

# M20 Junction 10a

## TR010006

### Environmental Statement

### Chapter 13 Community and Private Assets

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M20 Junction 10a

TR010006

## **Environmental Statement**

### **Chapter 13 Community and Private Assets**

Volume 6.1



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# 13 Community and Private Assets

## 13.1 Introduction

- 13.1.1 This chapter describes the effects on community and private assets that are anticipated in relation to the M20 junction 10a scheme. It describes the existing environment in the local area, the potential effects, and the proposed design and other measures to help mitigate these effects.
- 13.1.2 The effects are considered in relation to the M20 junction 10a Main Scheme and Alternative Scheme. The latter is the Main Scheme with the addition of an access to the proposed adjacent Stour Park development, which would comprise a three-arm roundabout located midway along the proposed A2070 link road.
- 13.1.3 Existing conditions have been characterised to establish the baseline against which the likely significant effects from the construction and operation of the Scheme have been assessed.
- 13.1.4 Following receipt of the Scoping Opinion from the Planning Inspectorate (PINS) in March 2015, the scope of this chapter has been expanded to consider socio-economic and economic development effects as a result of the Scheme. Specifically the potential employment opportunities of the Scheme in relation to both construction and operation have been considered. The economic development effects of M20 junction 10a is appraised in the Land Use and Economic Impact Assessment Appendix 13.1, Volume 6.3.
- 13.1.5 Effects on associated topic areas such as air quality, noise, and travel are covered in the relevant chapters of this ES.

## 13.2 Legislative and Policy Framework

### National Policy

- 13.2.1 The *National Policy Statement for National Networks* (Department for Transport, 2014)<sup>1</sup> includes a number of relevant statements in relation to community and private assets which have been incorporated into the assessment, including:
- (Paragraph 5.165) The Environmental Statement should identify existing and proposed land uses near the project (for example, where a planning application has been submitted), any effects of replacing an existing development or use of the site with the proposed project, or preventing a development or use on a neighbouring site from continuing. Applicants

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<sup>1</sup> See: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/387222/npsnn-print.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/387222/npsnn-print.pdf) , accessed 27/04/16

should also assess any effects of precluding a new development or use proposed in the development plan.

- (Paragraph 5.166) Applicants considering proposals which would involve building on open space, sports or recreational buildings and land should have regard to any local authority's assessment of need for such types of land and buildings.
- (Paragraph 5.168) Applicants should take into account the economic and other benefits of the best and most versatile agricultural land (defined in grades 1, 2 and 3a of the Agricultural Land Classification). Where significant development of agricultural land is demonstrated to be necessary, applicants should seek to use areas of poorer quality land (grades 3b, 4 and 5) in preference to that of a higher quality.

13.2.2 The following sections of the *National Planning Policy Framework (NPPF)* (Department for Communities and Local Government, 2012) also set out objectives relevant to community and private assets:

- Building a strong and competitive economy (Chapter 1).
- Supporting a prosperous rural economy (Chapter 3).
- Promoting healthy communities (Chapter 8).
- Protecting green belt land (Chapter 9).

13.2.3 Paragraph 112 of the *NPPF* states that local planning authorities should take into account the economic and other benefits of the "best and most versatile" (BMV) agricultural land, while *Technical Information Note 049 (TIN049)* (Natural England, 2009) describes the Agricultural Land Classification (ALC) system,<sup>2</sup> as a means to protect BMV agricultural land.

13.2.4 Various chapters within the *Planning Practice Guidance* (Department for Communities and Local Government, 2014) are also relevant to this chapter, namely:

- Environmental Impact Assessment.
- Open space, sports and recreation facilities, Public Rights of Way (PRoW) and local green space.

13.2.5 The plans for the national economy are set out in the *Plan for Growth* report (Department for Business, Innovation and Skills (BIS), 2011) which aims to achieve strong, sustainable and balanced growth that is more evenly shared across the country and between sectors and industries.<sup>3</sup>

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<sup>2</sup> Originally developed by the former Ministry of Agriculture, Fisheries and Food (MAFF, 1998), now Department of Environment, Fisheries and Rural Affairs (DEFRA)

<sup>3</sup> Department for Business Skills and Innovation (March 2011) 'The Plan for Growth' available online at [http://cdn.hm-treasury.gov.uk/2011budget\\_growth.pdf](http://cdn.hm-treasury.gov.uk/2011budget_growth.pdf), accessed 27/04/16



- 13.2.6 The White Paper, *Local Growth: Realising Every Place's Potential* (BIS, 2011)<sup>4</sup> outlines the Government's role in empowering locally driven growth, encouraging business investment and promoting economic development. It sets out to ensure that everyone has access to opportunities that growth brings and everyone is able to fulfil their potential.
- 13.2.7 *Investing in Britain's Future* (HM Treasury, 2013)<sup>5</sup> presents a detailed long-term plan of investment in infrastructure projects in order to 'build, repair and renew' Britain's key infrastructure, with the objective of rebalancing the British economy, enhance productivity and create more job opportunities. A key aspect of this strategy is to create transport and communications networks that connect people and businesses.
- 13.2.8 *Creating Growth Cutting Carbon: Making Sustainable Local Transport Happen* (Department for Transport, 2011)<sup>6</sup> is the Government's primary national transport strategy document for local areas. It presents the Government's vision for a transport system that is an engine for economic growth, getting people to work and to services such as education and healthcare providers, as well to leisure activities and shops.<sup>7</sup>
- 13.2.9 The *National Infrastructure Plan* (HM Treasury, 2014) aims to 'create a national road network fit for the 21st century, which improves economic productivity and supports jobs and growth across the country. It seeks to increase capacity, tackle congestion, support development, strengthen connectivity, improve reliability and resilience, and ensure a road network of the best possible quality.'<sup>8</sup>

## Local Policy

- 13.2.10 Local economic growth is driven by the *Kent and Medway Growth Deal*, part of the South East Local Enterprise Partnership (SELEP) *Strategic Economic Plan and Growth Deal* (SELEP, 2014).<sup>9</sup> Through this Growth Deal the public and private sectors intend to invest over £80 million each year until 2020 in areas including increasing the delivery of housing and commercial

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<sup>4</sup> Department for Business Skills and Innovation (2010) 'Local growth: Realising every place's potential' available online at [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/32076/cm7961-local-growth-white-paper.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/32076/cm7961-local-growth-white-paper.pdf) , accessed 27/04/16

<sup>5</sup> HM Treasury (2013) Investing in Britain's future available online at [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/209279/PU1524\\_IUK\\_new\\_template.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/209279/PU1524_IUK_new_template.pdf) accessed 27/04/16

<sup>6</sup> Department for Transport (2011) Creating Growth, Cutting Carbon: Making Local Sustainable Transport Happen available online at [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/3890/making-sustainable-local-transport-happen-whitepaper.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/3890/making-sustainable-local-transport-happen-whitepaper.pdf) , accessed 27/04/16

<sup>7</sup> Department for Business Skills and Innovation (2010) Local growth: Realising every place's potential available online at [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/32076/cm7961-local-growth-white-paper.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/32076/cm7961-local-growth-white-paper.pdf) , accessed 27/04/16

<sup>8</sup> See: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/381884/2902895\\_NationalInfrastructurePlan2014\\_acc.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/381884/2902895_NationalInfrastructurePlan2014_acc.pdf) , accessed 27/04/16

<sup>9</sup> South East Local Enterprise Partnership (2014) Strategic Economic Plan and Growth Deal available online at <http://www.sctp.org.uk/documents/StrategicEconomicPlanfortheSouthEast-DRAFT20032014430pm.pdf> accessed 27/04/16

- developments, and delivering transport and broadband infrastructure to unlock growth.
- 13.2.11 Growth without Gridlock (Kent County Council, 2010)<sup>10</sup> is the county's transportation strategy, focussed on accommodating the nationally significant transport connections located there. Key points of the transport strategy include ensuring the M20 performs well, with as little congestion as possible to avoid the damage this can do to the national economy. The M20 junction 10a scheme is included within the strategy.
- 13.2.12 The *Ashford Priorities for Growth* (Ashford Futures, 2005) document set a vision for the area to become "a strong, self-sustaining and growing town" which includes amongst its objectives the aim to 'ensure that Ashford's infrastructure of road, rail and other physical as well as digital infrastructure is exemplary in order to support and drive forward growth.'
- 13.2.13 Given the predominately rural character of the borough, the area's *Core Strategy* (Ashford Borough Council (ABC), 2012) aims to focus future growth within Ashford town, its immediate surrounding areas and a small number of industrial and business parks located close to motorway junctions. Sevington, south of the town centre and with links to the M20 (links which, the strategy states, would be enhanced by the Scheme), has been identified as a key employment site. It is acknowledged in the *Urban Sites and Infrastructure Development Plan* (ABC, 2012) that the full development potential of this site is dependent upon the delivery of junction 10a on the M20. Within the wider context delivery of much of the Core Strategy would be facilitated by both the Main and the Alternative Schemes.
- 13.2.14 The *Core Strategy* (paragraph 6.31) recognises the "need to encourage an active and vibrant rural economy that will support jobs and services in the rural area. This could include a range of enterprises from agricultural and forestry related development, farm diversification proposals, to leisure and tourism facilities and small-scale employment sites".
- 13.2.15 Referring to BMV land, the *Core Strategy* sets out that, as a monitoring target for Policies CS1 (Guiding Principles) and CS5 (Ashford Urban Extensions), there should be "No development on grade 1 and 2 agricultural land, with minimum development on grade 3a agricultural land".
- 13.2.16 Finally, the local vision for sustainable growth is provided within the *Ashford Sustainable Community Strategy 2008 - 2018* (ABC, 2008). One of the key aims of the strategy is to ensure that housing is accompanied by new jobs and by the necessary social community infrastructure (e.g. health facilities and play areas.)

