

APPENDIX 1

LVA Methodology (Non-EIA)

Appraisal Methodology

- A1.1 The methodology used for the accompanying appraisal of landscape and visual effects is based on the guidance set out in the third edition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The guidance sets out some differences between works carried out as part of an EIA and non-EIA work, although the approach to both is essentially the same. Assessment work carried out for non-EIA projects is referred to as a Landscape and Visual Appraisal (LTVA).
- A1.2 GLVIA3 states that the role of a Landscape and Visual Impact Assessment (LVIA) is to “consider the effects of development on the landscape as a resource in its own right and the effects on views and visual amenity”. GLVIA3 refers to landscape in accordance with the definition adopted by the Council of Europe the European Landscape Convention 2002 i.e., “an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors”. The Convention is all encompassing, referring to natural, rural, urban and peri-urban areas, including land, inland water and marine areas and includes “landscapes that might be considered outstanding as well as everyday or degraded landscapes”. Its main thrust is landscape protection.
- A1.3 Set out below are tables containing the criteria used within the appraisal. The tables are:
- Table 1** Landscape Condition
 - Table 2** Landscape Receptor Value
 - Table 3** Landscape Susceptibility
 - Table 4** Magnitude of Landscape Effects – Thresholds
 - Table 5** Visual Value
 - Table 6** Magnitude of Visual Effects – Thresholds
 - Table 7** Hierarchy of Landscape and Visual Sensitivity
 - Table 8** Importance of Effects Thresholds - Landscape or Visual Effects
- Note: Visual susceptibility is addressed in the report
- A1.4 Despite the tables, it should be noted that there is necessarily scope for professional judgements to be made. The tables are there to clarify and support the appraisal, not solely as a mechanism to be applied in their own right irrespective of professional judgement. In this regard GLVIA3 stresses the need to avoid a formulaic approach to appraisal, also noting the need for proportionality, focus on likely significant effects and focus on what is likely to be important to the competent authority’s decision.
- A1.5 Landscape and visual effects are related subject areas but are considered separately. Landscape effects derive from changes in the natural and built environments which may give rise to changes in their fabric, character and quality and how these are experienced. Visual effects relate to the changes that arise in the composition of available views as a result of a development proposal.
- A1.6 Effects can be positive (beneficial), negative (adverse) and are sometimes neutral. Proposals frequently include both beneficial and adverse elements. These are taken into account in determining the ranking of effect recorded in the assessment. Neutral effects may most frequently occur where the change is very limited. A neutral effect may also occur where a visual change may be very discernible but is considered no better or worse than what it replaced having regard to the context of the view, or where the beneficial elements are considered to be

balanced by the adverse elements.

A1.7 The landscape and visual appraisals undertaken as part of this study have involved a combination of desktop study and field surveys with subsequent analysis and assessment, summarised below:

- Establishing the landscape and visual baseline:
- A review of relevant background data (including salient drawings and reports forming part of the planning application, planning policies, designations, OS and historic mapping, aerial photography and published Landscape Character and Capacity Studies).
- Field surveys of the site and surrounding area and inspection of publicly accessible views.
- Evaluation of the features and components of the landscape and their contribution to the landscape character, context and setting, based on the above desktop study and field work.
- Evaluation of the potential area in which the development may be visible, considering people (visual receptors) who may experience views, viewpoints and the nature of views based upon the above desktop study and field work.
- The landscape and visual baseline is based upon the site as it was at the time the appraisal is undertaken but, where appropriate, taking into account committed development and / or development allocations not yet implemented, where appropriate including a cumulative appraisal.

A1.8 Appraisal of landscape effects:

- Identification of the components of the landscape that are likely to be affected by the scheme (landscape receptors), such as overall character and key characteristics, individual elements or features, and specific aesthetic or perceptual aspects.
- Analysis of the development proposals and consideration of the potential landscape and visual effects of the Proposed Development on landscape receptors.
- Appraisal of the sensitivity of the landscape to the changes likely to arise from the development (combining judgements about the susceptibility of the receptor to the type of change arising and the value attached to the receptor).
- Consideration of the design proposals and mitigation measures proposed to avoid, reduce or offset significant adverse effects.
- Appraisal of the magnitude of effect, made up of judgements about the size and scale of the effect, the geographical extent of the area that will be affected; and the duration of the effect and its reversibility*.
- Appraisal of the importance of the effect on the landscape, (taking into consideration the sensitivity of the receptor and the magnitude of effect) at Winter Day 1 (or winter during construction whichever is the 'worse case') and Summer Year 10 or Year 15.

Appraisal of visual effects:

- Identification of the likely visual effects of the development on visual receptors. Unless specifically instructed to do so, individual residential receptors will not be considered although comments may be included to summarise properties likely to be exposed to visual change.

- Appraisal of the sensitivity of visual receptors to the changes likely to arise from the development (combining judgements about the susceptibility of the receptor to the type of change arising and the value attached to views).
- Consideration of the design proposals and mitigation measures proposed to avoid, reduce or offset significant adverse effects.
- Appraisal of the magnitude of effect, made up of judgements about the size and scale of the effect, the geographical extent of the area that will be affected; and the duration of the effect and its reversibility*.
- Appraisal of the importance of visual effects (taking into consideration the sensitivity of the receptor and the magnitude of effect) at Winter Day 1 (or winter during construction whichever is the 'worse case') and Summer Year 10 or Year 15.
- View lengths: Close to short distance 0m -100m, Middle distance 100m-500m, Long distance 500m-1500m. Very long distance 1500m+.

* Unless stated otherwise in the appraisal the project has been assumed to be irreversible.

- A1.9 In the accompanying appraisal, adverse effects ranked as *Moderate* or above are considered to be potentially determining landscape or visual issues, particularly where combined with other similar rankings.
- A1.10 Unless noted otherwise, definitions are those contained in GLVIA3. In this regard, for the avoidance of doubt, landscape susceptibility (Table 3) is deemed to refer to the specific project that is the subject of the appraisal, not to the generic type of development.

Assumptions / Limitations

- A1.11 Where adverse effects have been predicted to reduce over time on account of proposed mitigation planting, it has been assumed that the planting will be subject to appropriate long-term management and maintenance so that the mitigation scheme establishes and performs the mitigation role identified.
- A1.12 Unless noted otherwise in the appraisal, the Day 1 effects reported exclude any allowance for mitigation by planting unless advance planting has been carried out, but they will include allowance for screening measures such as land raising, fencing and walling as may be appropriate.
- A1.13 Other key assumptions or limitations that have been made in undertaking the accompanying appraisal are set out in the body of the report.

TABLE 1 – Landscape Condition (Quality)

TYPICAL EVALUATION CRITERIA FOR LANDSCAPE CONDITION	RANK
EG: A landscape, including topographic form, features, pattern and visual attributes, that is in substantially unchanged / intact form as evidenced by reference to early historic mapping or other evidence. It will be likely to be well managed in a way that is sympathetic to its landscape type and form. It may be either representative or rare and could form part of a wider tract sharing the same or similar attributes. Does not require restoration.	Very Good ↑ Good
EG: A landscape, including topographic form, features, pattern and visual attributes, that is in generally unchanged / intact form as evidenced by reference to early historic mapping or other evidence. It will be likely to be managed in a way that is broadly sympathetic to its landscape type and form. It may not be either representative or rare and could form part of a wider tract sharing the same or similar attributes. Would / might benefit from modest restoration.	↑ Ordinary ↓ Low
EG: A landscape, including topographic form, features, pattern and visual attributes, that is in generally substantially changed / fragmented / heavily eroded form as evidenced by reference to early historic mapping or other evidence. It will be managed in a way that may be unsympathetic to its landscape type and form or it may be unmanaged. It may not be either representative or rare or form part of a wider tract sharing the same or similar attributes. Requires landscape creation and /or restoration.	↑ Poor ↓ Very Poor

TABLE 2 - Landscape Receptor Value

TYPICAL LANDSCAPE RECEPTOR VALUE (to be read in conjunction with GLVIA Box 5.1 and TGN 02/21)	RANK
EG: important components or particularly distinctive positive character and strong sense of identity and may be susceptible to relatively small changes. Usually all National Parks / AONB's and some areas with County / District notations and some Conservation Areas and settings of some Listed Buildings. May also be undesignated land. Probably only very limited minor detracting features. Landscape components may be nationally rare whilst locally abundant or locally rare but nationally abundant. Landscape condition likely to be good or very good. Likely to have specific biodiversity interest. Likely to have a valuable function. Commonly would have significant literary or other cultural associations and high recreational value.	Exceptional* ↑ High Value ↑
EG: an area of moderately positive characteristics and sense of identity, possibly reasonably tolerant of changes, occasionally parts of AONB's, Conservation Areas and settings of some Listed Buildings, usually County / District notations, and with few detracting features. May also be undesignated land. Landscape components not rare either nationally or locally. Landscape condition likely to be fair or good. Likely to have some biodiversity interest. Likely to have a clear function. May have significant literary or other cultural associations and good recreational value.	Medium Value ↑
EG: A relatively unimportant area, weak landscape structure or character and sense of identity, the nature of which is potentially tolerant of substantial change and probably has frequent detracting features. Usually undesignated land. Landscape components common nationally and locally. Landscape condition likely to be fair to poor. Likely to have relatively poor biodiversity interest. Likely to have limited function. Unlikely to have significant literary or cultural associations. Some recreational value.	Low Value ↑
EG: A degraded landscape structure, characteristic landscape patterns and combinations of landform and landcover are masked by land use. Landscape components common nationally and locally. Landscape condition likely to be poor. Likely to have poor biodiversity interest. Likely to have poor function. Unlikely to have literary or cultural associations. Little or no recreational value.	Poor Value
* In this instance the site does not lie in an area of exceptional value, thus this value ranking is not referenced in subsequent Tables.	

TABLE 3 - Landscape Susceptibility

TYPICAL EVALUATION CRITERIA FOR LANDSCAPE SUSCEPTIBILITY	RANK
EG: A landscape, including topographic form, features and visual attributes, that would be unlikely to accommodate the specific proposed development without undue negative consequences including such issues such as being out of scale and out of character. Effective, in character, mitigation would be difficult to achieve, would be very unlikely to enhance.	High ↕
EG: A landscape, including topographic form, features and visual attributes, that would be reasonably able to accommodate the specific proposed development without negative consequences including such issues such as in scale and character which and would not therefore be wholly out of character. Effective, in character, mitigation would be possible, but results may take time to be effective and exceptionally might give rise to an element of enhancement.	Medium ↕
EG: A landscape, including topographic form, features and visual attributes, that would be likely to be able to accommodate the specific proposed development with not more than very minor negative consequences including such issues such as being in scale and character which and would therefore not be out of character. If required, effective, in character, mitigation would be readily achievable and could enhance.	Low

TABLE 4 - Magnitude of Landscape Effects – Thresholds

MAGNITUDE OF LANDSCAPE EFFECTS (Day 1 - excluding proposed "soft" mitigation)	RANK
EG: Total loss or major alteration to key elements / features characteristics of the baseline i.e. predevelopment landscape and / or introduction of elements considered to be totally uncharacteristic when set within the attributes of the wider receiving landscape.	High Adverse ↕
EG: Partial loss of or alteration to one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that may be prominent and may be considered to be substantially uncharacteristic when set within the attributes of the wider receiving landscape.	Medium Adverse ↕
EG: Minor loss of or alteration to one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that may not be uncharacteristic when set within the attributes of the wider receiving landscape.	Low Adverse ↕
EG: Very minor loss of or alteration to one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that are not uncharacteristic with the surrounding landscape.	Minimal / No change ↕
EG: Very minor introduction of one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that are not uncharacteristic with the surrounding landscape.	Low Beneficial ↕
EG: Moderate introduction of one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that are not uncharacteristic with the surrounding landscape.	Medium Beneficial ↕
EG: Substantial introduction of one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that are not uncharacteristic with the surrounding landscape.	High Beneficial

TABLE 5 - Visual Value

TYPICAL VISUAL RECEPTOR VALUES	RANK
EG: A recognised view within, towards or across a designated landscape or heritage asset, or locally important feature of key importance to defining or appreciating the local context. Historic or published viewpoints either identified in published guidebooks or literature. Views from most rural public rights of way in such locations noted above. Views from private residences may fall into this category.	High ↕
EG: A view within, towards or across a locally important landscape or heritage feature, or important to defining or appreciating the local context. Viewpoints either identified in published local guidebooks or literature. Views from private residences may fall into this category.	Medium ↕
EG: A view of little intrinsic merit in the local context and does not add to an appreciation of the locality. Views from some public rights of way in such locations noted above. Views from private residences may fall into this category.	Low

TABLE 6 - Magnitude of Visual Effect – Thresholds

RANK	MAGNITUDE OF VISUAL EFFECT (Day 1 - excluding proposed "soft" mitigation)
High ↕	EG: the majority of viewers affected / major change(s) in open direct close view or notable change in more distant view. Could be either adverse or beneficial.
Medium ↕	EG: many viewers affected / moderate change(s) in view, could be some fragmentation of view or sequence of views. Could be either adverse or beneficial.
Low ↕	EG: few viewers affected / minor change(s) in view or very small changes in wide scale / panoramic view or oblique / fragmented views etc. Could be either adverse or beneficial or possibly neutral.
No/ Minimal	EG: few viewers affected / change(s) in view barely discernible. Could be either adverse or beneficial but usually neutral.

