoff and Drainage	The discharge of foul water from operational uses into the local sewers can increase the pressure on the local sewer network capacity, which could result	Negligible	n/a - scoped out
Flood Risk – from the Aylesford Stream	Flooding to the Site from the Aylesford Stream.	Negligible	n/a - scoped out

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Waste			
Commercial Waste	The provision of sufficient space for storage for segregated waste.	Insignificant	n/a - scoped out
Artificial Lighting			
Sky Glow		Insignificant	n/a - scoped out
Light Intrusion		Minor Adverse	n/a - scoped out
Post-curfew floodlighting (between 23:00 and 05:30)		Minor Adverse	n/a - scoped out
Spill Light - Dark Zone		Insignificant	n/a - scoped out
Spill Light - Heritage		Insignificant	n/a - scoped out
Interior Lighting		Minor Adverse	n/a - scoped out