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<sup>10</sup> Kent County Council (2010): 'Growth without Gridlock' available online at [http://www.kent.gov.uk/\\_data/assets/pdf\\_file/0017/6092/growth-without-gridlock.pdf](http://www.kent.gov.uk/_data/assets/pdf_file/0017/6092/growth-without-gridlock.pdf) , accessed 27/04/16

### 13.3 Method of Assessment

- 13.3.1 The Design Manual for Roads and Bridges (DMRB) topic 'Community and Private Assets' is identified within Highways England's IAN125/09. Guidance is currently emerging and as such there is no topic specific guidance with regards to the Community and Private Assets assessment, instead the IAN refers to the relevant sections of 2 older DMRB topics:
- Volume 11, Section 3, Part 6 Land Use (HA, 2001b).s
  - Volume 11, Section 3, Part 8 'Pedestrians, Cyclists and Community Effects' (HA, 1993a) (Community Effects element only).
- 13.3.2 Further guidance is currently being developed by Highways England to inform the production of a new topic 'People and Communities'. This new guidance would replace both the 'Effects on all Travellers' and 'Community and Private Assets' topics. However, this new guidance has not yet been formerly published and therefore has not been used in the ES for the Scheme.
- 13.3.3 Therefore the assessment has been carried out in accordance with the relevant sections of DMRB Volume 11, Section 3, Part 6 and Part 8 which provide guidance on the following effects:
- **Private assets:** including the demolition of private property as a result of the Main and the Alternative Schemes and land-take from nearby landowners.
  - **Community land:** including any effects on (designated and undesignated) land used by the community.
  - **Development land:** including effects on the value and amenity of development land.
  - **Agricultural land:** including any effects on agricultural land as a national resource
  - **Individual farm businesses:** including any effects on individual farming units.
  - **Community severance:** including effects on non-motorised users (NMU) and accessibility.
  - **Economic development:** including employment effects, Gross Value Added (GVA), and other socio-economic effects.
- 13.3.4 There is currently no DMRB guidance on the assessment of local and wider socio-economic impacts. However, potential socio-economic and economic development effects as a result of both the Main and the Alternative Schemes have been considered using HM Treasury Green Book principles, and drawn from the Land Use and Economic Impact Assessment Appendix 13.1, Volume 6.3.

## Study Area

- 13.3.5 The study area for the assessment of these effects extends to a 250m buffer from the outer limits of both the Main and Alternative Scheme alignments, with the exception of economic development impacts and effects, which are considered at the county level of Kent.<sup>11</sup>
- 13.3.6 Community and private assets of particular importance that fall just outside of this boundary are included in the analysis where relevant and based on professional judgement.

## Sensitivity of Receptors

- 13.3.7 The sensitivity of receptors is governed by their capacity to cope with changes that ultimately reflect their vulnerability; that is their access to, or control over, additional or alternative resources of a similar nature. Criteria describing the sensitivity of receptors are identified in Table 13.1.

Table 13.1 Community and private assets sensitivity criteria

Sensitivity	Criteria
<b>Low</b>	<ul style="list-style-type: none"> <li>• A non-vulnerable receptor with sufficient capacity and means to absorb changes.</li> <li>• A wide range of alternative facilities, access arrangements or opportunities are available within an easily accessible distance.</li> <li>• An infrequently accessed resource.</li> </ul>
<b>Medium</b>	<ul style="list-style-type: none"> <li>• A non-vulnerable receptor with limited capacity and means to absorb changes.</li> <li>• A limited range of alternative facilities, access arrangements or opportunities are available within an easily accessible distance.</li> <li>• A moderately, or-semi-frequently accessed resource.</li> </ul>
<b>High</b>	<ul style="list-style-type: none"> <li>• An already vulnerable receptor with very little capacity and means to absorb changes.</li> <li>• No alternative facilities, access arrangements or opportunities are available within an easily accessible distance.</li> <li>• A highly or frequently accessed resource.</li> </ul>

- 13.3.8 The indicative sensitivity for the receptors included within the community and private assets assessment, based on the criteria above is set out in Table 13.2.

Table 13.2 Sensitive receptors

Topic	Receptor	Indicative sensitivity
Private Assets	Non-residential private property.	Medium to Low
	Residential property.	High

<sup>11</sup> DMRB does not provide a set definition of the study area for Community and Private Assets. Therefore the study area has been set as described below and is based on professional judgement and knowledge of both the Main and the Alternative Schemes.

Topic	Receptor	Indicative sensitivity
Community Land	Designated local green space.	High
	Undesignated local green space.	Low
Development Land	Stour Park development.	High
	Others assigned on a case by case basis.	
Agricultural Land	BMV agricultural land – Grades 1, 2 and 3a.	High
	Non-BMV agricultural land – Grades 3b, 4 and 5.	Low
Individual Farm Businesses	Total area < 20ha AND / OR limited or highly specific range of high-value crops / livestock and low operational flexibility.	High
	Total area 20-50ha AND / OR some diversification or range of crop / livestock types.	Medium
	Total area >50ha AND/OR highly diversified income and flexible management.	Low
Community Severance	Facilities ‘needed’ by the local community.	High
	Facilities ‘desired’ by the local community.	Low
Economic development	Weak turbulent economy with high deprivation.	High
	Strong stable economy with low deprivation.	Low

### Magnitude of Impact

13.3.9 The assessment focuses on those impacts that are likely to have significant effects on community and private assets. Each impact identified has been assessed with reference to the following indicators:

- Spatial scope – whether impacts would be felt within the Red Line Boundary, the (250m) buffer area or more widely.
- Extent – how many socio-economic receptors are likely to be impacted.
- Duration – whether the impacts would be short or long term.
- Reversibility – whether the impact is permanent or temporary.

#### **Private Assets**

13.3.10 The assessment is based on DMRB Volume 11 Section 3 Part 6 (Land use) and identifies residential, commercial, industrial and other properties at risk of demolition or land-take. Beneficial impacts associated with demolition or land-take are not considered possible and therefore have not been included.

13.3.11 Table 13.3 summarises the impact magnitude criteria used to assess this sub-topic.

Table 13.3 Private assets magnitude criteria

Impact Magnitude	Descriptor
Major Adverse	Residential: Land-take from or demolition of the property would affect the quality of life in the study area. The loss cannot be replaced in or near to the study area. Non-residential: Acquisition of the whole or a substantial portion of property, which may lead to closure of the business and a loss to the community which cannot be replaced in or near to the study area.
Moderate Adverse	Residential: Land-take or acquisition is sufficiently large so as to diminish the quality of life for some residents in the study area. Some replacement can be made in the study area. Non-residential: Acquisition is sufficiently large so as to result in increased management / operational difficulties for the business Replacement site or premises is available in or near to the study area.
Minor Adverse	Residential: Part of the property is acquired, resulting in a decreased enjoyment of the residence for the occupants. Small scale acquisition that would diminish the quality of life in the study area for a small number of residents. Replacement can be made available within the study area. Non-residential: A small portion of the property / land is acquired resulting in, at most, some slight management / operational difficulties for the business.
Negligible / Neutral	Residential: No land-take from residential properties in the study area is required. Non-residential: No land-take from non-residential properties in the study area is required.
Minor Beneficial	Beneficial impacts are not considered within this sub-topic as impacts on private assets consider property loss and land-take only.
Moderate Beneficial	
Major Beneficial	

**Community Land**

- 13.3.12 DMRB Volume 11 Section 3 Part 6 sets out the methodology for assessing the loss of land used by the community. The assessment relates to direct impacts on common land, town or village green, allotments, and public open space.
- 13.3.13 Where the area of land lost during construction and operation is the same, this is assessed only in construction. Where the area of land loss differs between construction and operation, this is identified, and assessed in the relevant section. Where community land has wider value, for example for conservation, landscape or heritage value, impacts have been addressed within the specific chapters of the ES.
- 13.3.14 Table 13.4 summarises the impact magnitude criteria used to assess this sub-topic.

Table 13.4 Community Land magnitude criteria

Impact Magnitude	Descriptor
Major Adverse	Acquisition of the majority (over 50%) of the community land available within the Red Line Boundary, affecting the quality of life for residents in the study area. The loss cannot be replaced in or near to the study area.
Moderate Adverse	Community land-take is sufficiently large (>25% but <50% of community land available within the Red Line Boundary) so as to diminish the quality of life in the neighbourhood. Loss of land can be replaced near to the study area.
Minor Adverse	A small portion (>25%) of community land-take within the Red Line Boundary) is required which would affect the enjoyment of that land by residents living in the study area, and which would diminish the quality of life in the study area.
Negligible / Neutral	Negligible community land-take with little or no overall impact on the enjoyment of the land and therefore quality of life in the study area.
Minor Beneficial	A small portion of community land (<25% of the community land within the Red Line Boundary) is enhanced for improved community enjoyment and improve the quality of life in the study area
Moderate Beneficial	Additional community land is created and sufficiently large (an increase of >25% but <50%) so as to improve the quality of life in the study area.
Major Beneficial	Acquisition of the majority of the land within the Red Line Boundary (>50%) for enhanced and improved community facilities so as to create a positive step-change in the quality of life in the study area.

### Development Land

13.3.15 DMRB Volume 11 Section 3 Part 6 sets out the methodology for assessing the effects on development land. This relates to the impact of the Main and the Alternative Schemes on unimplemented planning permissions and development allocations in the Local Planning Authority development designations. Significant impacts would include a permanent direct impact on a site allocated for development or a site with current planning permission, such as a significant change to amenity or accessibility.

13.3.16 Table 13.5 summarises the impact magnitude criteria used to assess this sub-topic.

Table 13.5 Development Land magnitude criteria

Impact Magnitude	Descriptor
Major Adverse	The entire development site would no longer be available for its intended use, thereby threatening the viability of the entire development. There would be a severe reduction in amenity of the site such as to jeopardise its viability for the proposed use.
Moderate Adverse	Some of the site would no longer be available for its intended use, therefore reducing the viability of the development. There would be a reduction in amenity such as to interfere with the proposed use of the site.

Impact Magnitude	Descriptor
Minor Adverse	A small portion of the site would no longer be available for its intended use, necessitating a slight change in its proposed use. There would be a reduction in amenity such as to interfere with the proposed use of the site. Proposed use could be retained with some amendments to development proposals.
Negligible / Neutral	The land would still be available for the proposed use and there would be no discernible impact on the viability of the site for the proposed development. There would be no impact on the amenity of the site that would interfere with its proposed use.
Minor Beneficial	The land would still be available for the proposed use and the proposed scheme would improve the viability of the site for the proposed development (generally through improved access). Impacts on the amenity of the site would not interfere with its proposed use or the impact on the amenity would be beneficial in that the proposed scheme would improve the site's appropriateness for its proposed use. Only 1 beneficial category is used for this sub-topic.
Moderate Beneficial	
Major Beneficial	

### ***Agricultural Land***

13.3.17 Construction and operational stage effects upon agricultural land as a national resource have been addressed using assessment criteria based on DMRB Volume 11 Section 3 Part 6. This assessment involved a consideration of the area of land-take the Main and Alternative Schemes would require.