TABLE 7 - Hierarchy of Landscape and Visual Sensitivity

LANDSCAPE SENSITIVITY or VISUAL SENSITIVITY			
Value	Susceptibility*		
	Low	Medium	High
High	Medium	Medium high	High
Medium	Medium low	Medium	Medium high
Low	Low	Medium low	Medium
Poor	Minimal / Low	Low / Medium low	Medium low
Refer to text for rankings of visual susceptibility of receptors adopted in this case			

TABLE 8 - Importance of Effects Thresholds – Landscape or Visual effects

IMPORTANCE OF LANDSCAPE or VISUAL EFFECTS			
MAGNITUDE OF EFFECT (Day 1 - excluding proposed "soft" mitigation).	LANDSCAPE SENSITIVITY OR VISUAL SENSITIVITY		
	Low	Medium	High
High	Moderate Effect	Moderate / Substantial Effect	Substantial Effect
Medium	Slight Effect	Moderate Effect	Moderate / Substantial Effect
Low	Minimal / Slight Effect	Slight Effect	Moderate Effect
No / Minimal Change	No Effect	No / Minimal Effect	No / Minimal / Slight Effect
<i>Substantial adverse or beneficial effect</i> - where the proposal would cause a very significant deterioration or improvement in the landscape resource or visual appearance. Could be a determining issue in its own right. <i>Moderate adverse or beneficial effect</i> - where the proposal would cause a noticeable and clear deterioration or improvement in the landscape resource or visual appearance. Could be a determining issue, especially where combined with other similar rankings. <i>Slight adverse or beneficial effect</i> - where the proposal would cause a perceptible but small deterioration or improvement in the landscape resource or visual appearance. Unlikely to be a determining issue in its own right but will contribute to other landscape and / or visual effects in terms of overall effect. <i>Minimal adverse or beneficial effect</i> - where the proposal would cause a barely perceptible deterioration or improvement in the landscape resource or visual appearance. Can be regarded as "de minimis" or "not material" and may thus be regarded as neutral. <i>The colour coding of effects identifies the most important levels of effect.</i>			

APPENDIX 2

EXTRACT FROM THE LANDSCAPE ASSESMENT FOR KENT 2004

The Landscape Assessment of Kent

October 2004



EXECUTIVE SUMMARY

The Kentish landscape has evolved over many hundreds of years. It has been created by the interaction of the natural environment and human activities, in particular the combination of physical, biological and cultural influences. Physical influences such as geology and landform, together with the overlying pattern of settlement and land use are key determinants of landscape character.

The Landscape Assessment of Kent is a landscape character based study that draws together existing landscape character assessments of the county and updates them to conform to the current guidance. Additional work on the condition and sensitivity of the Kent landscape has been used to formulate character-based strategies to ensure the continued distinctiveness of the Kent landscape. It is intended that the Landscape Assessment of Kent will be used in a variety of forward planning strategies, in land management schemes and in planning control.

The objective is to ensure that decisions on the rural landscape are underpinned by a robust and widely accepted assessment of the landscape character. The challenge is to find ways of identifying the important characteristics of the landscape that assist the process of accommodating change, where this is both desirable and practicable, whilst maintaining the links with the past and the natural environment. There is a need to retain pattern and diversity in the landscape to ensure that character and local distinctiveness are maintained. This is not necessarily about keeping the landscape as it is but is more about preventing everywhere becoming the same. In addition we need to ensure that landscapes are visually satisfying and give enjoyment to those who visit them and those who live and work in them.

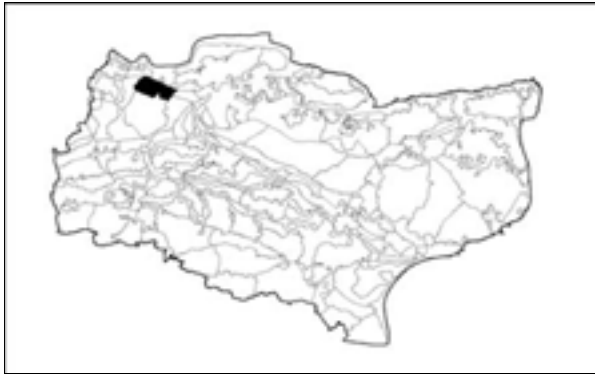
In recent years landscape characterisation has increased in importance as a tool for countryside planning policy. National policy guidance within Planning Policy Statement 7 (PPS7) promotes the character approach in order to offer more tailored guidance for the whole of the countryside, including less popular and damaged landscapes.

The Kent and Medway Structure Plan provides the strategic planning framework, guiding decisions on development, transport and environmental matters over the next 20 years. Guidelines as a supplement to policies on landscape character within the Structure Plan have been developed in Supplementary Planning Guidance for Landscape Character.

The Landscape Assessment of Kent has been written up as two page reports for each character area providing a description of the landscape and a landscape 'vision' or 'strategy' that directly reflects the condition and sensitivity of the area.

It offers a broad-brush, strategic approach and is written with the intention that detailed local studies should be undertaken to assess site specific proposals. Local landscape assessments undertaken at a district scale or for specific sites and areas can focus on a greater level of detail and therefore give more targeted information. Other guidance on landscape character is available in Village and Parish Design Statements and, within Areas of Outstanding Beauty (AONB), in AONB Design Guides.

SOUTHFLEET ARABLE LANDS



This local landscape area forms part of the county-wide character area of the North Kent Agricultural Belt developed on the good quality soils of the sands, gravels and clays of the Tertiary Beds overlying the chalk. It is a mix of flat and undulating landform which is sloping generally towards the Thames estuary at Gravesend and Dartford from the edge of the Darenth Downs at Betsham.

On the remnant wooded hill-tops the lanes are deeply cut and old villages such as Betsham nestle in a seemingly tranquil rural landscape. Elsewhere, the landscape is more open with a mix of remnant orchards and a few shelterbelts, but increasingly the landcover is a mix of cabbages and arable crops. The flatter land is particularly open with many hedgerows removed or neglected.

This openness results in the busy A2(T) dominating both visually and audibly over a wide area extending into the northern tip of the Ash Downs. Elsewhere, in the elevated, wooded farmlands to the east of the area, it is the noise that is the most intrusive and detracting element. Some attractive views looking back towards the Downs can be seen from this higher land.

North of Southfleet, the landscape is heavily influenced by transmission lines and development on the rises at Northfleet and the Gravesend suburbs. With many hedges removed, the arable fields, old windbreaks and roadside lighting all stand out. Southfleet and Hook Green retain their tiny vernacular centres, partly due to their conservation status, but a gradual clutter of 20th century development has spread out along the lanes.

Before the 6th century the North Kent Agricultural Belt was substantially forested, although much of the good quality soils were subsequently cleared and cultivated. By the 1960's most of the land north of the railway line was a mix of arable land combined with a high percentage of orchard around Betsham and south-west of Green Street Green. By 1990, the arable land had grown at the expense of the orchard, which has almost disappeared.

The Channel Tunnel Rail Link (CTRL) is located adjacent to the A2, skirting Gravesend, before swinging north to travel under the Thames. This has resulted in a trapped section of land (termed the 'sandwich land') between the road and the rail-link. A spur route down the disused railway linking Gravesend to the Longfield line passes close to Southfleet and Betsham. The rail link impacts on these communities on the eastern boundary of this character area.

[next >>](#)

SOUTHFLEET ARABLE LANDS

PHOTOGRAPH



CHARACTERISTIC FEATURES

Good quality soils developed on the Tertiary Beds overlying the chalk. A generally open arable landscape.
Open landscape allowing transport routes, pylons and settlement to dominate many areas. Remnant unkept hedgerows, shelterbelts and woodland copses giving a scruffy and unmanaged feel.
Long views to the busy A2 (T) and Kent Thames-side beyond

LANDSCAPE ANALYSIS

Condition

This is a coherent landscape where the large-scale rural land use reflects the good quality soils. There are, however, many visual detractors which dominate the view, such as transmission pylons, trunk road, and CTRL. Remnant rural heritage features such as hedgerows, orchards and shelterbelts are few and are in poor condition. The 20th century development of historic village edges gives a high negative impact on the view. This area is considered to be weak ecologically - there is much intense arable cultivation which is relieved only by minimal, unmanaged patches of remnant hedgerow. The condition of this area is considered to be very poor.

Sensitivity

The undulating landform is apparent in the open views over the landscape area. Visibility is therefore high.
The main inherent characteristics which make up the landscape pattern have become indistinct. The historic features of hedgerow enclosure and the more recent shelterbelts are now indistinct elements of the landscape. Building forms on the edge of settlements do not contribute to local distinctiveness and there is very little time-depth to the landscape's current dominant features. The routes of established highways, which are considered to be of ancient origin, no longer have a great impact on the landscape.

LANDSCAPE ACTIONS

This is a large-scale landscape which has become fragmented with redundant and diverse elements, and denuded of characteristic features. It requires simplification, but also acknowledgment of new functions.
Create a large-scale landscape based on large blocks of woodland and large blocks of arable cultivation. Create ecologically-rich corridors along transport routes. Create an urban edge which restores some characteristic enclosure features, using appropriate species which may be innovative.
Restore the impact of the original highway network, creating appropriate management plans to restore 'managed' characteristics to the landscape.

CONTEXT

Regional: North West Kent

Condition

good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
poor	CREATE	RESTORE & CREATE	RESTORE
	low	moderate	high

Sensitivity

SUMMARY OF ANALYSIS

Condition

Very Poor.

Pattern of elements:	Coherent.
Detracting features:	Many.
Visual Unity:	Interrupted.
Cultural integrity:	Poor.
Ecological integrity:	Weak.
Functional Integrity:	Very Weak.

Sensitivity

Moderate.

Distinctiveness:	Indistinct.
Continuity:	Historic.
Sense of Place:	Weak.
Landform:	Apparent
Extent of tree cover:	Open
Visibility:	High.

SUMMARY OF ACTIONS

RESTORE AND CREATE.

Create a simplified pattern within the landscape using large blocks of woodland, large areas of arable fields
Create an edge to the urban area - restore some enclosure, using characteristic rural features
Create functional agricultural features
Create ecologically rich corridors
Restore the positive impact of historic highway features
Restore open and controlled views across open farmland

[previous <<](#)

APPENDIX 3

EXTRACTS FROM THE GRAVESHAM LANDSCAPE ASSESMENT AND GUIDELINES 2009

Gravesham Landscape Character Assessment

May 2009



JACOBSTM

Gravesham
Borough Council 

This document has been prepared for the exclusive use of the Client and unless otherwise agreed in writing by Jacobs, no other party may use, make use of or rely on the contents of this document. Should the Client wish to release this document to a third party, Jacobs may, at its discretion, agree to such release provided that (a) Jacobs' written agreement is obtained prior to such release; and (b) by release of the document to the third party, that third party does not acquire any rights, contractual or otherwise, whatsoever against Jacobs and Jacobs, accordingly, assume no duties, liabilities or obligations to that third party; and (c) Jacobs accepts no responsibility for any loss or damage incurred by the Client or for any conflict of Jacobs' interests arising out of the Client's release of this document to the third party.

Contents

Introduction	2
Factors Shaping the Landscape	6
Landscape Character Context	16
Introduction to Landscape Character Areas	18
1. Shorne and Higham Marshes	19
2. Botany Marshes	22
3. Higham Arable Farmlands	25
4. Shorne Woodlands	28
5. Ashenbank and Cobham Parklands	31
6. Istead Arable Farmlands	34
7. Gravesend Southern Fringe	37
8. Meopham Downs	40
9. Luddesdown Downs	43
10. Harvel Wooded Downs	45
11. Vigo Scarp-top Woodlands	48
Landscape Character Generic Guidance	51
Summary and Conclusions	57
Glossary of Terms	58
Bibliography	59

7. Gravesend Southern Fringe



Landscape Description

The Gravesend Southern Fringe is a linear character area that runs along the southern edge of Gravesend with an additional area that feeds into the urban edge and is encompassed by Gravesend suburbs. The majority of the character area is sandwiched between the urban edge and the realigned A2 trunk road and the Channel Tunnel Rail Link (CTRL).

Originally this area would have been part of the Istead Arable Farmlands, with the countryside abutting the southern edge of Gravesend and reaching in towards the town centre along the valley feature north of Tollgate. The location of the CTRL away from the urban edge and relocation of the A2 adjacent to it have cut off this area from its traditional context and, whilst sharing the physical characteristics of the countryside to the south, the influence of the urban edge and dominance of the infrastructure have been so great that it is appropriate to consider this as a separate character area.



The majority of the geology is made up of upper chalk and areas of Thanet beds at the edge. Soils are silty with areas of loam towards the north west of the character area. The landform is very gently undulating and generally rises from north to south. A distinct dry valley feature leads towards the town centre bringing the countryside into the urban area and creating an attractive approach to the town. From within the linear section of the character area there are extensive internal views running east and west. In addition there are extensive views looking out of the character area towards the countryside in the south and across Gravesend towards the River Thames to the north.

