

KENT COUNTY COUNCIL –PROPOSED RECORD OF DECISION

DECISION TO BE TAKEN BY:

David Wimble, Cabinet Member for the (Kent) Environment

DECISION NO:

25/00068

For publication

Key decision: YES

Subject Matter / Title of Decision: Folkestone & Hythe Transfer Station – Delivery Options

Decision:

As Cabinet Member for the (Kent) Environment, I agree to:

1. PROCEED with option 3, which is to utilise waste reserve funds to close the budget gap and extend the developer contribution collection period to 2040, thus allowing the continuation of development of the site near junction 11 of the M20.
2. DELEGATE authority to the Cabinet Member for (the Kent) Environment to approve the capital funding for this project and to the Director of Infrastructure to approve the purchase of the land.
3. DELEGATE authority to the Director of Environment and Circular Economy in consultation with the Cabinet Member for Environment, to take relevant actions, including but not limited to, awarding, finalising the terms of and entering into the relevant contracts or other legal agreements, as necessary, to implement the decision

Reason(s) for decision:

Kent County Council has a legal duty under section 45 of the Environmental Protection Act (1990), as the waste disposal authority, to dispose of the waste collected at kerbside by the waste collection authorities (the districts) within their administrative boundaries. KCC does this by accepting the waste at a site known as a waste transfer station facility.

KCC currently has a temporary arrangement with a contractor (Veolia) at Ross Way, Folkestone, to provide an interim waste transfer facility until 2028. This facility is very small and cannot accommodate all the waste streams collected at the kerbside and, therefore, cannot meet the needs of Folkestone and Hythe District Council as the waste collection authority or KCC as the waste disposal authority. A more sustainable provision is therefore required

Cabinet Committee recommendations and other consultation:

No direct public consultation undertaken for the project, as it is not a public facing part of the service. The project has included submission of a planning application (ref KCC/FH/0115/2024) to support the delivery of the facility. This has included public and key stakeholder consultation.

The proposal will be considered by Members of the Environment and Transport Cabinet Committee at their meeting on 9th September 2025.

Any alternatives considered and rejected:

Do Nothing – Pause Project rejected due to:

- Expiration of the land option agreement in 2028, wasting design work and expenditures.
- Developer contributions must be used or returned within 10 years, increasing the budget gap.
- Exposure to market conditions, leading to cost increases.
- Increased pressure on existing infrastructure, risking failure in statutory services.

Extend Developer Contribution Collection Period to 2045 rejected due to being financially high risk because:

- KCC would need to forward fund contributions, and CIL projections have not delivered.

- Ringfencing CIL funding to waste infrastructure limits access for other essential services.

Change to a Design, Build, Finance, Operate Model rejected due to:

- Limited route to market due to significant project progress.
- Potential delays as operators may want to review and change the design.
- Unattractive tender due to the small investment required.

Procure a Commercial Facility to Deliver the Service rejected due to the Quarry site not having the correct permissions to accept KCC's waste, only certain types of commercial waste.

Any interest declared when the decision was taken, and any dispensation granted by the Proper Officer:

.....

signed

.....

.....

date

..