13.3.18 Table 13.6 summarises the impact magnitude criteria used to assess this sub-topic.

Table 13.6 Agricultural Land magnitude criteria

Impact Magnitude	Descriptor
Major Adverse	Loss of over 50ha of agricultural land.
Moderate Adverse	Loss of between 20 and 50ha of agricultural land.
Minor Adverse	Loss of less than 20ha of agricultural land.
Negligible / Neutral	No loss of agricultural land.
Minor Beneficial	Increase the provision of agricultural land by less than 20ha.
Moderate Beneficial	Increase the provision of agricultural land of between 20 and 50ha.
Major Beneficial	Increase the provision of agricultural land of over 50ha.



### **Individual Farm Businesses**

- 13.3.19 Construction and operational stage effects upon individual farm businesses have also been addressed using assessment criteria based on DMRB Volume 11 Section 3 Part 6 and taken from the Environmental Scoping Report<sup>12</sup>. This assessment involved an assessment of the land-take, alterations in farm husbandry, disturbance due irrigation or livestock drinking water infrastructure, field severance and changes in farm access likely to be imposed on each individual farm by both the Main and the Alternative Schemes.
- 13.3.20 Table 13.7 summarises the impact magnitude criteria used to assess this sub-topic.

Table 13.7 Individual Farm Businesses magnitude criteria

Magnitude of Impact	Criteria
Major Adverse	Above 25% permanent land loss and/ or the impact of the proposal would be likely to render the operation unviable.
Moderate Adverse	10-25% permanent land loss and/ or the impact of the proposal would require significant day to day changes in management of the business but not threaten its viability.
Minor Adverse	1-10 % permanent land loss and/ or slight changes in business practices would not be required but the viability of the business will not be affected.
Negligible	The Scheme would have no significant impacts.
Beneficial	Improved access to farm which may result in an improvement in transportation around the farmstead improving farm viability.

### **Community Severance**

- 13.3.21 Community severance is concerned with the role of roads as a 'barrier' between different parts of a community, and the resulting distortion of journey patterns. Guidance on severance assessment is contained within DMRB Volume 11 Section 3 Part 8 (Pedestrians, cyclists, equestrians and community effects). DMRB defines community severance as '*the separation of residents from facilities and services they use within their community caused by new or improved roads or by changes in traffic flows*'.
- 13.3.22 Table 13.8 summarises the impact magnitude criteria used to assess this sub-topic.

<sup>12</sup> Highways Agency, 2015, M20 J10a Scoping Report (341755-90-140-RE-02 Rev D)

Table 13.8 Community Severance magnitude criteria

Impact Magnitude	Descriptor
Major Adverse	Users are required to cross a road which has an increase in traffic levels of >60%. Length of pedestrian journeys increases by >500m. Decline in walk experience – e.g. increased severance if 3 or more new bridges or subways are traversed instead of 3 previous convenient at-grade crossings.
Moderate Adverse	Users are required to cross a road which has an increase in traffic levels of >30 but <60%. Length of pedestrian journeys increases by >250m but <500m. Decline in walk experience – e.g. increased severance if 2 new bridges or subways are traversed instead of 2 previous convenient at-grade crossings.
Minor Adverse	Users are required to cross a road which has an increase in traffic levels of >10 but <30%. Length of pedestrian journeys increases by <250m. Decline in walk experience – e.g. increased severance if a new bridge or subway is traversed instead of a previous convenient at-grade crossing.
Negligible / Neutral	Users are required to cross a road which has an change in traffic levels of <10%. Length of journeys not materially changed.
Minor Beneficial	Users are required to cross a road which has a decrease in traffic levels of >10 but <30%. Length of pedestrian journeys decrease, but by <250m. Improvement in walk experience – e.g. relief of severance if an at-grade crossing is traversed instead of a previous bridge or underpass.
Moderate Beneficial	Users are required to cross a road which has a decrease in traffic levels of >30 but <60%. Length of pedestrian journeys decrease, by >250m but <500m. Improvement in walk experience – e.g. relief of severance if 2 at-grade crossing are traversed instead of 2 previous bridges or underpasses.
Major Beneficial	Users are required to cross a road which has a decrease in traffic levels of >60%. Length of pedestrian journeys decrease by >500m. Improvement in walk experience – e.g. relief of severance if 3 at-grade crossings are traversed instead of 3 previous bridges or underpasses.

### ***Economic Development***

13.3.23 Economic development effects of both the Main and the Alternative Schemes are assessed in terms of employment and GVA uplift predicted for the area (here determined as Kent). Quantifying the local economic impacts of land use change from transport schemes is an evolving area of study<sup>13</sup> and the scales used to assess magnitude completed to date are based on professional judgment.

<sup>13</sup> Venables et al., (2014) Transport investment and economic performance available online at [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/386126/TIEP\\_Report.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/386126/TIEP_Report.pdf) accessed 27/04/16

13.3.24 The economic impact of M20 junction 10a is appraised in the Land Use and Economic Impact Assessment Appendix 13.1, Volume 6.3.

13.3.25 Table 13.9 summarises the impact magnitude criteria used to assess this sub-topic.

Table 13.9 Economic Development magnitude criteria

Impact Magnitude	Descriptor
Major Adverse	Net job losses in the wider economy. Jobs growth not applicable. No jobs growth targets exist for the area. Only 1 Adverse impacts category is used for this topic.
Moderate Adverse	
Minor Adverse	
Negligible / Neutral	Jobs growth of <0.1%. No jobs growth targets exist for the area.
Minor Beneficial	Jobs growth of >0.1% but <0.5%. The site is identified as a local priority for jobs growth and achievement of target jobs growth would impact the health of the local economy and notably contribute to growth at a regional scale.
Moderate Beneficial	Jobs growth of >0.5% but <1%. The site is identified as a regional priority for jobs growth and achievement of target jobs growth would impact the health of the regional economy and notably contribute to growth at a national scale.
Major Beneficial	Jobs growth of >1%. The site is identified as a national priority for jobs growth and achievement of the target jobs growth would notably impact the health of the national economy.

### Significance of Effect

13.3.26 The significance of an effect is a product of the magnitude of an impact and the sensitivity of the receptor or resource that is experiencing the impact. Each type of effect is then determined to be either Significant or Not Significant, as shown in Table 13.10. The impact on Individual Farm Businesses has been assessed in accordance with Table 4.1 in Chapter 4 EIA Methodology, Volume 6.1. Table 13.10 has been used to assess the Private Assets, Community Land, Development Land, Agricultural Land, Community Severance and Economic development sub topics.

Table 13.10 Significance criteria

		Sensitivity of receptor		
		Low	Medium	High
Magnitude of impact	Negligible	Not significant	Not significant	Not significant
	Minor	Not significant	Not significant	Significant
	Moderate	Not significant	Significant	Significant
	Major	Significant	Significant	Significant

## **13.4 Consultation**

- 13.4.1 The Scoping Opinion noted the need to assess employment opportunities associated with the scheme, in particular with respect to local effects and consideration of the types of jobs generated in the context of the available workforce in the area during construction and operation. Other items of relevance included:
- Status updates on a number of Planning Applications (Planning Application Ref 14/00255/AS, 14/00910/AS and 14/00906/AS).
  - Clarification with regards to Planning Policy including a breakdown of the Development Plan which comprises the saved policies in the adopted Ashford Borough Local Plan 2000, the adopted LDF Core Strategy 2008, the adopted Ashford Town Centre Action Area Plan 2010, the Tenterden and Rural Sites DPD 2010, the Urban Sites and Infrastructure DPD 2012 and Chilmington Green AAP 2013 and its adopted policies.
- 13.4.2 To gain greater insight into the potential economic development impacts that the junction proposals could unlock, 4 stakeholders were interviewed representing Ashford Borough Council, Kent County Council, SELEP, and Locate in Kent (an investment promotion agency).
- 13.4.3 Consultation with landowners and tenants who are known to manage land within the study area was undertaken by Mott MacDonald Sweco Joint Venture (MMSJV) between November 2014 and January 2015. The purpose of these consultations was to gather both farm-specific information such as land management operations and husbandry requirements and wider local community and private asset issues.
- 13.4.4 Twenty confidential questionnaires were issued to landowners and tenant farmers in relation to agricultural land to inform the full ES. The questionnaires sought information regarding;
- Land use information e.g. the total area of land owned, agricultural land classification.
  - The nature of activities associated with the property e.g. Arable, Livestock, Equestrian, Commercial and Fishing.
  - Farm building and infrastructure e.g. Field access points and farm tracks, irrigation.
  - The nature and status of the land ownership or tenancy.

## **13.5 Assumptions and Limitations**

- 13.5.1 Information on community facilities has been primarily based on desk based research. As such, this should not be viewed as a complete list of services, rather an indication of provisions.
- 13.5.2 The assessment is based on a range of third party evidence. Stakeholder consultation has been largely led by the wider project team with some direct

engagement with key stakeholders in the development of the Land Use and Economic Impact Assessment Appendix 13.1, Volume 6.3. In addition, of the 16 questionnaires issued to landowners, 7 were returned.

- 13.5.3 As there is no published guidance relating to the assessment of Community and Private Assets, the assessment draws on other DMRB topics, best practice and professional judgement.
- 13.5.4 Due to a low-return rate of agricultural questionnaires (1 farm responded out of 8 land holdings which were identified as agricultural), the following assumptions were made regarding the baseline for individual farm businesses:
- The total area of land under production was assumed to be limited to the known extents from land registry data only.
  - Husbandry was based on field observations and interpretation of freely available satellite imagery.
  - An individual farm was defined as “an area of land that consists of 1 or more land parcels or group of fields that are owned by a named person or named business entity and is managed for the commercial production of food, forage or fibre” – impacts on tenant farms were therefore not assessed as no relevant information was provided by the landowners.
  - Baseline conditions for each individual farm business and the condition of the agricultural land is likely to vary on a seasonal basis, and yearly depending on the rotation of crops; therefore the assessment presented here was made based on average conditions throughout the average year.
  - Information regarding existing private access arrangements was requested for each farm through the agricultural questionnaires. However, no relevant information was provided by landowners. Therefore, only those known access points which would be removed by the Scheme, as shown on the individual farm maps in Appendix A (Sheets 1 to 8) of Appendix 13.3, Volume 6.3, have been considered within this chapter.