The A2 has recently been relocated adjacent to the north side of the CTRL and the old carriageways and some of the open space between the new A2 and the urban edge has been remodelled to create a new recreational landscape or linear park including a footway and cycleway running its entire length. Footpaths also cross the area linking the town to the countryside.

Key Characteristics

- Dominant settlement on urban edge of Gravesend
- Very gently undulating topography rising from north to south
- Small arable fields historically part of Istead Farmlands landscape
- Man made golf course landscape acts as visual detractor
- Limited tree cover mostly consisting of small clumps of non native tree material on golf course
- Wire Fence lines and gappy native hedgerows
- Landscape dominated by large roads, Channel Tunnel Rail Link and associated infrastructure



Where agricultural land remains it consists of arable and grazing farmland. The farmland is broken down into a series of small regular shaped fields, the shape of which has been dictated by the surrounding roads, railway lines and urban edge.

To the north of the former A2 corridor, the eastern side of the valley is dominated by a large golf course. There is limited tree cover within the area, mostly consisting of small clumps and individual species located on the golf course, most of which are non-native. Some roadside vegetation, mostly scrubby in nature, exists on the edge of the former A2 and around its junctions.

There is a limited element of enclosure provided by railings along Wrotham Road, along with less distinct wire fences, security fencing and native scrub, gappy native hedgerows and hedgerow trees.

Settlement is dominant, with the urban edge of Gravesend running the length of the northern boundary of the character area. Housing dates mostly from the 20th Century and includes terraces, semi detached and detached properties built at suburban density. Built form within the character area includes a golf club house and a traditional thatched roof cottage.

The approximate line of the former A2 marks the Roman Watling Street that linked London with the coast. The A2 is a major busy road that cuts across the length of the character area whilst the A227 acts as a busy connection between Gravesend and villages to the south. A network of smaller residential roads link into adjoining housing areas. The CTRL runs the length of the area's southern boundary and includes various large items of related infrastructure. Several footpaths and public rights of way, including the Weald Way, run across the area from the urban edge, crossing the A2 and Rail Link and dispersing into the adjacent character area.

The area north of the former A2 is within the Thames Gateway, which brings pressures for development and recreation. The whole area is also identified as part of the Kent Thameside Green Grid. To the south of the former A2 the land is designated as Metropolitan Green Belt.

Condition: Poor

The landform is the strongest and most robust landscape feature, particularly the dry valley into Gravesend, providing a constant in this changing landscape. The field pattern and planting types are disjointed and contribute towards an incoherent pattern of elements. The area has many visual detractors including pylons, the A2, major road junctions and the CTRL and various items of infrastructure. The reinstatement of the former A2 to the landscape locally improves this area however the fragmentation and dominance of the infrastructure in the wider character area remains.

In the valley to the north of the former A2, the weak hedgerow structure and introduced elements on the golf course, including sand bunkers and non-native tree planting, act as visual detractors. The dissected nature of the landscape, vast areas of mown grass and ornamental and evergreen planting within the golf

club, accompanied by gappy hedgerows and a lack of native tree cover contribute to a weak ecological integrity. Major infrastructure also limits the ecological integrity of the area reducing its connectivity to the wider landscape. A lack of vernacular architecture and traditional landscape elements means that the cultural integrity of the area is incoherent. A weak functional integrity and lack of visual unity means that the overall condition of the landscape is assessed as being poor.

Sensitivity: Moderate

The majority of landscape elements including field layout, boundaries and planting are indistinct and recent, the character area has a very weak sense of place. The landscape elements are mostly dictated by road, CTRL or urban development.

The undulating topography and limited tree cover means there is high visibility within the character area.

The combination of high visibility and a weak sense of place mean that the sensitivity of the character area is assessed as being moderate.

Guidelines: Restore and Create

The Gravesend Southern Fringe is an area whose traditional agricultural origins are being eroded and fragmented. To ensure a positive use for this area for the future, the area needs to find a new function to meet the demands of the adjacent urban area and a buffer to the rural landscape south of the CTRL.

- Create a new landscape identity and function appropriate to its urban edge location and status as gateway to Gravesend and Kent Thameside.
- Restore the fragmented landscape, restoring and creating landscape structure in parcels of land cut off by the major transport routes.
- Consider ways to integrate new and existing development into the landscape using traditional landscape elements.
- Restore field structure within retained agricultural land through the use of native hedgerows and field boundary planting, thus creating links between natural habitats into developed areas.
- Improve design standards for new development within the area and consider ways to reduce impact of visual detractors and infrastructure.
- Manage access arrangements to balance the need for recreation whilst controlling unauthorised access and anti-social uses, and linking to wider access network.

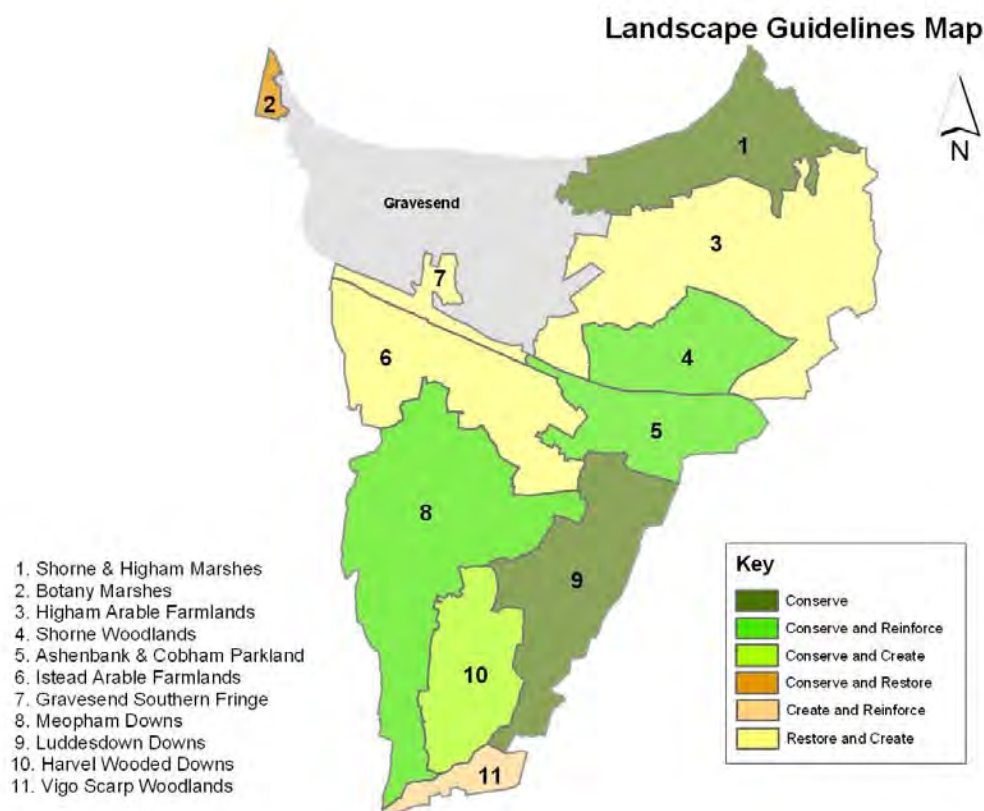
Condition	good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
	moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
	poor	CREATE	RESTORE & CREATE	RESTORE
		low	moderate	high
		Sensitivity		

Landscape Character Generic Guidance

This section provides, firstly, a summary of the overall landscape type of each of the identified character areas, together with its overall condition, sensitivity and guidelines. Secondly, generic landscape issues are identified across each broad landscape types found in the Borough, and, lastly, broad guidelines are provided that should be applied to types of development. Each should be read in conjunction with the guidelines for the character area concerned.

Summary of Landscape Character

Ref	Character Area	Condition	Sensitivity	Guidelines
1	Shorne and Higham Marshes	Good	High	Conserve
2	Botany Marshes	Moderate	High	Conserve and Restore
3	Higham Arable Farmlands	Poor	Moderate	Restore and Create
4	Shorne Woodland	Good	Moderate	Conserve and Reinforce
5	Ashenbank and Cobham Parkland	Good	Moderate	Conserve and Reinforce
6	Istead Arable Farmlands	Poor	Moderate	Restore and Create
7	Gravesend Southern Fringe	Poor	Moderate	Restore and Create
8	Meopham Downs	Good	Moderate	Conserve and Reinforce
9	Luddesdown Downs	Good	High	Conserve
10	Harvel Wooded Downs	Moderate	Moderate	Conserve and Create
11	Vigo Scaptop Woodlands	Moderate	Low	Create and Reinforce



Generic Issues

The assessment identifies some common issues across the landscape character areas. These are summarised below and, where appropriate guidelines are provided.

Marshland Landscapes

Forming part of the Greater Thames Estuary, the marshes to the north of the Borough consist of grazing marsh segregated by a network of ditches and waterways. There is very little development and no roads. Access is based on footpaths and tracks that are raised on flood defences and counterwalls. The marshes support a limited variety of vegetation, with areas of scrub and reeds along waterways. As well as the lack of vegetation and very few trees, the marshes are characterised by the flat topography and extensive views across the River Thames. Flood defence strategies for the River Thames are likely to be the major issue that could affect the future management of the marshlands.

Guidelines:

- Appropriate proposals that balance the need for effective Thames flood defence mechanisms and enable the management of grazing marsh to maximise both landscape and biodiversity benefits should be supported.
- Conserve and enhance the historic character of areas of traditional grazing/saltmarsh and their distinctive network of ditches (inc. riparian vegetation) and other characteristic features such as flood defences, counterwalls, and drove tracks. Arable land reversion should be avoided and opportunities taken to revert remaining pockets of arable land to grazing marsh.
- Encourage the retention and reinstatement of traditional timber wing fencing and gates, together with smaller sporadic features like sheepfolds/washes, footbridges etc.
- The open character of most marshland landscapes accentuates the visual impact of many proposals over a wide distance as compared with more enclosed landscape types. Avoid proposals that can result in the interruption of views of large open skies or horizons, or impinge on the undeveloped quality of marshland.
- Where the urban fringe has significantly reduced the quality and rural character of these areas, the landscape would benefit from screening using appropriate wetland species (i.e. reeds) on adjacent non-marshland areas. Where appropriate, use ditches and earth banks to mimic characteristic flood banks.

Arable Landscapes

Forming part of the North Kent Plain and lying upon the fine loam soils found between the London Clay underlying the Greater Thames Estuary to the north and the North Downs chalk to the south, these areas are amongst some of the most productive agricultural areas in Kent. Large areas are used for arable crops, with occasional shelterbelts or hedgerow lanes as a sign of former land uses as orchards or hop gardens. Trees are rarities here and the small clumps that do exist help to mark the location of isolated churches and farmsteads. Many public footpaths cross the agricultural landscape and form important links between urban and rural areas, and woodlands and marshlands. Pylons and infrastructure are highly visible in these open landscapes.

Guidelines:

- In order to maintain the traditional fabric of these areas in continued agricultural use, appropriate proposals to encourage these activities should be supported.
- To maintain the economic viability of this pivotal land use, fragmentation of landholdings should be avoided as far as possible.
- These farmland landscapes are generally in moderate or poor condition where the arable landscape dominates. Opportunities should be sought to enhance natural features such as the enclosure pattern to improve landscape structure.

- Opportunities should be sought to improve access networks through the arable landscape recognising the vital role they play in linking urban areas to the countryside.
- Where open field patterns exist, the built environment is more obvious, particularly at the urban fringe. Care should be taken in the planning and design of proposals both on the urban edge, within rural villages and the wider character areas. These include the enhancement of the landscape through the application of appropriate design through the planning process and land management initiatives.
- Opportunities to relocate cables underground and reduce the impact of pylons on the landscape should be supported.

Dry Valleys and Downs

The North Downs escarpment runs to the south of the Borough. Within the Borough, the broad dip slope gradually drops towards the Thames. The feature that gives unity to the character of the North Downs landscape is the strong chalk topography and the rolling downland. This strong landform is emphasised further by the pattern of woods and interlocking hedgerows. Land use is dominated by traditional downland grazing. It is a rural landscape with scattered flint-walled houses and farmsteads. Settlements are mainly traditional villages, comprising clusters of dwellings often located within valleys.

Guidelines:

- Many of these landscapes contain a rich diversity of valuable habitats contributing to biodiversity, including, coppice and mixed native woodlands and chalk grassland that should be conserved and enhanced.
- Dry valleys are distinct features of the natural landscape that should be conserved. The steep valley sides and numerous woodland blocks create a landscape of enclosure.
- The nature of traditional settlements and farmsteads located within valleys should be maintained and expansion of these villages should be avoided.

Trees and Woodland

Trees and woodland can be found throughout the Borough, ranging from downland woodland on the chalky dipslopes and valley sides to those on the more acidic and heavier soils. Elsewhere large veteran trees stand in historic parkland, such as around Cobham. The repeated felling and re-growth of the coppice cycle has characterised some woodlands for centuries and are strongly representative of cultural and economic activity.

Guidelines:

- Support appropriate proposals that enable the conservation of landscape character to continue through diverse woodland/forestry management practice.
- Important woodland and trees within the landscape, especially ancient semi-natural woodland should be protected, appropriately managed and, where possible, expanded and enhanced. Veteran trees should be protected and appropriately managed.
- At planted ancient woodland sites, explore opportunities to plant appropriate native trees and shrubs as continuous cover to enable pockets of ancient woodland species to spread and flourish. Where appropriate, replace coniferous plantation with native deciduous trees.
- Create ecological networks by linking isolated woodlands.
- New woodland planting should be targeted in areas where there are high concentrations of ancient woodland and designed to buffer and extend these habitats.

Urban Fringe

Urban fringe influence is particularly dominant in the north of the Borough. Pressure on the surrounding countryside is heightened by the Thames Gateway status of the area. Changes to the infrastructure and the use of the landscape, fragmentation in addition to the impact and demand on the surrounding rural landscape for access and recreation are changing the traditional function of these landscapes.

Guidelines:

- Where traditional land uses are no longer appropriate create a new function, structure and identity to landscapes appropriate to their urban edge location and Thames Gateway status.
- Ensure Green Grid principles are embodied in new proposals for these areas.
- Manage access arrangements to balance the need for recreation (including walking, cycling, equestrian), whilst controlling anti-social uses and unauthorised access (including fly tipping).
- Ensure that new development on the urban edge is sensitive to its location adjacent to the rural landscape and creates a positive edge to the built up area.

Buildings and settlements

Many villages of great charm and antiquity exist throughout the Borough. Their conservation is central to overall landscape character. Uncharacteristic built elements in the landscape, particularly in the plot lands, are having a suburbanising effect on traditional rural character. This has the effect of eroding landscape character by degrees and is often beyond control of planning authority.

Guidelines:

- Ensure that proposals respect (but do not extend) the clustered character of settlements and avoid the creation, expansion, or consolidation of more scattered farmsteads and cottages.
- Building materials, layout and style should reflect the local vernacular character as appropriate. Landscape proposals should also reflect local character, using appropriate form, structure and species.

Landmark Buildings and Features

Across the Borough are a large number of buildings and features that have become part of the landscape, frequently occupying isolated, elevated, or open aspects in the landscape. They may be reference points of past activities that remain only in fragmented pockets of the modern landscape. Examples include isolated churches, oast crows, windmills and perhaps isolated farmsteads. Other landmark features include the memorials, former Thameside defences and built elements associated with historic parklands such as at Cobham Hall.

Guidelines:

- Conserve and enhance landmark buildings and features, together with their setting and views and restore the visual and if possible, the historic integrity in the landscape.
- Conserve and restore features associated with historic parklands, including estate buildings such as lodges, memorials, follies and fencing.

Generic Guidelines for development types

All development

- Should submit a site landscape assessment or statement, depending upon the size and type of development. These should provide an analysis of the site and its context and demonstrate how development has responded to the Gravesham Landscape Character Assessment.
- Should relate to settlement pattern – i.e. linear, clustered etc. Consider plot size and shape and the relationship of the buildings within the plot and to each other. Small-scale proposals are more likely to be sympathetic to landscape character.
- Landscapes that have a strong established landscape structure (e.g. field patterns with natural boundaries such as hedges, woodlands, shelterbelts, ditches etc) with a diverse mix of uses should, as a general rule, better accommodate change than simple landscapes with an open structure. Look for targeted opportunities to enclose most landscape types (i.e. create new natural connecting landscape structure), whilst avoiding the opening up of enclosed landscapes.
- Respect local vernacular and distinctiveness when considering massing, form, height, detail, colour and texture, blending innovation with tradition. Use materials in their traditional manner e.g. avoiding prefabricated flint panels.
- Minimise the number of new vehicular accesses and use minimum acceptable width. Access tracks/roads should relate to landform and field patterns, with materials appropriate to the locality.
- The re-use of, or grouping of buildings, is likely to have the least impact on the landscape, as opposed to the isolated positioning of buildings in exposed or prominent locations such as ridgelines or hilltops. Avoid: straight lines or regimented buildings on the settlement edge; extending the linear form of settlements; the creation, expansion, or consolidation of more scattered farmsteads and cottages.
- Protect settlement setting, important views and spaces and avoid intrusion onto ridgelines, prominent slopes, hillsides and tops, open fields and valley sides and bottoms.
- Avoid proposals that would impinge on the sense of undeveloped openness between settlements vulnerable to coalescence.
- Retain key landscape features – e.g. woodland, shaws, hedgerows, orchards, trees, watercourses and ponds. Where possible, extend and buffer key habitats from new developments and intensive agricultural practices.

Residential

- Generally avoid close board fencing or other suburban features such as walls, gates, lighting, bollards, block paving, concrete kerbs and ornamental planting. Provide the minimum acceptable width access and use timber gates, with a minimal driveway of (normally) bound gravel. Retain vegetation and make use of grass, hedgerow planting and existing natural features.
- Limit domestic curtilage extensions where settlements depend upon the surrounding field pattern, landscape form, cover, or boundary treatment, for their distinctiveness. Where extended, look for opportunities to re-instate traditional landscape features e.g. hedges and avoid over-suburbanising the garden with ornamental plants and structures.

Commercial (including Agriculture, Equine, Tourism and Leisure)

- Avoid the use of chainlink, weldmesh, close board and other fencing and gates associated with urban industrial sites.

- Use neutral colours for buildings and limit open storage and lighting. Creative use of colour can be used to reduce the apparent scale of larger commercial buildings.
- For new stables (including non-commercial) and ménages/exercise areas, re-use or locate buildings as part of existing building group or in field corners and avoid the proliferation of buildings and other structures. Use natural folds in the landscape, existing vegetation, or copses. Use dark matt colours for stables and surfaces or (preferably) local materials. Black weatherboarding should be used in historic landscapes, historic groups of buildings or on traditionally designed 'barns'. Avoid overgrazing and excessive field sub-division with post and rail fencing/wire/white tape. Look for opportunities to plant hedgerows around and between the fragmented fields (including replacing evergreen belts) and to replace/supplement fencing with hedging.
- Golf course design should work with existing landscape form and pattern, avoiding hilltops, hill and valley sides. Look for opportunities to naturalise their appearance by use of traditional landscape elements such as hedgerows, shelterbelts, shaws, woodland and large areas of rough grassland. Consider the colours and textures of grass seeding. Reintroduce native planting in intensively farmed areas. Consider English Heritage guidance on golf in historic landscapes. Avoid floodlighting.

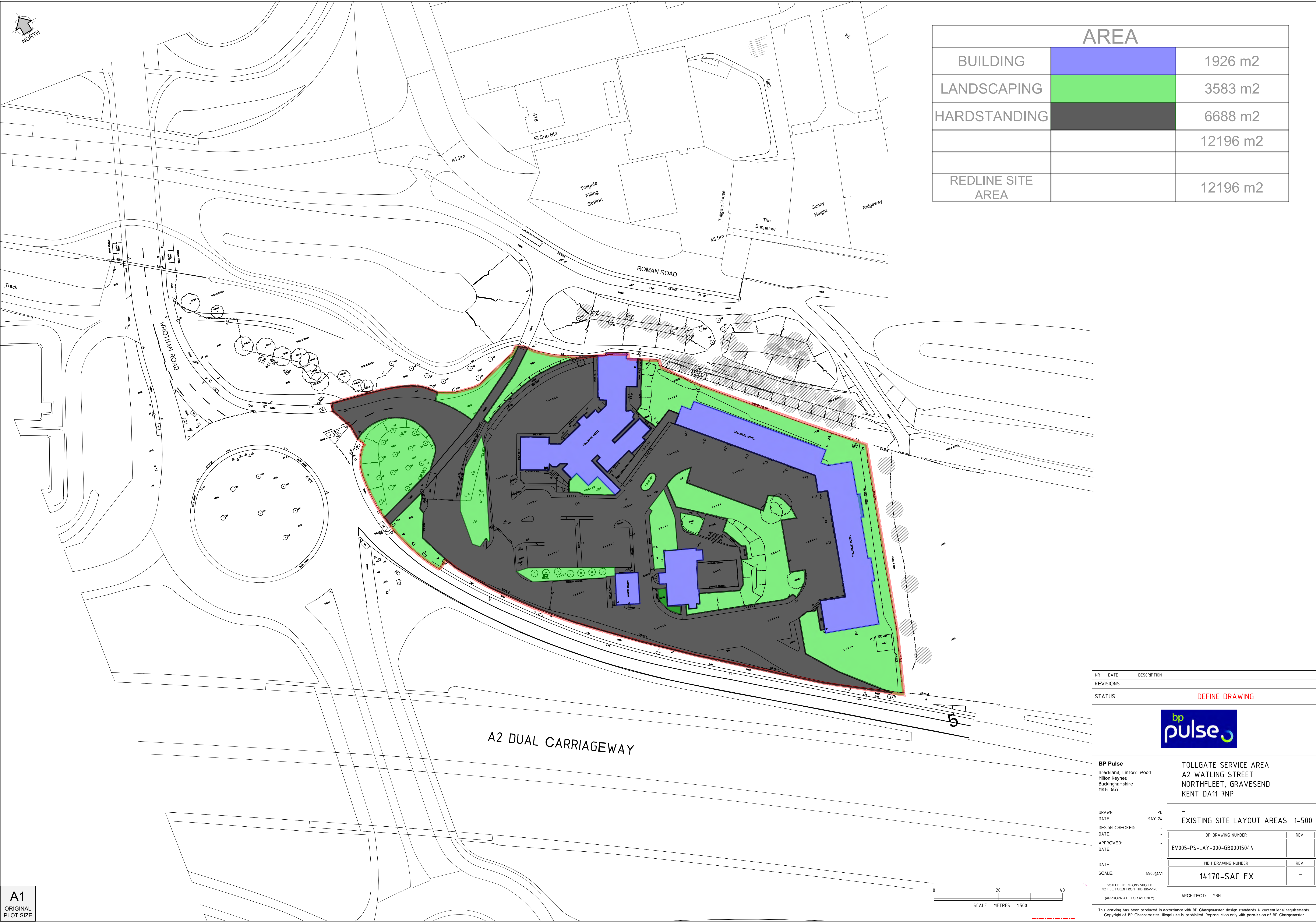
Infrastructure

- New roads often contrast with landscape pattern so design and landscaping should integrate the road with the surrounding landscape and extend beyond the road corridor.
- For highway works and management, conserve hedges, grass verges/banks, trees, walls, bridges and roadside features like finger posts or milestones, whilst avoiding concrete kerbing, standardised 'features', excessive sight-lines and lighting, especially between settlements. Make restrained use of coloured surfaces and road markings.
- For masts, avoid breaking open skylines or intruding into sensitive views. Site on lower slopes against a backdrop of trees.
- With the exception of marshland, flatter large-scale landscapes can generally better accommodate overhead cabling where associated with existing structures. Often, the use of underground cabling will be the most appropriate.

APPENDIX 4

DRAWING NO EV005-PS-LAY-000-GB00015044 / 14170-SAC EX

EXISTING SITE LAYOUT WITH BUILT AREAS CALCULATIONS – BASIS 1



AREA		
BUILDING		1926 m2
LANDSCAPING		3583 m2
HARDSTANDING		6688 m2
		12196 m2
REDLINE SITE AREA		12196 m2

NR	DATE	DESCRIPTION
REVISIONS		
STATUS		DEFINE DRAWING



BP Pulse Breckland, Linstead Road Milton Keynes Buckinghamshire MK14 6DY	TOLLGATE SERVICE AREA A2 WATLING STREET NORTHFLEET, GRAVESEND KENT DA11 7NP								
DRAWN: PB DATE: MAY 24 DESIGN CHECKED: - DATE: - APPROVED: - DATE: - DATE: - SCALE: 1500@A1	- EXISTING SITE LAYOUT AREAS 1-500 <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <th style="width: 80%;">BP DRAWING NUMBER</th> <th style="width: 20%;">REV</th> </tr> <tr> <td style="text-align: center; font-weight: bold;">EV005-PS-LAY-000-GB0001504_4</td> <td></td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <th style="width: 80%;">MBH DRAWING NUMBER</th> <th style="width: 20%;">REV</th> </tr> <tr> <td style="text-align: center; font-weight: bold;">14170-SAC EX</td> <td style="text-align: center; font-weight: bold;">-</td> </tr> </table>	BP DRAWING NUMBER	REV	EV005-PS-LAY-000-GB0001504_4		MBH DRAWING NUMBER	REV	14170-SAC EX	-
BP DRAWING NUMBER	REV								
EV005-PS-LAY-000-GB0001504_4									
MBH DRAWING NUMBER	REV								
14170-SAC EX	-								

SCALED DIMENSIONS SHOULD NOT BE TAKEN FROM THIS DRAWING
 (APPROPRIATE FOR A1 ONLY)

ARCHITECT: MBH

This drawing has been produced in accordance with BP Chargemaster design standards & current legal requirements.
Copyright of BP Chargemaster. Illegal use is prohibited. Reproduction only with permission of BP Chargemaster

A1
ORIGINAL
PLOT SIZE

APPENDIX 4A

DRAWING NO 8311-LRW-ZZ-00-DR-A-00-100

PROPOSED GROUND FLOOR PLAN ADAPTED OPTION – BASIS 2

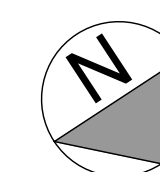
ALL DIMENSIONS ARE TO BE CHECKED
ON SITE WITH ANY DISCREPANCIES
REPORTED TO THE ARCHITECT PRIOR
TO THE WORKS BEING CARRIED OUT.