## **13.6 Baseline Information**

### **Private Assets**

- 13.6.1 Both the Main and Alternative Schemes are located within 2 parishes; Mersham and Sevington and 3 wards; Highfield, North Willesborough, and Weald East.

### ***Residential assets***

- 13.6.2 Over 250 residential dwellings have been identified within 250m of the proposed schemes within the communities of Willesborough Lees, Sevington and Mersham, and Willesborough, all to the eastern extents of Ashford. Of these, 8 residential properties are adjacent to the Red Line Boundary of the

schemes to the east, south of the M20, along Kingsford Street as illustrated on Figure 13.1, Volume 6.2.

- 13.6.3 One occupied residential property – Highfield Bungalow – falls within the redline boundary of the Scheme.

### ***Non-residential assets***

- 13.6.4 To the north of the both schemes a large amount of land is owned by the Hinxhill Estate which also owns developments such as Court Lodge, located 50m east of the proposed schemes.
- 13.6.5 Ashford Business Park is located to the south of the proposed schemes, west of Barrey Road. Several business / charities are located along the A20 including:
- Pilgrims Hospice
  - Wyvale Garden Centre, which also includes 3 tenants sub-letting space:
    - Kent Leisure Buildings
    - RCL Pools Ltd
    - FS Partnership
  - Sweatman Mowers
  - Tesco superstore.
- 13.6.6 There is an Equine Vets located at Court Lodge Farm on Church Lane.

### **Community Land**

- 13.6.7 Community land and open space is identified within the Ashford Borough Council (ABC) Local Plan (2000) under policy LE11 'Loss of public open space. The following land used by the community has been identified:
- Land located south of the M20 and to the west of the A2070 by Aylesford Stream. Informal 'usage surveys' undertaken at this location noted limited usage by dog walkers and other recreational users.
  - Land surrounding Ashford Business Park. The protected open space north of the Business Park (east of the A2070), known as Church Road Playing Fields, includes a children's playground. NMU survey counts (undertaken in May 2015) for the Church Road Playing Fields off Barrey Road illustrate that it is well-used by pedestrians, dog walkers and joggers.
  - To the east of the schemes there is Hatch Park Grade II Registered Park and Garden.
- 13.6.8 Although not within the study area it should be noted for wider context that the William Harvey Hospital, 1 of 3 main hospitals in the East Kent Area which also includes a 24 hour A&E department, is located within 500m to the north

of the existing junction 10. The existing junction forms an integral access route to this important community facility.

### Development Land

- 13.6.9 The Phase 2 (2011-2021) and Phase 3 (2021-2031) Development Areas of the *Greater Ashford Development Framework Final Masterplan Report (2006)* indicate that the majority of phased development within the study area (to the south of the proposed link road) would be for industrial and commercial use. Existing agricultural land between the proposed link road and the M20 was identified in the Masterplan as 'Secondary Green Space'. The proposed junction 10a and A2070 link road were noted as integral to this growth, without which future development would be unlikely to proceed.
- 13.6.10 There are 2 areas of allocated development land within the study area identified in the Urban Sites and Infrastructure Development Plan adopted in October 2012 (U19 Sevington and U14 Land at Willesborough Lees).
- 13.6.11 A review of the development land and planning permissions within the study area and wider Ashford area has been conducted. This includes a map and uncertainty log for the proposed development sites in Ashford. This information is included within Technical Appendix 13.1 Land Use and Economic Development report, Volume 6.3.
- 13.6.12 Minor planning applications and those not likely to be impacted by the Scheme have not been included.
- 13.6.13 Particular reference should be made to Planning Application references 14/00910/AS and 14/00906/AS. In 2015 a revised application for the site<sup>14</sup> was submitted by Friends Life Limited for the Stour Park development site (formerly known as Sevington Park). The proposal is for: 14ha of B8; 2ha of B1a; 0.35ha of B1c; 1.5ha of B2; 0.025ha of A1; and 0.55ha of sui generis land use. The planning proposal covers a total site area of 47.75ha, and these employment land figures are assumed to be gross external areas. Access to Stour Park is provided for in the Alternative Scheme. Further information is included within the Technical Appendix 13.1 Land Use and Economic Development report, Volume 6.3.

### Agricultural Land

- 13.6.14 The majority of the agricultural land within the study area is used for arable production, with smaller parcels of permanent pasture, parkland and woodland. Land to the south of the M20 within the study area is under arable production, with a block of young plantation woodland adjacent to the A2070, just north of Sevington and several fields used for grazing. Land to the north of the A20 is a mixture of arable land, parkland, equestrian use and permanent pasture.

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<sup>14</sup> Details obtained from ABC, Planning Committee Report, 18<sup>th</sup> May 2016

13.6.15 A detailed ALC survey was undertaken between December 1989 and January 1990, and updated in 2016 by MMSJV (Appendix 13.2, Volume 6.3). The study identified that, within the 58.90ha Red Line Boundary, 26.19ha is agricultural land and that 23.39ha is classified as BMV land (0.36ha Grade 1, 5.25ha Grade 2, and 17.78ha Grade 3a).

### Individual farm-businesses

13.6.16 The Site comprises numerous field parcels, predominantly separated by hedgerows, a stream and woodland. Altogether, these land parcels are owned by 7 landowners, with 1 unconfirmed owner (Farm 08, which has therefore been assessed separately).

13.6.17 The individual farm maps show the extent of the farms in conjunction with the Scheme design features (within the red line boundary) and are included in the Agricultural Impact Assessment Baseline Report, Appendix 13.3, Volume 6.3. At the time of the assessment the majority of the Site was under arable cultivation with some smaller areas of pasture used by livestock.

13.6.18 Table 13.11 provides a summary of the baseline conditions of each farm based on information with the single returned questionnaire, Phase 1 Ecology Surveys (refer to the Chapter 8 Nature Conservation, Volume 6.3), ALC Report and satellite imagery from Google earth<sup>15</sup>. See the Agricultural Baseline Data Report in Appendix 13.3, Volume 6.3 for further information.

Table 13.11 Summary Baseline conditions and sensitivities of individual farms

Farm ID	Tenure	Husbandry	ALC Land Grade	Completed Questionnaire Returned	Sensitivity
01	Freehold	Pastoral: Sheep	2	Yes	High: <20ha and low diversity
02	Freehold	Arable	2, 3a and 3b	No	Low: >50ha
03	Freehold	Arable	2, 3a and 3b	No	Medium: >50ha, but Entry Level plus Higher Level Stewardship (MAGIC <sup>16</sup> )
04	Freehold	Arable	3a and 3b	No	High: <20ha and low diversity
05	Freehold	Arable: Cereals	2 and 3	No	Medium: >50ha, but Entry Level plus Higher Level Stewardship (MAGIC)
06	Freehold	Pasture	2	No	High: <20ha and low diversity
07	Freehold	Arable	1, 2, 3a and	No	High: <20ha, low diversity

<sup>15</sup> Google, 2016, Available at:

<https://www.google.co.uk/maps/place/Ashford,+Kent/@51.1326444,0.911694,4527m/data=!3m1!1e3!4m5!3m4!1s0x47dec322dc36f387:0x280d4f34618ec61e!8m2!3d51.1464659!4d0.875019> [Accessed 24/05/2016]

<sup>16</sup> MAGIC, 2016: Available at: <http://magic.defra.gov.uk/MagicMap.aspx> [Accessed 26/05/2016]



Farm ID	Tenure	Husbandry	ALC Land Grade	Completed Questionnaire Returned	Sensitivity
			3b		and Entry Level plus Higher Level Stewardship (MAGIC)
08	Freehold	Arable	3 (3a and / or 3b)	No	High: <20ha and low diversity

### Community Severance (Community Facilities)

13.6.19 Community severance, where it occurs, can affect access to community facilities in the study area. There are a number of community facilities within 250m of both the Main and the Alternative Schemes including:

- Highfield House Care Home (60m north of the M20, on Hythe Road).
- St. Marys Church (85m south of proposed A2070 link road).
- Pilgrims Hospice (172m north of M20).
- The William Harvey Hospital (240m to the north of junction 10).

13.6.20 There are also a number of businesses based within the study area:

- Tesco superstore (<10m north of the M20).
- Wyvale Garden Centre (within the Scheme footprint) incorporating 3 further business tenants, namely:
  - Kent Leisure Buildings.
  - RCL Pools Ltd.
  - FS Partnership.
- Sweatman Mowers (within the Scheme footprint).

13.6.21 There are currently bus routes (numbers 525, 526 and 813) from Mersham to Ashford Town Centre running along Kingsford Street, across Highfield Lane Bridge and then onwards to Tesco superstore. There are 4 bus stops located within the study area; 2 opposite the Hospice and 2 on Kingsford Street.

### Economic development

13.6.22 The 2008 Ashford Employment Land Review notes that the area is 1 of the Government's main growth areas within the South East, identified both for housing and supportive employment growth. In the Government's 2003 Sustainable Communities Plan, Ashford was identified as 1 of 4 major growth areas with provision to deliver an additional 31,000 homes and 28,000 jobs up to the period to 2031.

13.6.23 As noted in the Land Use and Economic Impact report Appendix 13.1, Volume 6.3, Ashford is experiencing a period of high population growth, with growth out-performing both regional and national trends. The Kent population is also growing at a faster rate than the south east and England. The working age

population as a percentage of total population is falling (on trend) with comparator areas. Similarly, the number of Job Seekers Allowance (JSA) claimants in Ashford is falling broadly on trend and is lower than Kent and UK. Key employment sectors in Ashford include public administration, health and education and retail, wholesale and motor trades. The growth of new active enterprises is lower than county, regional and national trends. Nonetheless, Ashford is experiencing an increase in mean annual earnings above the national rate but lower than the Kent and south east growth rate over the period 2010 to 2014.

- 13.6.24 A detailed economic baseline is provided within the Land Use and Economic Impact report Appendix 13.1, Volume 6.3. This baselining exercise suggests that economic performance in Ashford is mixed compared to comparator areas in Kent.

## **13.7 Mitigation and compensation measures**

### **Construction**

#### ***Construction Strategy and Traffic Management Plan***

- 13.7.1 An overview of the Construction Strategy for both the Main and the Alternative Schemes, which includes the approach to traffic management during the construction period, is outlined in Chapter 2 The Proposed Scheme, Volume 6.1.
- 13.7.2 The Construction Strategy includes measures to ensure that access along and around the local and wider study area is maintained, and disruption is minimised as far as possible. This would serve to mitigate against potential negative impacts on communities and to private assets.
- 13.7.3 The Construction Strategy sets out how severance from community facilities for local residents and other pedestrians during construction would be minimised. This would focus on ensuring that all temporary diversions for pedestrians around the work site are appropriately signed throughout the construction period, with alternative access arrangements maintained as required. Existing crossings would only be closed once diversions are in place or new arrangements have been established (for example in the case of the at-grade crossing provided during the works to the Church Road footbridge). Signs would be erected requesting that pedestrians use the designated routes only.
- 13.7.4 The Construction Strategy would also ensure that the works footprint is minimised as far as possible to mitigate against land use impacts, for example, minimising the disruption to the existing Junction 10 function, the A2070 and ensuring access is maintained to residential properties.
- 13.7.5 The Construction Strategy would mitigate these disruption effects for both the Main Scheme and the Alternative Scheme.

### **Construction Environmental Management Plan**

- 13.7.6 A Construction Environmental Management Plan (CEMP) would be implemented and would serve to mitigate some community and private assets effects during the construction period.
- 13.7.7 The requirements for the CEMP are currently set out in a draft Outline CEMP included as Appendix 17.1, Volume 6.3. The CEMP, once developed, would include a *Community Relations Strategy*.
- 13.7.8 With regard to the Community Relations Strategy, external and public communication would be the responsibility of the Principal Contractor Project Manager. Communication with the general public would be maintained prior to and during all construction works and would be channelled through a single Community Liaison Officer. The Communications Relations Strategy would be delivered in accordance with the Considerate Constructors Scheme and this may include:
- Letter drops.
  - Community meetings.
  - Public exhibitions.
  - Publishing articles / documents.
  - Liaison with the media.
- 13.7.9 The Outline CEMP also identifies complaints procedures including a 24 hour contact telephone number to be made available for the use of local residents, businesses and other sections of the community.
- 13.7.10 By keeping the local community informed, the procedures to be included in the CEMP would help to mitigate against impacts to people and communities of both the Main Scheme and the Alternative Scheme.

### **Individual Farm Businesses**

- 13.7.11 The following mitigation will be put in place to minimise impacts on individual farm businesses for the construction phase:
- **Consultation:** Ongoing consultation to take into account the individual needs of landowners and inform mitigation design if agreed, such as the location of replacement access points and water supplies (if required).
  - **Financial mitigation:** Appropriate financial compensation would be explored for landowners where temporary land acquisition is required, through the Compulsory Purchase Acquisition mechanism.
  - **Management of soils:** In areas of land which would be temporarily acquired, soils would be managed in accordance with DEFRA (2009) '*Construction Code of Practice for the Sustainable Use of Soils on Construction Sites*' whilst a Soil Handling and Management Plan will be

followed which will include details of how agricultural land will be restored at the end of construction.

## Operation

13.7.12 Operation stage mitigation measures of relevance to the community and private asset effects are detailed within the individual topic section below.

## 13.8 Predicted Community and Private Assets Effects

### Main Scheme - Construction

#### Private Assets

- 13.8.1 The construction of the new M20 junction 10a eastbound off-slip to would require the demolition of and land-take from 2 businesses – the Wyevale Garden Centre (incorporating 3 additional tenants, Kent Leisure Buildings, RCL Pools Ltd, and FS Partnership) and Sweatman Mowers, currently located to the north of the M20 and south of the A20.
- 13.8.2 The construction would also require land-take from and demolition of 1 occupied residential property – Highfield Bungalow.
- 13.8.3 In addition there would be (residential and non-residential) permanent land-take of land off Church Road and Highfield Road as a result of the construction of the Scheme.
- 13.8.4 These private assets are illustrated in Figure 13.1, Volume 6.2.
- 13.8.5 Table 13.12 below provides details of the residential and non-residential properties that would experience property demolition or permanent land-take as a result of the Main Scheme.

Table 13.12 Permanent impact on private property and land-take as a result of the Main Scheme

Receptor	Sensitivity of receptor	Description of impact <sup>17</sup>	Magnitude of impact	Significance of Effect
Private land along A2070 Bad Munstereifel Rd (covering a total area of 65ha in between Church Road, Highfield Lane and the M20)	Medium	The Main Scheme would require a small portion of permanent land-take (2.69ha or 0.04%) as a result of the link road to the A2070.	Minor Adverse	Not significant
Private residential / farmland on Highfield Lane (TN25 6PG) (covering a total area of 2.072ha)	Medium	The Main Scheme would require a portion of permanent land-take (0.492ha or 24%) as a result of the link road to the A2070. This would result in loss of	Moderate to Major Adverse	Significant

<sup>17</sup> Areas calculated using Apollo GIS

Receptor	Sensitivity of receptor	Description of impact <sup>17</sup>	Magnitude of impact	Significance of Effect
		farmland and disruption to the existing residential property on the land.		
Wyevale Garden Centre (covering a total area of 1.059ha) (including Kent Leisure Buildings, RCL Pools Ltd, and FS Partnership).	Medium	The Main Scheme would require demolition and permanent land-take of 1.059ha. This site would be used during construction as a construction compound and for the creation of the new eastbound off-slip.	Major Adverse	Significant
Sweatman Mowers	Medium	The Main Scheme would require demolition of Sweatman Mowers. This site would be used during construction as a construction compound and for the creation of the new eastbound off-slip.	Major Adverse	Significant
Highfield Bungalow	High	Demolition of 1 (occupied) residential property to the south of the M20.	Major Adverse	Significant

13.8.6 The loss of revenue (and employment / commercial land) as a consequence of the removal of the Wyevale Garden Centre and Sweatman Mowers has been included within the economic impact analysis associated with the scheme. Further information may be found in the Appendix 13.1, Volume 6.3.

13.8.7 There would also be temporary land-take as a result of construction activity arising from the Scheme, affecting private land off the A2070.

13.8.8 Table 13.13 details the receptors that would experience temporary land-take during construction.

Table 13.13 Temporary impact on private property and land-take as a result of the Main Scheme

Receptor	Sensitivity of receptor	Description of impact	Duration of impact	Magnitude of impact	Significance of effect
Private land along A2070 Bad Munstereifel Rd (covering a total area of approximately 65ha in between Church Road, Highfield Lane and the M20)	Medium	Land-take required (6.731ha or 10% of the total) during construction of the link road.	2 years	Moderate Adverse	Significant

13.8.9 Appropriate mitigation (which would potentially include appropriate compensation) would be provided wherever necessary.

- 13.8.10 Any further disruption effects of both the Main Scheme and the Alternative Scheme on private assets, including the surrounding residential and commercial properties during the construction phase, would be mitigated through the Construction Strategy, Traffic and Transport Management Plan and the CEMP. These include the use of noise screening and controlled hours of operation.
- 13.8.11 In accordance with the methodology established in Section 13.3 the Main Scheme would have an overall Moderate to Major Adverse impact on private assets in the construction stage. The sensitivity of the receptors is medium therefore the overall effect of the Main Scheme on private assets in construction is considered to be Significant.

### **Community Land**

- 13.8.12 New Church Road footbridge would be demolished and reconstructed as part of the Main Scheme. The footbridge connects Church Road playing fields (north of Barrey Road) to the village of Sevington. The reconstruction of the footbridge would require no more than 0.1738ha of permanent land-take from this area, and 0.1588ha of temporary land-take (where land would become temporarily unavailable due to construction). This land is designated as open space. The total land-take of this designated open space during construction is approximately 0.3326ha.
- 13.8.13 Table 13.14 details the community receptors that would experience temporary land-take during construction.

Table 13.14 Community land-take as a result of the Main Scheme

Receptor	Sensitivity of receptor	Description of impact	Duration of impact	Magnitude of impact	Significance of effect
Land designated as open space used by the community	High	Temporary land-take required (0.1738ha) during construction of the Scheme.	2 years	Minor Adverse	Significant
Land designated as open space used by the community	High	Permanent land-take required (0.1588ha) during construction of the Scheme.	Permanent	Minor adverse	Significant

- 13.8.14 In accordance with the NMU survey at weekends there is likely to be a strong desire line from west of the A2070 to St Marys Church. It is anticipated that while alternative access arrangements would be put in place during the construction period, Church Road playing fields may decrease in attractiveness and, in turn, use due to the adjacent works around the access to the space.
- 13.8.15 This designated open space also contains a children's play area. Although the land-take required during construction would not affect the play area it is likely the attractiveness as a destination and as a consequence visitor numbers would decrease during the construction period.

- 13.8.16 In accordance with the methodology established in Table 13.4 the Main Scheme would have a Minor Adverse impact on land used by the community in construction. The sensitivity of the receptor is high as the impact would occur in an area designated as open space used by the community. Following the proposed mitigation, the Main Scheme is considered to have a Significant effect on community land during construction.

### ***Development Land***

- 13.8.17 One of the objectives of the Main Scheme includes unlocking and supporting the development of nearby development land. These benefits are expected to be realised during the operational phase of the Scheme; the effect of the Main Scheme on development land during construction is considered to be neutral.

### ***Agricultural Land***

- 13.8.18 The updated ALC study conducted by MMSJV (included in Appendix 13.2, Volume 6.3) identified that, within the 58ha Red Line Boundary, 26.19ha is agricultural land, and that 23.39ha is classified as BMV land (0.36ha Grade 1, 5.29ha Grade 2, and 17.82ha Grade 3a).
- 13.8.19 Agricultural land would be temporarily required during construction, to facilitate the Scheme. This land within the Red Line Boundary would be restored following construction. The area of temporary land acquisition for the Main Scheme would include 7.19ha of agricultural land, required during construction, of which 5ha is BMV land.
- 13.8.20 In accordance with Table 13.6, construction effects therefore represent a Minor Adverse magnitude of impact for a high sensitivity receptor. As set out in Table 13.10, this would result in a Non-Significant Adverse effect during construction.
- 13.8.21 The magnitude of impact of the Scheme on non-BMV land (3b, 4, and 5 – low sensitivity) during construction would be Minor Adverse. As set out in Table 13.10, this would result in a Non-Significant Adverse effect during construction.