ALL WORKS ARE TO COMPLY WITH THE BUILDING REGULATIONS, BRITISH STANDARDS, CODE OF PRACTICE, AND ANY LOCAL STATUTORY REQUIREMENTS.

THIS DRAWING IS TO BE READ IN
CONJUNCTION WITH LEACH RHODES
WALKER ARCHITECTS GENERAL
ARRANGEMENT DRAWINGS, TOGETHER
WITH RELEVANT DETAILED DRAWINGS
AND SPECIFICATIONS.

FOR ALL MECHANICAL AND ELECTRICAL
WORKS REFER TO THE MECHANICAL
AND ELECTRICAL ENGINEERS
INFORMATION.

ALL PRODUCTS SPECIFIED ARE TO BE
INSTALLED STRICTLY IN ACCORDANCE
WITH THE MANUFACTURERS
RECOMMENDATIONS, SPECIFICATION
AND DETAILS.



P01	INITIAL ISSUE	MF	CJG	30.09.22
rev	description	drawn	auth	date

DO NOT SCALE OFF THIS DRAWING

© LEACH RHODES WALKER 2001

info@lrw.co.uk | www.lrw.co.uk
H.Q. 50 Dearmans Place Manchester M3 5LH

Manchester **London**
+44 (0)161 833 0211 +44 (0)207 993 1363

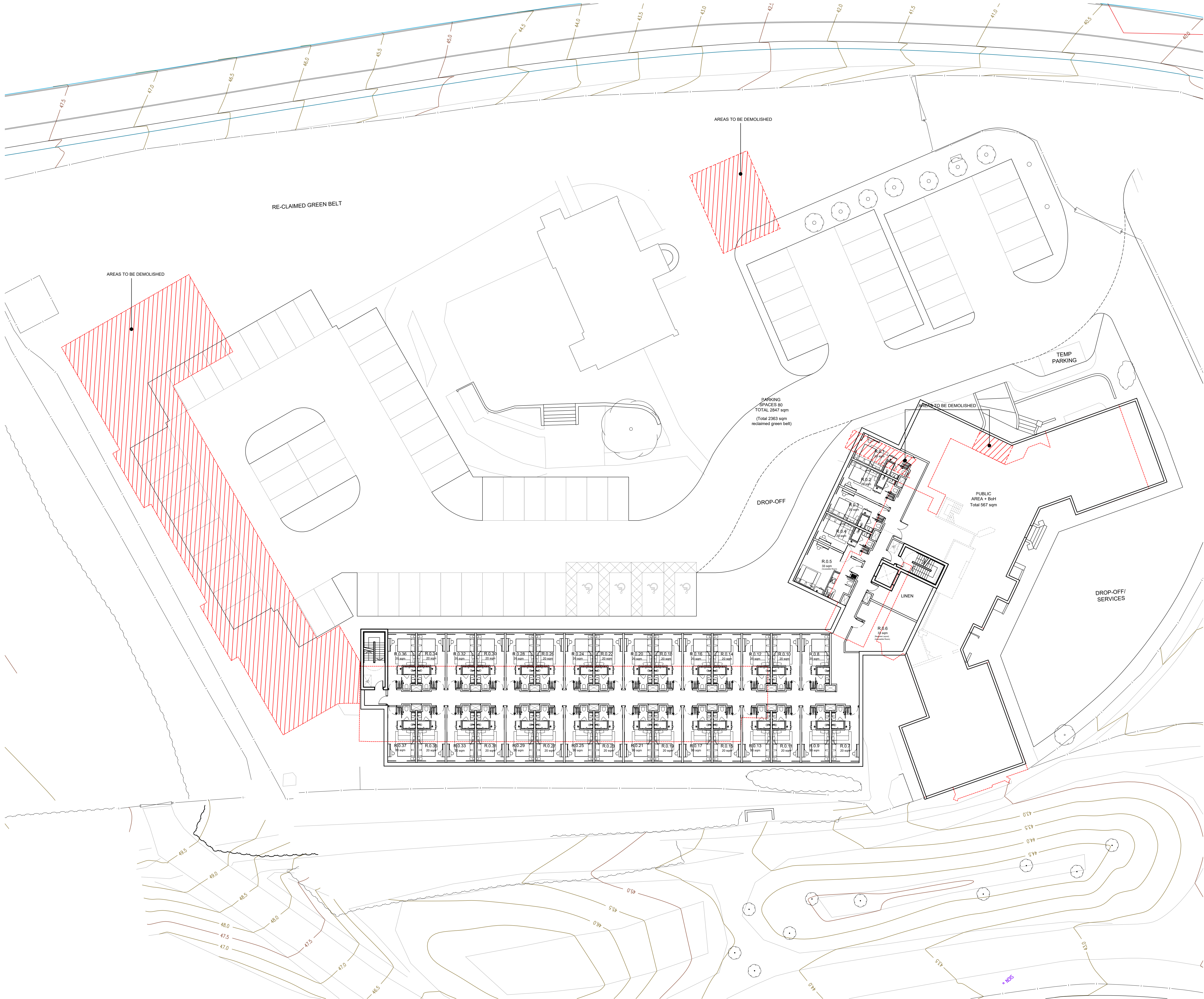
DOCUMENT NAME	8311-LRW-ZZ-00-DR-A-00-100
DESCRIPTION	PROPOSED GROUND FLOOR PLAN ADAPTED OPTION

REVISION P02		SCALE 1:200@A1	
LRW PROJECT No. 8311	DATE CREATED 30.09.22	CREATED BY MF	AUTHORISED BY CJG
<u>Project Form Information - Design & Construction</u>			
PURPOSE OF ISSUE			
☐ PLANNING	☐ BUILDING REGS	☐ TENDER	☒ PRELIM./COMMENT
		☒ APPROVAL	☐ CONSTRUCTION

APPENDIX 4B

DRAWING NO 8311-LRW-ZZ-00-DR-A-00-102

PROPOSED GROUND FLOOR PLAN NEWBUILT OPTION – BASIS 3



GENERAL NOTES:

ALL DIMENSIONS ARE TO BE CHECKED ON SITE WITH ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO THE WORKS BEING CARRIED OUT.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE PLANNING APPROVAL AND ANY SUBSEQUENT APPROVED LOCAL AUTHORITY PLANNING CORRESPONDENCE INCLUDING DRAWINGS, DOCUMENTS AND REPORTS.

ALL WORKS ARE TO COMPLY WITH THE BUILDING REGULATIONS, BRITISH STANDARDS, CODE OF PRACTICE, AND ANY LOCAL STATUTORY REQUIREMENTS.

ALL WORKS ARE TO COMPLY WITH CURRENT HEALTH AND SAFETY LEGISLATION, H.S.E. RECOMMENDATIONS/GUIDANCE AND THE CURRENT C.D.M. REGULATIONS.

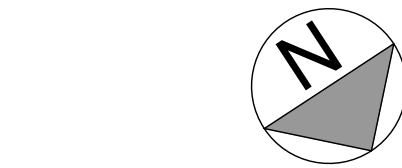
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH LEACH RHODES WALKER ARCHITECTS GENERAL ARRANGEMENT DRAWINGS, TOGETHER WITH RELEVANT DETAILED DRAWINGS AND SPECIFICATIONS.

FOR ALL STRUCTURAL WORKS REFER TO THE STRUCTURAL ENGINEERS INFORMATION.

FOR ALL MECHANICAL AND ELECTRICAL WORKS REFER TO THE MECHANICAL AND ELECTRICAL ENGINEERS INFORMATION.

FOR ALL ABOVE GROUND DRAINAGE WORKS REFER TO THE PUBLIC HEALTH ENGINEERS INFORMATION.

ALL PRODUCTS SPECIFIED ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, SPECIFICATION AND DETAILS.



rev	description	MF	CJG	30.09.22
P01	INITIAL ISSUE			

DO NOT SCALE OFF THIS DRAWING

LeachRhodesWalker
Architects

info@lrw.co.uk | www.lrw.co.uk
H.Q. 50 Dearmans Place Manchester M3 5LH
Manchester 44 (0)161 833 0211 London 44 (0)207 993 1363

CLIENT
GRAHAM + SIBBALD
PROJECT
FORMER TOLLGATE HOTEL

DOCUMENT NAME
8311-LRW-ZZ-00-DR-A-00-102
DESCRIPTION
PROPOSED GROUND FLOOR PLAN
NEW-BUILD OPTION

revision	scale
P02	1:200@ A1

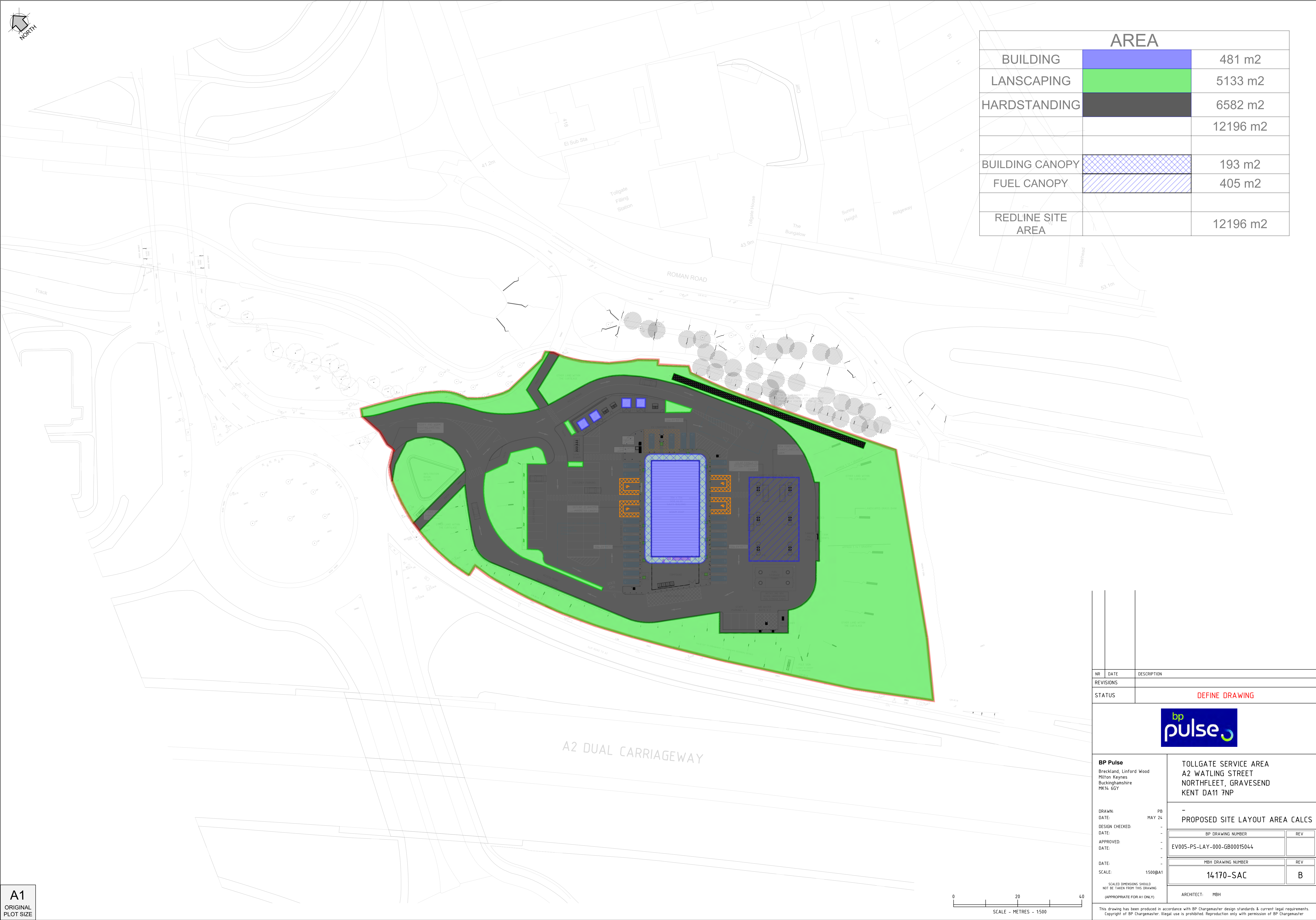
LRW PROJECT No.	DATE CREATED	CREATED BY	AUTHORISED BY
8311	30.09.22	MF	CJG

PURPOSE OF ISSUE
PLANNING ☐ BUILDING REGS ☐ TENDER ☐ PRELIM COMMENT ☒ APPROVAL ☐ CONSTRUCTION ☐

APPENDIX 4C

DRAWING NO EV005-PS-LAY-000-GB00015044 / 14170-SAC

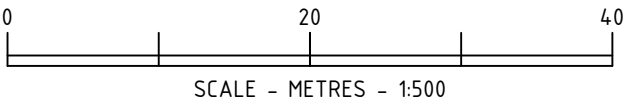
**PROPOSED SITE LAYOUT WITH BUILT AREA CALCULATIONS – MSS
PROPOSAL**



AREA		
BUILDING		481 m2
LANDSCAPING		5133 m2
HARDSTANDING		6582 m2
		12196 m2
BUILDING CANOPY		193 m2
FUEL CANOPY		405 m2
REDLINE SITE AREA		12196 m2