### ***Individual Farm businesses***

- 13.8.22 Table 13.5 details the assessment of impacts for the eight individual farm businesses during the construction phase. The individual farm maps, Appendix A (Sheets 1 to 8) of Appendix 13.3, Volume 6.3, show these farms in conjunction with Scheme design features. Impacts on Irrigation and water supply have not been considered within this table as this information was not provided by landowners through the agricultural questionnaires. Refer to Assumptions and Limitations Section 13.5 of this Chapter for further information.
- 13.8.23 Table 13.5 assesses the magnitude of impact for each farm in accordance with Table 13.7 and the sensitivity of each farm in line with Table 13.3. The

significance of effect which has been predicted for each farm is therefore the product of the magnitude of impact and sensitivity of each receptor, which is in accordance with Table 4.1 in Chapter 4 EIA Methodology, Volume 6.1. The assessment of individual farms during the construction phase in Table 13.5 considers the magnitude of impact and significance of effect without financial mitigation.

- 13.8.24 The significance of effects on each farm with financial mitigation in place during construction is considered in Section 13.8.25.



Table 13.15 Assessment of Farms 01 to 08 prior to financial mitigation- construction phase

Farm I.D.	Farm Area	Land-take	Access and severance	Factors effecting ALC grade, including soils	Husbandry- specific	Sensitivity	Magnitude of Impact	Significance of Effect (without mitigation)
01	12.95ha	No temporary/permanent land take.	No change in access and no severance of field parcels during construction.	No tracking or changes to ALC grade would occur for this farm.	No land take is required and therefore no direct effects on husbandry.	High	<b>Negligible:</b> In accordance with Table 13.7, there would be no significant impacts.	<b>Neutral - Not Significant:</b> In accordance with Table 13.11, the Scheme would have no effects on the viability of this highly sensitive business.
02	69.3ha	<ul style="list-style-type: none"> <li>0.8ha of temporary land-take.</li> <li>9.53ha of permanent land take.</li> </ul> Total land-take during construction: 10.33ha.	Impacts would be permanent in nature and are therefore considered in Table 13.17.	Land within the red line boundary would be temporarily acquired which would comprise 0.59ha Grade 3a and 0.21ha Grade 3b. A Soil Handling and Management Plan would be implemented which may include the restoration of soils, subject to an agreement with the landowner. Land which would be permanently acquired from this farm would not be restored following construction.	Land is currently used for arable production, of which 10.33ha would be unavailable during construction resulting in a smaller productive area. This land-take represents 15% of the total, although it would be at the margins of this farm's land. The farm is considered likely to be able to continue with arable farming with slight changes to existing management techniques during construction.	Low	<b>Moderate Adverse:</b> A 15% loss of land from this farm is predicted during construction. Only a slight change in business practices would be required.	<b>Slight Adverse - Not Significant:</b> Only slight changes in business practice would be required, given the low sensitivity of the farm The viability of the business would subsequently not be affected.
03	56.45ha	<ul style="list-style-type: none"> <li>No temporary land-take.</li> <li>0.79ha of permanent land-take.</li> </ul> Total land-take during construction: 0.79ha.	Impacts would be permanent in nature and are therefore considered in Table 13.17.	Land which would be permanently acquired from this farm would not be restored following construction.	Land is currently used for arable production, of which 0.79ha would be unavailable during construction resulting in a smaller productive area. This land-take is a small proportion of the total (1%) land owned by this farm. The farm is considered likely to be able to continue with arable farming with slight changes to existing management techniques during construction.	Medium >50ha, but Entry Level plus Higher Level Stewardship (MAGIC <sup>18</sup> )	<b>Minor Adverse:</b> A 1% loss of land is predicted during construction, which would require a slight change in business practices, but would not affect the viability of the business.	<b>Slight Adverse - Not Significant</b> A slight change in business practices would be required for this medium sensitive receptor, but the viability of the business would not be affected.
04	10.28ha	<ul style="list-style-type: none"> <li>6.04ha of temporary land-take.</li> <li>4.23ha of permanent land-take.</li> </ul> Total land-take during construction: 10.27ha.	Impacts would be permanent in nature and are therefore considered in Table 13.17.	Land within the red line boundary would be temporarily acquired which would comprise 4.17ha Grade 3a and 1.86ha Grade 3b. A Soil Handling and Management Plan would be implemented which may include the restoration of soils, subject to an agreement with the landowner. Land which would be permanently acquired from this farm would not be restored following construction.	Land is currently used for arable production, of which 10.27ha would be unavailable during construction. Temporary and permanent land take during construction, accounts for practically 100% of this farm rendering this farm unusable for agricultural production during construction.	High	<b>Major Adverse:</b> A 100% loss of land from this farm is predicted during construction and this would be likely to render the operation unviable.	<b>Large Adverse - Significant:</b> The Scheme would be likely to render the whole farm unviable during construction, with no land available for agricultural production for this highly sensitive farm.
05	206.69ha	<ul style="list-style-type: none"> <li>No temporary land- take.</li> <li>2.89ha of permanent land take.</li> </ul> Total land-take during construction: 2.89ha.	Impacts would be permanent in nature and are therefore considered in Table 13.17.	Land which would be permanently acquired from this farm would not be restored following construction.	Land is currently used for arable production, in particular the cultivation of cereals, of which 2.89ha would be unavailable during construction resulting in a smaller productive area. This land take is a small proportion of the total (1%) land owned by this farm. The farm is considered likely to be able to continue with arable farming with slight changes to existing management techniques during construction.	Medium >50 ha, but Entry Level plus Higher Level Stewardship(MAGIC)	<b>Minor Adverse:</b> A 1% loss of land is predicted during construction, which would require slight changes in business practices, but would not affect the viability of the business.	<b>Slight Adverse - Not Significant:</b> A slight change in business practices would be required for this medium sensitive receptor, but the viability of the business would not be affected.

<sup>18</sup> MAGIC, 2016: Available at: <http://magic.defra.gov.uk/MagicMap.aspx> [Accessed 26/05/2016]

Farm I.D.	Farm Area	Land-take	Access and severance	Factors effecting ALC grade, including soils	Husbandry- specific	Sensitivity	Magnitude of Impact	Significance of Effect (without mitigation)
06	4.4ha	<ul style="list-style-type: none"> <li>No temporary land take.</li> <li>0.41ha of permanent land take</li> </ul> <p>Total land take during construction: 0.41ha.</p>	Impacts would be permanent in nature and are therefore considered in Table 13.17.	Land which would be permanently acquired from this farm would not be restored following construction.	Land is currently used as pasture for livestock to use, of which 0.41ha would be unavailable during construction resulting in a smaller area for livestock to use. This land take is a small proportion of the total (9%) land owned by this farm. Any livestock would be removed from the field by the farmer prior to construction and moved to a new location. This would require slight changes to business practices for this farm.	High	<b>Minor Adverse:</b> A 9% loss of land is predicted during construction, which would require slight changes in business practices, for example the removal of livestock from the affected field prior to construction. The viability of the business would not be affected.	<b>Slight Adverse - Not Significant:</b> A slight change in business practices would be required for this highly sensitive farm, but the viability of this business would not be affected.
07	19.31ha	<ul style="list-style-type: none"> <li>No temporary land- take.</li> <li>0.37ha of permanent land- take.</li> </ul> <p>Total land take during construction: 0.37ha.</p>	Impacts would be permanent in nature and are therefore considered in Table 13.17.	Land which would be permanently acquired from this farm would not be restored following construction.	Land is currently used for arable production, of which 0.37ha would be unavailable during construction resulting in a smaller productive area. This land take is a small proportion of the total (2%) land owned by this farm. The farm is considered likely to be able to continue with arable farming with slight changes to existing management techniques during construction.	High	<b>Minor Adverse:</b> A 2% loss of land is predicted during construction, which would require slight changes in business practices, but would not affect the viability of the business.	<b>Slight Adverse – Not Significant:</b> A slight change in business practices would be required for this highly sensitive farm, but the viability of the business would not be affected.
08	3.73ha	No temporary / permanent land take.	Impacts would be permanent in nature and are therefore considered in Table 13.17.	No tracking or changes to ALC grade would occur for this farm.	No land take is required and therefore no direct effects on husbandry.	High	<b>Negligible:</b> In accordance with Table 13.7, there would be no significant impacts.	<b>Neutral - Not Significant:</b> In accordance with Table 13.11, the Scheme would have no effects on the viability of this highly sensitive business.

- 13.8.25 Financial mitigation would be made available for Farms 02 to 07 (as appropriate) in accordance with the Compulsory Purchase Compensation Code, which would compensate for relevant losses during the construction phase by each farm business. Farms 01 and 08 would not be directly affected by the Scheme and would therefore not require financial compensation.

### **Community Severance**

#### *Temporary effects*

- 13.8.26 In accordance with Chapter 12 Effects of All Travellers, Volume 6.1, during construction, some Adverse effects have been predicted for Non-Motorised Users (NMUs), with temporary closures and diversion and alternative crossings put in place. This is particularly relevant to the impact of severance of land used by the community which would result from the closure of the Church Road footbridge.
- 13.8.27 The closure and reconstruction of the footbridge during construction has the potential to increase journey times and distances for NMUs. Works on the Church Road footbridge would therefore temporarily increase journey times for NMU's and potentially vulnerable users such as schoolchildren and the elderly, who may find any additional distances more difficult to manage. This has the potential create a degree of temporary community severance between the village of Sevington and Willesborough which are separated by the A2070.
- 13.8.28 To help mitigate these effects a new at-grade crossing on Church Road will be provided for the two-year duration of the construction period.
- 13.8.29 In addition, the Construction Management Strategy and Traffic Management Plan would require that any diversion routes around the site be clearly signposted, and will request the use of designated routes only (and will therefore not require users to follow unmarked routes). These management measures would minimise disturbance and disruption to NMU journeys where possible.
- 13.8.30 The implementation of mitigation measures including diversions, the enforcement of a CEMP and appropriate signage for NMUs during construction where appropriate would ensure that overall effects on NMUs are reduced.
- 13.8.31 As such, in accordance with the methodology established in Section 13.3, the impact of the Main Scheme on community severance during the construction period is considered to be Slight Adverse. The affected receptors are considered to be of low sensitivity due to the community value of the route and the availability of alternatives. Incorporating mitigation through diversions and appropriate signage, the effect is considered to be not significant.

### ***Economic Development***

- 13.8.32 Following the economic impact analysis conducted in Appendix 13.1, Volume 6.3, the high level economic impact assessment suggests that the Main Scheme would create 409 net additional job years to the local economy (including multiplier effects) with an average of 205 jobs supported per year during the 2 year construction phase. This would create economic growth and have a positive effect on the local economy.
- 13.8.33 In accordance with the methodology established in Section 13.3 the Main Scheme would have a Slight Beneficial effect on economic development during construction. The sensitivity of the effect is Medium following the baseline appraisal which identifies Ashford as having a mixed economic performance compared to South East parameters. The effect of the Scheme on economic development in construction is therefore not considered to be significant.

### **Alternative Scheme - Construction**

- 13.8.34 Effects of the Alternative Scheme during construction on Private Assets, Community Land, Development land, Agricultural Land, Individual Farm Businesses, Community Severance and Economic development would be as for the Main Scheme assessed above. There would be no additional effects from the Alternative Scheme and none of the effects identified above for the Main Scheme would be absent for the Alternative Scheme during construction.

### **Main Scheme - Operation**

#### ***Private Assets***

- 13.8.35 In accordance with the methodology set out in Section 13.3, temporary and permanent land-take and demolition of private assets (residential and non-residential) as a result of the Main Scheme are set out in the 'construction effects' section, above, as they occur during the construction phase. No additional effects are predicted to arise as a result of the operation of the Main Scheme so the impact will remain as Major Adverse and therefore Significant.

#### ***Community Land***

- 13.8.36 The reconstruction of the new Church Road footbridge connecting Church Road playing fields (the designated open space north of Barrey Road) to the village of Sevington, would require permanent land-take of designated open space used by the community during the operation phase. The area of designated open space to be permanently taken is approximately 0.1738ha. This land is also designated as part of the Ashford Green Corridor and a Nature Reserve (Open Space in the ABC Local Plan) and incorporates a children's play area.

- 13.8.37 As mitigation, approximately 0.5887ha (which includes 718m<sup>2</sup> of footpath / cycleway) of replacement land would be provided through a range of measures including footpaths and planting alongside the A2070 to increase the area of public open space available between the A2070 and the residential area north of the new Church Road footbridge. This exchange land would offer an improved pedestrian experience within the Ashford Green Corridor Local Nature Reserve with the Aylesford Stream open space. Overall there would be a large net gain in open space land (of over 0.4149ha).
- 13.8.38 In addition, the redesign of the footbridge would include combined use for pedestrians and cyclists and would be Equality Act (2010) compliant.
- 13.8.39 In accordance with the methodology established in Section 13.3 the Main Scheme would have a Neutral effect on land used by the community in operation as a result of the replacement land being provided in the area as part of the mitigation measures for the Scheme. The sensitivity of the receptors is appraised as high as the impact occurs in a designated area of open space used by the community. Therefore, following the proposed mitigation (replacement of community land-take) the effect of the Scheme on community land is not considered to be significant.
- 13.8.40 Table 13.16 details the community land that would experience permanent land-take during operation of the Scheme.

Table 13.16 Community land-take during operation as a result of the Main Scheme

Receptor	Sensitivity of receptor	Description of impact	Proposed mitigation	Duration of impact	Magnitude of impact	Significance of effect
Land designated as open space used by the community	High	Permanent land-take required (0.1738ha) during construction of the Main Scheme.	Replacement land of 0.5887ha provided.	Permanent	Neutral	Not Significant

### ***Development Land***

- 13.8.41 One of the Scheme objectives is to unlock development land in the Ashford Area.
- 13.8.42 In operation the Main Scheme is anticipated to have a beneficial effect on development as it would unlock the designated development sites U19 Sevington and U14 Land at Willesborough Lees as detailed within the Urban Sites and Infrastructure Development Plan adopted in October 2012. The Main Scheme would also facilitate access to existing land uses in the local area to the south of the M20 and improve access to the south west of Ashford which may in turn unlock potential growth of the allocated development sites to the south of Ashford.

- 13.8.43 In accordance with the methodology established in Section 13.3 the Main Scheme would have a beneficial impact on development land during operation. The sensitivity of the receptors are moderate to high therefore the overall effect of the Main Scheme on development land in operation is considered Significant.

### ***Agricultural Land***

- 13.8.44 On completion of the Scheme, land that would be temporarily required to allow for the construction of the Scheme would be returned to the relevant landowners and may be restored, subject to agreement with the landowner(s). However, there would be agricultural land within the Red Line Boundary which will be permanently removed from agricultural use once the Scheme is in operation, this would not be restored following the construction period. This area, which is identified as the final Main Scheme area of permanent land-take, would be 19ha of agricultural land of which 18.39ha is BMV land.
- 13.8.45 In accordance with Table 13.6, this represents a Minor Adverse magnitude of impact for a high sensitivity receptor. As set out in Table 13.10, this would result in a Not Significant Adverse effect.
- 13.8.46 Once in operation, the magnitude of impact of the Scheme on the remainder of non-BMV land (3b, 4, and 5 – low sensitivity) would be Minor Adverse. As set out in Table 13.10, this would result in a Non-Significant Adverse effect.

### ***Individual Farm Businesses***

- 13.8.47 Table 13.17 below details the assessment of impacts for the 8 individual farm businesses during the operation phase, which would be permanent for the Main Scheme. The individual farm maps, Appendix A (Sheets 1 to 8) of Appendix 13.3, Volume 6.3, show these farms in conjunction with Scheme design features. Impacts on Irrigation and water supply have not been considered within this table as this information wasn't provided by landowners through the agricultural questionnaires. Refer to Assumptions and Limitations Section 13.5 of this Chapter for further information.
- 13.8.48 Table 13.17 assesses the magnitude of impact for each farm in accordance with Table 13.7 and the sensitivity of each farm in line with Table 13.3. The significance of effect is therefore the product of the magnitude of impact and sensitivity of each receptor, which is in accordance with Table 4.1 of Chapter 4 EIA Methodology, Volume 6.1. The assessment of individual farms during the operation phase in Table 13.17 considers the magnitude of impact and significance of effect without financial compensation.
- 13.8.49 The significance of effects on each farm with mitigation in place once the Scheme is in operation is considered in Section 13.8.50.

Table 13.17 Assessment of Farms 01 to 08 prior to financial mitigation - operation phase

Farm I.D.	Farm Area	Land-take	Access and severance	Factors effecting ALC grade, including soils	Husbandry- specific	Sensitivity	Magnitude of Impact	Significance of Effect (without mitigation)
01	12.95ha	No permanent land take is required.	No change in access and no severance of field parcels once the Scheme is in operation.	No tracking or changes to ALC grade would occur for this farm.	No land take is required and therefore no direct effects on husbandry.	High	<b>Negligible:</b> In accordance with Table 13.7, there would be no significant impacts once in operation.	<b>Neutral- Not Significant:</b> In accordance with Table 13.11, the Scheme would have no permanent effects on the viability of this highly sensitive business.
02	69.3ha	9.53ha of permanent land take.	One farm access point from the A2070 would be permanently removed. This would be mitigated through the provision of two new access points from the A2070 Bad Munstereifel Road and new A2070 Link Road. Land parcels would not be severed from each other and the smaller residual field parcels would remain intact.	Land would be permanently acquired from this farm, which would comprise 0.06ha Grade 1, 4.41ha Grade 2, 4.85ha Grade 3a, 0.1ha Grade 3b, 0.001ha Grade 4 and 0.091ha other. This land would not be restored following construction.	Land is currently used for arable production, of which 9.53ha would be permanently acquired resulting in a smaller productive area. This land-take represents 14% of the total, although it would be to the margins of this farm's land. The farm is considered likely to be able to continue with arable farming with slight changes to existing management techniques once in operation.	Low	<b>Moderate Adverse:</b> A 14% permanent loss of land from this farm is predicted once the Scheme is in operation, whilst one farm access point would be replaced with two new access points. Only a slight change in business practices would be required.	<b>Slight Adverse - Not Significant:</b> Only slight changes in business practice would be required, given the low sensitivity of the farm and the other commercial interests of this business (i.e. the Stour Park development). The viability of the business would not be permanently affected.
03	56.45ha	0.79ha of permanent land take.	This farm land is currently known to be accessible from two access points to the north of the M20. These two access points would be removed during construction with one new access point provided from the A20. This field would not be severed, with all land acquisition to the southern-most extents of this land parcel.	Land would be permanently acquired from this farm which would comprise 0.0001ha Grade 1 and 0.79ha other. This land would not be restored following construction.	Land is currently used for arable production, of which 0.79ha would be permanently acquired. This land-take is a small proportion of the total (1%) land owned by this farm. The farm is considered likely to be able to continue with arable farming with slight changes to existing management techniques once in operation.	Medium >50 ha, but Entry Level plus Higher Level Stewardship(MA GIC)	<b>Minor Adverse:</b> A 1% permanent loss of land is predicted from this farm once the Scheme is in operation, with two access points removed and replaced with one new access point. This would require a slight change in business practices, but would not affect the viability of the business.	<b>Slight Adverse - Not Significant:</b> A slight change in business practices would be required for this medium sensitive receptor, but the viability of the business would not be permanently affected.
04	10.28ha	4.23ha of permanent land take.	One access point to this farm would be permanently removed, whilst a new farm access point would be installed from the A2070 Bad Munstereifel Road. No severance impacts are anticipated.	Land would be permanently acquired from this farm which would comprise 4.2ha Grade 3a, 0.001ha Grade 3b and 0.01ha Grade 4. This land would not be restored following construction.	Land is currently used for arable production, of which 4.23ha would be permanently acquired. Given that such a high proportion of this farm (41%) would be permanently acquired by the Scheme, it is likely that farm operations would no longer be commercially viable once in operation.	High	<b>Major Adverse:</b> A 41% permanent loss of land from this farm is predicted once the Scheme is in operation, whilst one access point would be removed and appropriately replaced. However the considerable permanent loss of land from this farm has the potential to render the operation unviable.	<b>Large Adverse - Significant:</b> The Scheme has the potential to render the whole farm unviable once in operation, with a considerable portion of this land no longer available for agricultural production for this highly sensitive farm.
05	206.69ha	2.89ha of permanent land-take.	The Scheme would permanently acquire four small field parcels already severed by the M20. The Scheme would acquire these parcels in their entirety and no further severance would occur.	Land would be permanently acquired from this farm which would comprise 1.156ha Grade 3a and 1.08ha other. This land would not be restored following construction.	The land parcel situated between the A20 and M20 was confirmed as non-agricultural through the ALC Survey. The land parcel to the south of the M20 is under arable production for the cultivation of cereals. 2.89ha of permanent land take would be imposed by the Scheme which would represent a small proportion of the total (1%) land owned by this farm. The farm is considered likely to be able to continue	Medium >50 ha, but Entry Level plus Higher Level Stewardship(MA GIC)	<b>Minor Adverse:</b> A 1% permanent loss of land is predicted from this farm once the Scheme is in operation, which would require a slight change in business practices, but would not affect the viability of the business.	<b>Slight Adverse - Not Significant:</b> A slight change in business practices would be required for this medium sensitive receptor, but the viability of the business would not be permanently affected.