NR		DATE	DESCRIPTION
REVISIONS			
STATUS		DEFINE DRAWING	
BP Pulse Breckland, Linford Wood Milton Keynes Buckinghamshire MK14 6GY		TOLLGATE SERVICE AREA A2 WATLING STREET NORTHFLEET, GRAVESEND KENT DA11 7NP	
DRAWN: PB DATE: MAY 24		- PROPOSED SITE LAYOUT AREA CALCS	
DESIGN CHECKED: -			
DATE: -			
APPROVED: -			
DATE: -			
DATE: -			
SCALE: 1500@A1			
SCALED DIMENSIONS SHOULD NOT BE TAKEN FROM THIS DRAWING (APPROPRIATE FOR A1 ONLY)		ARCHITECT: MBH	
This drawing has been produced in accordance with BP Chargemaster design standards & current legal requirements. Copyright of BP Chargemaster. Illegal use is prohibited. Reproduction only with permission of BP Chargemaster			

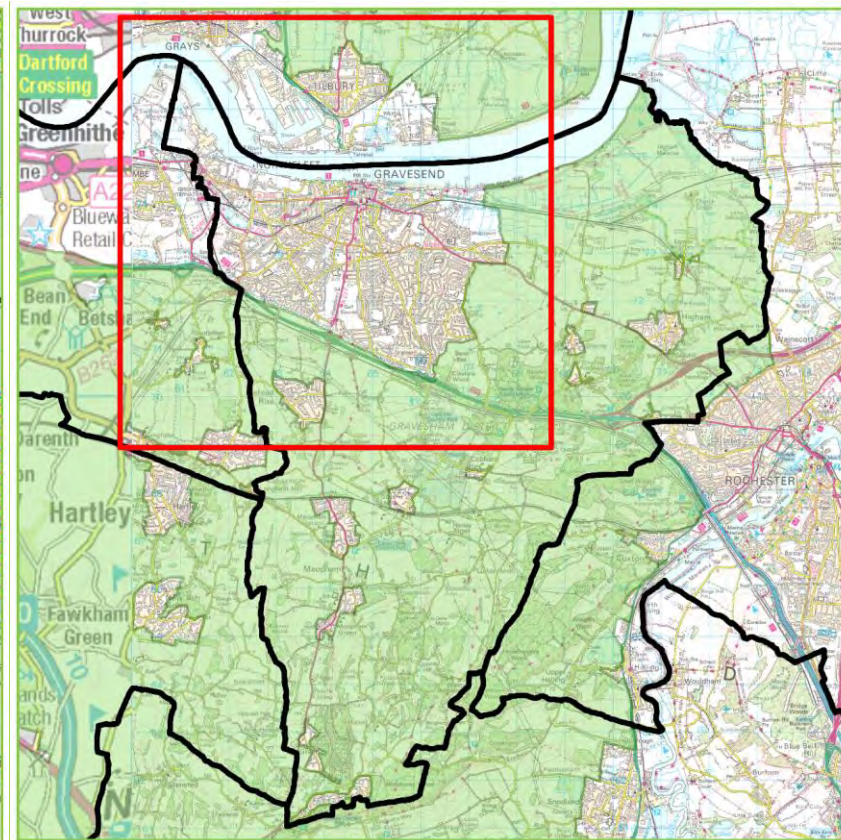
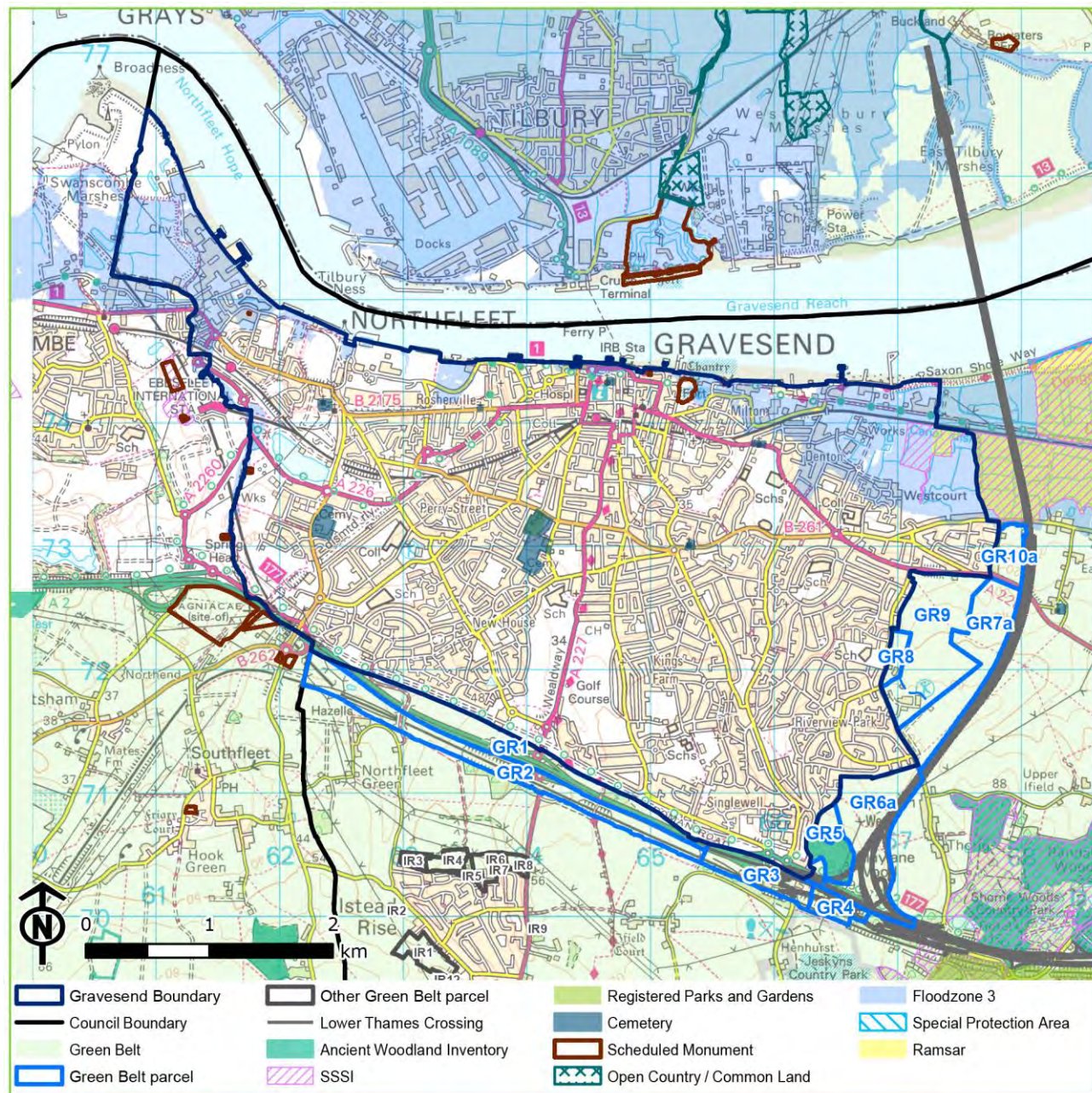
A1
ORIGINAL
PLOT SIZE



APPENDIX 5

GR1 EXTRACT FROM APPENDIX A OF GRAVESHAM GREEN BELT REPORT

Gravesend (with the Lower Thames Crossing)



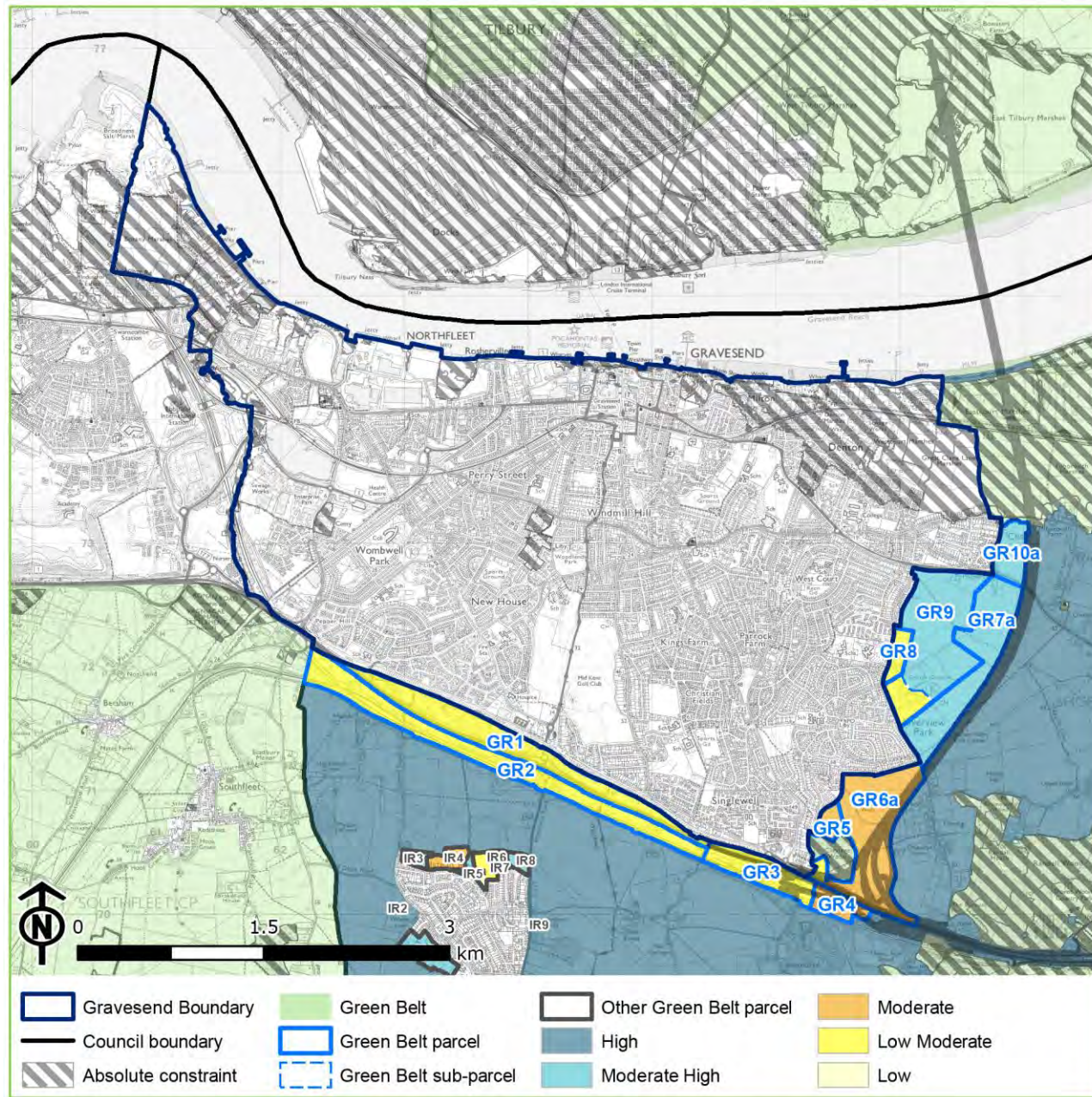
© Crown copyright and database rights 2019 Ordnance Survey 100019166.

Green Belt land surrounding this settlement could be released under the following development options as defined in the Gravesham Local Plan Regulation 18 Stage 1 Consultation - Part 1 Site Allocations: Issues and Options and Development Management Policies document (2018):

- Option 2: Urban Expansion

Gravesend (with the Lower Thames Crossing)

© Crown copyright and database rights 2019 Ordnance Survey 100019166.



Parcel

Harm Score

GR6a

Moderate

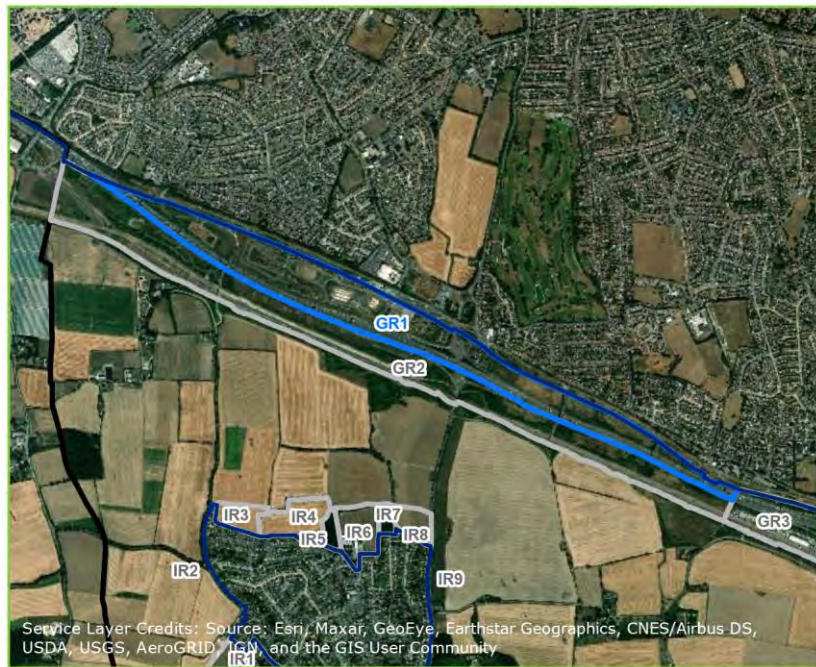
GR7a

Moderate high

GR10a

Moderate high

Gravesend Parcel GR1

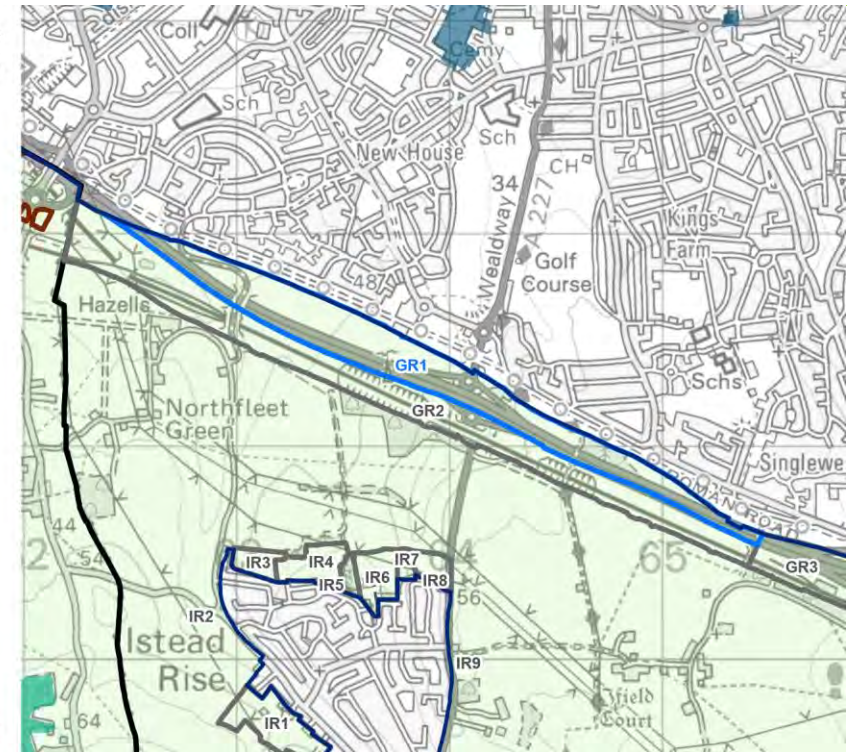


Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

 Settlement boundary Green Belt parcel Other Green Belt parcel
 Council boundary Other Green Belt sub-parcel

 Settlement boundary
 Council Boundary
 Green Belt
 Other Green Belt sub-parcel
 Green Belt parcel
 Other Green Belt parcel
 Cemetery
 Scheduled Monument
 Ancient Woodland Inventory

0 0.9 1.8 km



© Crown copyright and database rights 2019 Ordnance Survey 100019166.

Description

Relatively flat strip of open land adjacent to the southern edge of Gravesend, containing an open air multi-sport centre and balancing ponds in the west, and a cluster of hotel buildings and open grass land in the east. The junction between the A2 Watling Street and the A227 bisects the parcel in the middle. The parcel retains a degree of openness, despite urbanising influence from the hotel buildings and formal recreational uses. Tree cover and a path on the residential boundary to the north provide some distinction from the urban edge. However, the proximity of the A2 limits the relationship of the parcel with the wider countryside.

Gravesend

Parcel GR1

Contribution of parcel to the Green Belt purposes

How relevant is each Green Belt purpose to land in this parcel?

To what extent do 'openness' (in Green Belt terms), distinction between the inset settlement and Green Belt land, and containment by urbanising influences affect level of contribution to the Green Belt purposes?

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

The land adjoins the large built-up area of Gravesend. It has a degree of separation from both the settlement and the countryside: there is some limited urbanising development, and the A2 is in this context an urbanising influence, but much of the area is open and the path and tree cover create some distinction from the adjacent inset settlement edge.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited / No contribution

This land does not lie in a gap between neighbouring towns and does not make any contribution to this purpose.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

The land contains some characteristics of open countryside but it has a stronger relationship with the settlement than with the countryside: the leisure and recreational uses within the parcel are associated with the settlement, and the A2 in this context is an urbanising influence, but much of the area is open and the path and tree cover create some distinction from the adjacent inset settlement edge.

Purpose 4 Contribution - Preserve the setting and special character of historic towns

Limited / No contribution

Land does not make a significant contribution to the setting of any historic town.

Purpose 5 Contribution - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Impact of release on the contribution of adjacent land to the Green Belt purposes

To what extent would release of land for development within the parcel increase containment of adjacent Green Belt land? Would this increase the overall level of harm? Would the release of land result in a weaker distinction between the urban area and the countryside?

No / Negligible

Releasing this land would not increase the containment of any adjacent land. It would also result in a distinct and consistent boundary between the inset settlement and the Green Belt, which would be defined to the south by the A2.

Gravesend Parcel GR1

Overall harm to Green Belt purposes from release of land

Applying professional judgement, consider the contribution of the land parcel to the Green Belt purposes, together with the impact that its release would have on the contribution of adjacent land to the Green Belt purposes, to determine the overall relative harm to the Green Belt purposes that would result from its release.*

** It is assumed that release will result in development that will constitute a loss of openness.*

Low moderate

Release of the parcel would constitute moderate sprawl of the large built-up area but would lead to relatively limited encroachment on the countryside. It would constitute a negligible weakening of the integrity of adjacent Green Belt land. Therefore, the harm to the Green Belt purposes of releasing this parcel would be low-moderate.

Variations in harm within the parcel

Are there smaller areas within the parcel that could be released with less harm to the Green Belt purposes? Or conversely are there areas where harm would be higher?

There is no potential for reduced release of land that would result in less harm to the Green Belt purposes.

Harm beyond outer boundary

Explain why harm to the Green Belt purposes would increase if the release of land was to extend beyond the parcel boundary.

See parcels GR2 and GR3.

VIEWPOINTS REQUESTED BY GBC

Agnieszka Miazga

From: Alison Webster <alison.webster@gravesham.gov.uk>
Sent: 19 December 2022 12:49
To: Jason Lowes
Subject: RE: Tollgate Hotel Site

Hi Jason,

Thank you for your email. We are happy with that approach.

Kind regards

Alison Webster BA (Hons), MA
Senior Planner
Gravesham Borough Council
Tel: 01474 33 75 80
email: alison.webster@gravesham.gov.uk

PLEASE NOTE - I work Mondays-Wednesdays. Please email in the first instance with your contact details for me to respond to your request.

New Supplementary Planning Document - Householder Extensions/Alterations Design Guide SPD

The Council has adopted a Householder Extensions/Alterations Design Guide SPD. A copy of the SPD, is available on our website at <https://www.gravesham.gov.uk/home/planning-and-building/supplementary-planning-guidance/supplementary-planning-guidance>



Please consider the environment before printing this email

From: Jason Lowes <Jason.Lowes@rapleys.com>
Sent: 16 December 2022 13:47
To: Alison Webster <alison.webster@gravesham.gov.uk>
Subject: RE: Tollgate Hotel Site

Caution: This email was sent from someone outside of the organisation. Do not click on links or open attachments unless you recognise the sender and know the content is safe. If in doubt, contact IT Services.

Hi Alison – hope all is well with you in the run-up to the Christmas period. Thanks for your e-mail below, in response our landscape consultant has made the following comments:

“In the Scoping Report we identified the obvious candidate point for a CGI visualisation and set out two other locations that we considered might be worthwhile modelling, albeit they are becoming screened by vegetation. These are broadly inline with two of the locations identified by GBC, but the majority of other locations they have put forward, other than as noted below would, in our opinion, be unlikely to be materially informative given the lie of the land and / or the presence of screening vegetation.

We therefore suggest that a fully rendered CGI should be prepared from the point identified at Fig 6 of the Scoping Report and that wireline views be prepared for the two other locations requested in the Scoping Report ie.

- *From the Wealdway (or footpath ramp to Old Watling Steet) east of the site.*
 - *From the access/parking area of Cyclopark looking south east.*
- and additionally a wireline view from the Wealdway footbridge over the M2 \CTRL should also be prepared as proposed by GBC."*

Are you able to agree this? If you need more information to make a decision, please let me know.

Regards

Jason

Jason Lowes

BSc (Hons) DipTP MRTPI

Partner

Planning

07899 963524

Rapleys LLP

66 St James's Street

London SW1A 1NE

0370 777 6292 | www.rapleys.com

London | Birmingham | Bristol | Cambridge | Edinburgh | Huntingdon | Manchester



From: Alison Webster <alison.webster@gravesham.gov.uk>

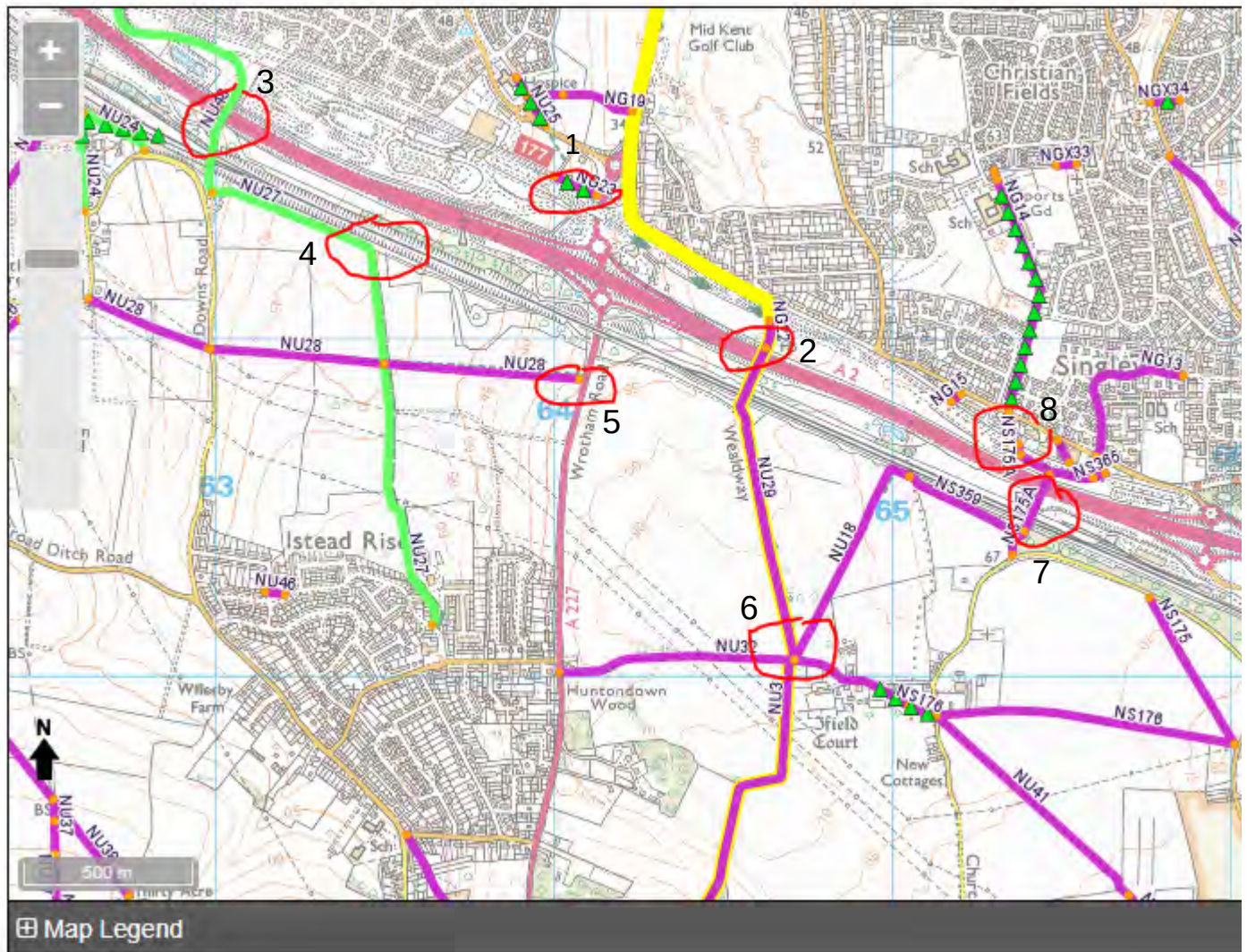
Sent: 28 November 2022 14:44

To: Jason Lowes <Jason.Lowes@rapleys.com>

Subject: RE: Tollgate Hotel Site

Hi Jason,

I have spoken to Richard and we are of the opinion that more views need to be taken into consideration that just the one at/near the cyclopark. Our suggestion would be to consider the following viewpoints:



Some you may be able to discount due to the site levels but it would be advisable to mention them. A few are front bridges where the site will likely to be more visible.

I hope this helps.

Please note that any advice or opinions set out above are informal Officer level opinions only which do not indicate the acceptability of the proposed development or otherwise. Furthermore, such advice or opinions are not binding on the part of the Council or its Members.

Kind regards

Alison Webster BA (Hons), MA
Senior Planner
Gravesham Borough Council
Tel: 01474 33 75 80
email: alison.webster@gravesham.gov.uk

PLEASE NOTE - I work Mondays-Wednesdays. Please email in the first instance with your contact details for me to respond to your request.