Farm I.D.	Farm Area	Land-take	Access and severance	Factors effecting ALC grade, including soils	Husbandry- specific	Sensitivity	Magnitude of Impact	Significance of Effect (without mitigation)
					with arable farming with slight changes to existing management techniques once in operation.			
06	4.4ha	0.41ha of permanent land take.	No access points for this farm would be affected once the Scheme is in operation. The entirety of one land parcel would be permanently acquired and therefore there would be no severance impacts.	Land would be permanently acquired from this farm which would comprise 0.39ha Grade 2 land. This land would not be restored following construction.	Only a small portion (9%) of the land parcel under this farm's ownership appears to be potentially usable as pasture, of which 0.41ha would be permanently acquired. Livestock within the field to be permanently acquired would be removed prior to construction and moved by the farmer to a new location. This would require slight changes to existing management techniques in the future and could put pressure on pasture land used for grazing.	High	<b>Minor Adverse:</b> A 9% loss of land is predicted from this farm once the Scheme is in operation, which would require slight changes in business practices, for example the removal of livestock from the affected field prior to construction. The viability of the business would not be affected.	<b>Slight Adverse - Not Significant:</b> A slight change in business practices would be required for this highly sensitive farm, but the viability of this business would not be permanently affected.
07	19.31ha	0.37ha of permanent land take.	One known farm access point would be removed during construction. There is therefore potential for permanent access difficulties for this farm, however the Scheme would work with the landowner to ensure that a replacement access is provided. Refer to Assumptions and Limitation Section 13.5 of this Chapter. This field would not be severed as the land take would affect only the southern-most extents of this land parcel.	Land would be permanently acquired from this farm which would comprise 0.25ha Grade 1, 0.11ha Grade 3a and 0.003 other. This land would not be restored following construction.	Land is currently used for arable production, of which 0.37ha would be permanently acquired. This land-take is a small proportion of the total (2%) land owned by this farm. The farm is considered likely to be able to continue with arable farming with slight changes to existing management techniques once in operation.	High	<b>Minor Adverse:</b> A 2% loss of land is predicted once in operation, which would require slight changes in business practices, but would not affect the viability of the business.	<b>Slight Adverse – Not Significant:</b> A slight change in business practices would be required for this highly sensitive farm, but the viability of the business would not be permanently affected.
08	3.73ha	No permanent land take is required.	No access points would be permanently affected. However the land parcel immediately to the west of this land parcel would be permanently acquired and could result in potential access difficulties for this farm. No severance impacts are anticipated.	No land take and therefore no impacts on ALC grade.	No land take is required and therefore no direct effects on husbandry.	High	<b>Minor Adverse:</b> The land parcel immediately to the west of this land parcel would be permanently acquired and could result in potential access difficulties for this farm which would require slight changes in business practices, but would not affect the viability of the business.	<b>Slight Adverse - Not Significant:</b> A slight change in business practices would be required for this highly sensitive farm, but the viability of the business would not be permanently affected.



- 13.8.50 Financial mitigation would be made available for Farms 02 to 07 (as appropriate) in accordance with the Compulsory Purchase Compensation Code, which would compensate for relevant permanent losses by each farm business once the Scheme is in operation. Farms 01 and 08 would not be directly affected by the Scheme and would therefore not require financial compensation.

### ***Community Severance***

- 13.8.51 As part of the Main Scheme, a number of Public Rights of Way (PRoW), including AU63C, AU53, AE636, AU65, AE337A and AE339 and 120m of PRoW AE338 would be stopped up. These PRoWs connect Sevington with the existing M20 junction 10 roundabout and other locations. The Main Scheme would include segregated pedestrian routes along the new link road connecting Sevington with both junction 10 and the proposed new junction 10a, however, it is anticipated the NMU experience would decline due to the increased proximity of the footpath to the highway.
- 13.8.52 As part of Chapter 12 Effects on All Travellers, Volume 6.1, consultation has been undertaken to develop appropriate mitigation measures in partnership with project stakeholders. Mitigation and enhancement opportunities have been identified for NMUs and NMU facilities and are further reinforced as mitigation for community severance. They include the following:
- The existing Church Road footbridge would be replaced with a new accessible footbridge that is compliant with the Equality Act (2010). The existing footway situated to the west side of the A2070 Bad Munstereifel Road would be upgraded to form a 3m wide shared footway and cycleway.
  - A shared use pedestrian and cycle bridge would be provided over the M20 at Kingsford Street (hereafter Kingsford Street footbridge), ensuring that a new crossing at junction 10a would not be required, despite the permanent closure of Highfield Lane Bridge. A new footway along Kingsford Street would also be provided, so as to provide improved and safer pedestrian and cycle access along this existing narrow road, with drop kerbs where the Kingsford Street footbridge meets the A20.
  - A new footway would be installed eastbound alongside the A20 Hythe Road, between The Pilgrims Hospice and the new Kingsford Street footbridge, to allow pedestrians and other users to continue making journeys eastward away from Ashford.
  - A new shared footway and cycleway would be provided to the south of the A2070 link road.
- 13.8.53 These measures, along with a detailed assessment of the impact of the closures on NMU journeys are detailed in Chapter 12 Effect on All Travellers, Volume 6.1.

- 13.8.54 The proposed mitigation measures improve NMU access throughout the site in operation and offer an enhanced access at the new Church Road footbridge, Kingsford Street footbridge and a new footpath on A20 Hythe Road connecting the Kingsford Street footbridge. In accordance with the methodology established in Section 13.3 the Main Scheme would have a Slight Beneficial impact on community severance and is therefore not considered to be Significant.

### ***Economic Development***

- 13.8.55 Following the economic impact analysis conducted in the Land Use and Economic Impact Assessment Appendix 13.1, Volume 6.3, it is estimated that the Main Scheme will have brought forward sufficient economic development to support a further 2,050 net additional jobs<sup>19</sup> compared to the Do Minimum scenario. The people in these jobs will create an estimated additional £1.5 billion discounted GVA<sup>20</sup> over the course of the appraisal period compared to the Do Minimum scenario.
- 13.8.56 In accordance with the methodology identified in Section 13.3 the Main Scheme is anticipated to have a Moderate to Large Beneficial impact on the Kent economy, as summarised in Appendix 13.1, Volume 6.3. Given the medium sensitivity of receptors this is considered a Significant effect.

### **Alternative Scheme - Operation**

- 13.8.57 Effects of the Alternative Scheme during operation on Private Assets, Community Land, Development Land, Agricultural Land, Individual Farm Businesses, and Community Severance would be as for the Main Scheme assessed above. With regards to Development Land and Economic Development, whilst the magnitude of the impacts and the significance of the effect would be the same for both the Main and the Alternative Schemes, the beneficial impact may be enhanced under the Alternative Scheme as a result of the further improved access to the Stour Park development arising from the proposed roundabout at the midpoint of the A2070 link road. None of the effects identified above for the Main Scheme would be absent for the Alternative Scheme during construction.

## **13.9 Conclusions**

### **Main Scheme**

- 13.9.1 Demolition of 2 commercial properties housing 5 private businesses, 1 residential dwelling, as well as temporary and permanent land-take is required

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<sup>19</sup> BIS (2009), RDA Evaluation: Practical Guidance on Implementing the Impact Evaluation Framework – where an FTE job is expected to persist for 10 years.

<sup>20</sup> In-line with HM Treasury Green Book recommendations: HM Treasury (2011) The Green Book available online at [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/220541/green\\_book\\_complete.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/220541/green_book_complete.pdf), accessed 27/04/16

- as part of the Scheme. Effects of the Main Scheme on Private Assets are considered to be Significant during construction and operation.
- 13.9.2 The Scheme would affect an area of designated Community Land, however appropriate mitigation measures have been adopted through compensatory land to reduce the significance of effect during the operational phase. Effects of the Main Scheme on Community Land are considered to be Significant during construction and Not Significant during operation.
- 13.9.3 The Scheme would unlock potential development to the south of Ashford. The Scheme has been incorporated in recent planning documents and as such has little negative effects on current planning applications or allocated land developments. Effects of the Main Scheme on Development Land are considered to be Not Significant during construction and Significant (Beneficial) during operation.
- 13.9.4 Less than 20ha of BMV agricultural land would be temporarily and permanently acquired. However, the area of agricultural land south of the M20 outside of the red line boundary is allocated for further development and would result in a potential combined/cumulative effect (see Chapter 15 Consideration of Combined and Cumulative Effects, Volume 6.1). Effects of the Main Scheme on agricultural land are considered to be not significant during construction and operation. The Scheme would affect seven individual farms during construction and operation, although financial mitigation would be made available (as appropriate) to compensate for losses. Effects of the Main Scheme are considered to be Not Significant for 7 farms during construction and operation and Significant for 1 farm during construction and operation.
- 13.9.5 In terms of community severance the Scheme would have an Adverse effect on users during construction. Appropriate mitigation measures have been adopted; however this should be further enhanced as the project progresses. In operation the Scheme should improve severance issues within the study boundary and as a consequence the overall effect is considered not significant. Effects of the Main Scheme on Community Severance are considered to be Not Significant during construction and operation.
- 13.9.6 The Scheme has the potential to unlock numerous development sites both to the south and west of Ashford. Through the proposed improvement in transportation, sites allocated for development may become more attractive and encourage growth not only in Ashford but within the wider economy. The scheme is considered to have a significant beneficial effect. Effects of the Main Scheme on Economic Development are considered to be Not Significant during construction and Significant during operation.

### Alternative Scheme

- 13.9.7 The effects of the Alternative Scheme during construction and operation on Private Assets, Community Land, Agricultural Land, Individual Farm Businesses and Community Severance would be as for the Main Scheme.

- 13.9.8 With regards to Development Land and Economic Development, the magnitude of the beneficial impacts and the significance of the effect would be enhanced under the Alternative Scheme as a result of the further improved access arising from the proposed roundabout at the midpoint of the A2070 link road.
- 13.9.9 None of the effects identified above for the Main Scheme would be absent for the Alternative Scheme during construction.