New Supplementary Planning Document - Householder Extensions/Alterations Design Guide SPD

The Council has adopted a Householder Extensions/Alterations Design Guide SPD. A copy of the SPD, is available on our website at <https://www.gravesham.gov.uk/home/planning-and-building/supplementary-planning-guidance/supplementary-planning-guidance>

Please consider the environment before printing this email

From: Jason Lowes <Jason.Lowes@rapleys.com>
Sent: 23 November 2022 11:10
To: Alison Webster <alison.webster@gravesham.gov.uk>
Subject: RE: Tollgate Hotel Site

Dear Alison

As promised, please find attached the transport scoping paper, please could you pass it to KCC transport officers for comment/agreement?

Do you have any feedback on the schedule of supporting information, and an idea as to when we might get feedback on the LVIA scoping paper?

Many thanks

Jason

Jason Lowes
BSc (Hons) DipTP MRTPI
Partner
Planning
07899 963524

RAPLEYS LLP
66 St James's Street London SW1A 1NE
0370 777 6292 | www.rapleys.com
London | Birmingham | Bristol | Cambridge | Edinburgh | Huntingdon | Manchester



From: Jason Lowes
Sent: 07 November 2022 10:09
To: Webster, Alison <alison.webster@gravesham.gov.uk>
Subject: Tollgate Hotel Site

Dear Alison

Further to our telephone conversation last week, please find attached:

- A scoping paper for the LVIA, for agreement with the local authority and consultees, and
- A schedule of supporting information relative to the planning application for comment/agreement – as previously discussed, all of the information is well on its way, and we hope to be able to provide a consolidated package of information for pre-app discussion in the coming weeks.

A transport scoping paper will be circulated for discussion/agreement in a week or so.

If there are any further fees associated for the pre-application advice, please let me know.

As with the previous pre-application engagement (and as is standard for such discussions), please could this information be treated as confidential.

Many thanks

Jason

Jason Lowes

BSc (Hons) DipTP MRTPI

Partner

Planning

07899 963524

RAPLEYS LLP

66 St James's Street London SW1A 1NE

0370 777 6292 | www.rapleys.com

London | Birmingham | Bristol | Cambridge | Edinburgh | Huntingdon | Manchester



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311
Registered Office at Unit 3a The Incubator, Enterprise Campus, Alconbury Weald, Huntingdon, Cambridgeshire,
England, PE28 4XA

A full list of Members is available on our website or at any of our offices during normal business hours.

Regulated by RICS.

Rapleys LLP operates an Environmental Management System which complies with the requirements of ISO
14001:2004 Certificate No. EMS 525645

This email is not intended, nor shall it form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence by each party's solicitor. Where this Email message is sent in connection with a contentious issue, the contents are Without Prejudice.

This email has been scanned for email related threats and delivered safely by Mimecast.

For more information please visit <http://www.mimecast.com>

This Email, and any attachments, may contain Protected or Restricted information and is intended solely for the individual to whom it is addressed. It may contain sensitive or protectively marked material and should be handled accordingly.

Nothing in this email message amounts to a contractual or other legal commitment on the part of Gravesham Borough Council. If this Email has been misdirected, please notify the author immediately. If you are not the intended recipient you must not disclose, distribute, copy, print or rely on any of the information contained in it or attached, and all copies must be deleted immediately.

Whilst we take reasonable steps to try to identify any software viruses, any attachments to this Email may nevertheless contain viruses which our anti-virus software has failed to identify. You should therefore carry out your own anti-virus checks before opening any documents. Gravesham Borough Council will not accept any liability for damage caused by computer viruses emanating from any attachment or other document supplied with this e-mail.

All Gravesham Borough Council and PSN traffic may be subject to recording and / or monitoring in accordance with relevant legislation.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311
Registered Office at Unit 3a The Incubator, Enterprise Campus, Alconbury Weald, Huntingdon, Cambridgeshire, England, PE28 4XA

A full list of Members is available on our website or at any of our offices during normal business hours.
Regulated by RICS.

Rapleys LLP operates an Environmental Management System which complies with the requirements of ISO 14001:2004 Certificate No. EMS 525645

This email is not intended, nor shall it form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence by each party's solicitor. Where this Email message is sent in connection with a contentious issue, the contents are Without Prejudice.

This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit <http://www.mimecast.com>

LANDSCAPE AND VISUAL EFFECTS SUMMARY TABLES

Table 1. LANDSCAPE EFFECTS ASSESSMENT SUMMARY TABLE

Landscape baseline condition						
Landscape susceptibility: Low		Landscape sensitivity: Minimum / Low				
Landscape value: Poor						
Landscape effects						
DEVELOPMENT TYPE	CONSTRUCTION		DAY 1		YEAR 15	
	MAGNITUDE	IMPORTANCE	MAGNITUDE	IMPORTANCE	MAGNITUDE	IMPORTANCE
MSS	Medium adverse	Slight adverse	Low to Medium beneficial	Minimal/ Slight to Slight beneficial	Medium beneficial	Slight beneficial
BASIS 2	Minimal adverse	No / Minimal adverse	Minimal adverse	Minimal adverse	Minimal beneficial	No effect
BASIS 3	Low adverse	Minimal / Slight adverse	Minimal to Low beneficial	No effect to Minimal / Slight beneficial	Low beneficial	Minimal / Slight beneficial

MSS – Proposed motorist service station / Electric Vehicles Charging Hub, with an initial but temporary fuel offer and associated services and buildings. (Drawing No EV005-PS-LAY-000-GB-00015044-0005-001)

BASIS 1 – The site in its current unused / defunct form. (Drawing No 10915-EB-3 Rev A in HBA Appendix 4)

BASIS 2 – Fall-back situation - The site recommissioned /adopted and returned to hotel use with all buildings retained. (Drawing No 8311-LRW-ZZ-00-DR-A-00-100- Appendix 4a)

BASIS 3 – Fall-back situation – The site returned to hotel use with the former motel building demolished and replaced with a new building in place of the northern wing of the demolished motel and extended car park. (Drawing No 8311-LRW-ZZ-00-DR-A-00-102- Appendix 4b)

Table 2. VISUAL EFFECTS ASSESSMENT SUMMARY TABLE

Visual baseline condition							
Visual susceptibility:	Pedestrian, cyclists, equestrians and residents:	Medium	Visual sensitivity:	Pedestrian, cyclists, equestrians and residents:	Medium		
	Vehicle Travellers:	LOW		Vehicle Travellers:	LOW		
Visual value:		Medium / Low					
Visual effects							
DEVELOPMENT TYPE	RECEPTOR TYPE	CONSTRUCTION		DAY 1		YEAR 15	
		MAGNITUDE	IMPORTANCE	MAGNITUDE	IMPORTANCE	MAGNITUDE	IMPORTANCE
LOCATION: At the site's road frontage – VIEWPOINT 1							
MSS	Pedestrian & Cyclists	Medium adverse	Moderate adverse	Low to Medium beneficial	Slight to Moderate beneficial	Medium beneficial	Moderate beneficial
	Vehicle Travellers	Medium adverse	Slight adverse	Low to Medium beneficial	Minimum / Slight to Slight beneficial	Medium beneficial	Slight beneficial
BASIS 2	Pedestrian & Cyclists	Minimal to Low adverse	No/Minimal to Slight adverse	Minimal beneficial	Minimal beneficial	Minimal beneficial	Minimal beneficial
	Vehicle Travellers	Minimal to Low adverse	No to Minimal/Slight adverse	Minimal beneficial	No effect	Minimal beneficial	No Effect
BASIS 3	Pedestrian & Cyclists	Low to Medium adverse	Slight to Moderate adverse	Minimal to Low beneficial	Minimal to Slight beneficial	Low beneficial	Slight beneficial
	Vehicle Travellers	Low to Medium adverse	Minimal/Slight to Slight adverse	Minimal to Low beneficial	No effect to Minimal / Slight beneficial	Low beneficial	Minimal / Slight beneficial
LOCATION: Vehicle travellers on the A2 and the A2 slip roads etc – VIEWPOINT 2, 3							
MSS	Vehicle Travellers	Minimal to Low adverse	No effect to Minimal/ Slight adverse	Minimal to low beneficial	Minimal/ Slight beneficial	Low to Medium beneficial	Minimal/Slight to Slight beneficial
BASIS 2	Vehicle Travellers	No/ Minimal adverse	No effect	Minimal beneficial	No effect	No/Minimal beneficial	No effect
BASIS 3	Vehicle Travellers	No/Minimal to Low adverse	No effect to Minimal / Slight adverse	No to Minimal to Low beneficial	No effect to Minimal/Slight beneficial	Minimal to Low beneficial	No effect to Minimal/ Slight beneficial

VISUAL EFFECTS cont.							
DEVELOPMENT TYPE	RECEPTOR TYPE	CONSTRUCTION		DAY 1		YEAR 15	
		MAGNITUDE	IMPORTANCE	MAGNITUDE	IMPORTANCE	MAGNITUDE	IMPORTANCE
LOCATION: Receptors north and north-east of the site – VIEWPOINT 4, 5 and 6							
MSS	Pedestrians, Cyclists and Equestrians	Minimal to Medium adverse	No/Minimal to Moderate adverse	Minimal beneficial	Minimal to Slight beneficial	Medium beneficial	Moderate beneficial
	Residents	Low to Medium adverse	Slight to Moderate adverse	Medium beneficial and Medium adverse	No/minimal beneficial	Medium beneficial	Moderate beneficial
BASIS 2	Pedestrian & Cyclists	No/Minimal adverse	No/Minimal adverse	No/Minimal to Low beneficial	No/Minimal to Slight beneficial	No/Minimal to Low beneficial	No/Minimal to Slight beneficial
	Residents	Minimal adverse	Minimal adverse	No/Minimal adverse	No/Minimal adverse	No/Minimal to Low beneficial	No/Minimal to slight beneficial
BASIS 3	Pedestrian & Cyclists	Minimal to Low adverse	Minimal to Slight adverse	No/Minimal to Low beneficial	No/Minimal to Slight beneficial	No/Minimal to Low beneficial	No/Minimal to Slight beneficial
	Residents	Low adverse	Slight adverse	Minimal beneficial and Low adverse	Minimal adverse	Minimal beneficial	Minimal beneficial
LOCATION: Top of PRoW footpath NG23 – Viewpoint 7							
MSS	Pedestrian	Low adverse	Slight adverse	Low beneficial	Slight beneficial	Medium beneficial	Moderate beneficial
BASIS 2	Pedestrian	Minimal	No effect	No effect	No effect	Minimal beneficial	Minimal beneficial
BASIS 3	Pedestrian	Minimal adverse	Minimal adverse	No/Minimal beneficial	No effect	Minimal to Low beneficial	Minimal to Slight beneficial
OTHER LOCATIONS: On the eastbound approach from the vicinity of the Cyclopark building – VIEWPOINT 8							
MSS	Pedestrians, Cyclists and Equestrians	Minimal to Low adverse	Minimal to Slight adverse	No/Minimal to Low beneficial	No/minimal to slight beneficial	Low to Medium beneficial	Slight to Moderate beneficial
BASIS 2	Pedestrians, Cyclists and Equestrians	Minimal	No / Minimal adverse	No effect	No effect	Minimal beneficial	Minimal beneficial
BASIS 3	Pedestrians, Cyclists and Equestrians	No effect to minimal adverse	No effect to minimal adverse	No/Minimal beneficial	No/Minimal beneficial	Minimal beneficial	Minimal beneficial

VISUAL EFFECTS cont.							
DEVELOPMENT TYPE	RECEPTOR TYPE	CONSTRUCTION		YEAR 1		YEAR 15	
		MAGNITUDE	IMPORTANCE	MAGNITUDE	IMPORTANCE	MAGNITUDE	IMPORTANCE
Other locations: East of the eastern boundary – VIEWPOINT 9							
MSS	Pedestrians, Cyclists and Equestrians	Minimal to Low adverse	Minimal to Slight adverse	No/Minimal to Low beneficial	No/minimal to slight beneficial	Low to Medium beneficial	Slight to Moderate beneficial
BASIS 2	Pedestrians, Cyclists and Equestrians	Minimal adverse	No / Minimal adverse	No effect	No effect	Minimal beneficial	Minimal beneficial
BASIS 3	Pedestrians, Cyclists and Equestrians	No effect to minimal adverse	No effect to minimal adverse	No/Minimal beneficial	No/Minimal beneficial	Minimal beneficial	Minimal beneficial

MSS – Proposed motorist service station / Electric Vehicles Charging Hub, with an initial but temporary fuel offer and associated services and buildings. (Drawing No EV005-PS-LAY-000-GB-00015044-0005-001)

BASIS 1 – The site in its current unused / defunct form. (Drawing No 10915-EB-3 Rev A in HBA Appendix 4)

BASIS 2 – Fall-back situation - The site recommissioned /adopted and returned to hotel use with all buildings retained. (Drawing No 8311-LRW-ZZ-00-DR-A-00-100- Appendix 4a)

BASIS 3 – Fall-back situation – The site returned to hotel use with the former motel building demolished and replaced with a new building in place of the northern wing of the demolished motel and extended car park. (Drawing No 8311-LRW-ZZ-00-DR-A-00-102- Appendix 4b)