

Waste Management Proposals including Materials Recycling Facility, Inert Materials Processing Facility, Soil Washing Plant and Anaerobic Digestion Plant, Sites A and B Ramsgate Road, Richborough, Sandwich - DO/10/954

A report by Head of Planning Applications Group to Planning Applications Committee on 10 May 2011.

Application by Thanet Waste Services (TWS) for waste management facility:

Site A – Richborough Hall, Ramsgate Road, Richborough

Construction of materials recycling facility to replace existing inert materials processing facility on southern part of existing TWS site at Richborough Hall, Richborough

Site B – Land North of Stevens and Carlotti, Ramsgate Road, Richborough

Transfer and construction of expanded inert materials processing facility from Site A and construction of 2 no. buildings to house an anaerobic digester plant to receive and process green and food wastes with related maturation building; and staff facilities/office building, alterations to access road, fencing etc.

Recommendation: Permission be granted subject to conditions.

Local Member: Leyland Ridings

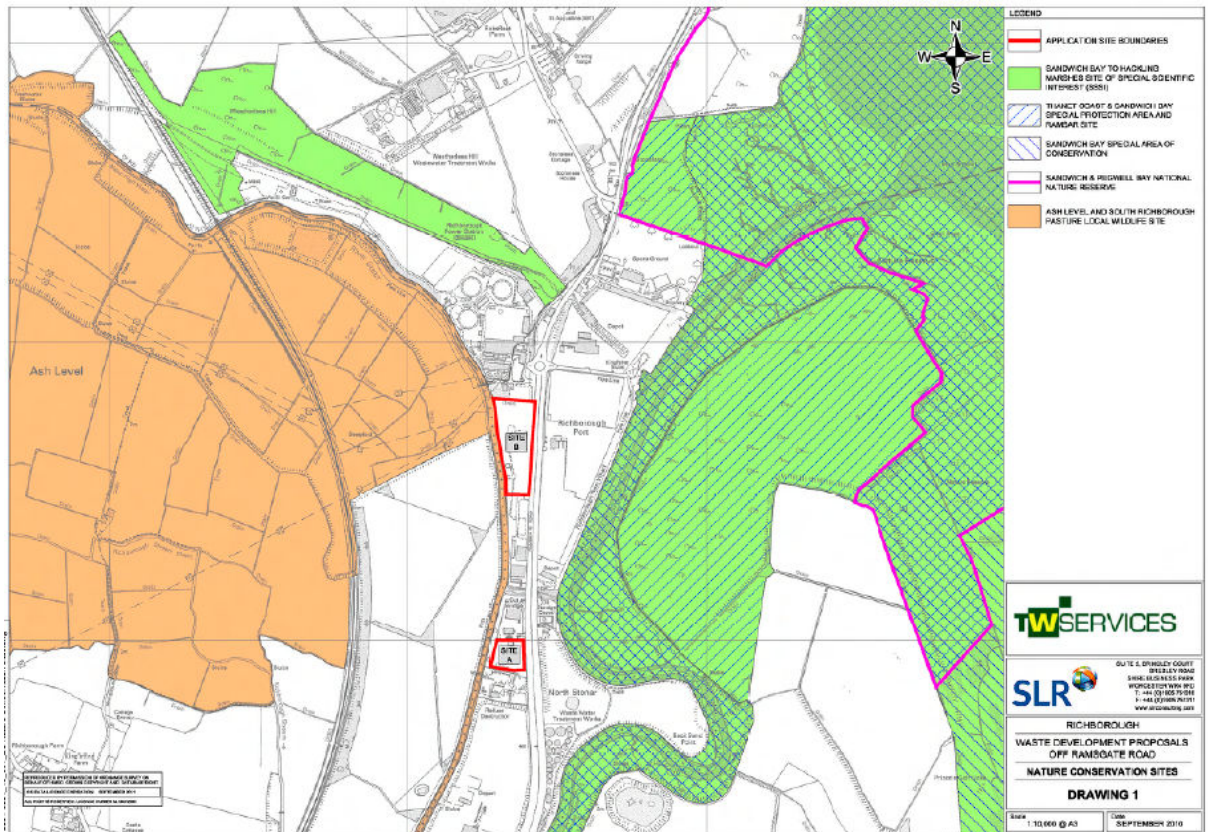
Classification: Unrestricted

Site description

1. The planning application covers two separate areas both located within the mainly industrial Sandwich Corridor, which includes the large Pfizer complex, including substantial buildings, a large wastewater treatment plant and raised landfill to the east of the dualled A256. The bank, screening the treatment works and landfill site, is fenced and landscaped with tree planting. Further north but still to the east of the dual carriageway are a number of industrial users including paper recycling and car repairs businesses. To the west of this stretch of the A256 are the extensive car storage areas and buildings of the Universal Salvage Business site to the north of which lie the buildings and development related to the KCC Civic Amenity Waste Recycling Site.
2. Beyond and to the north lies Site A of the planning application (Richborough Hall). The site is separated from Stonar Cut by a strip of land in the ownership of the Environment Agency. Beyond Stonar Cut are Stonar Cottage (the closest residential property) and existing industrial premises, including the Stevens and Carlotti premises and recently erected industrial units.
3. Beyond this lies Site B, the former Astra Fireworks site, currently unused; and to the north the substantial cooling towers and turbine halls of the former Richborough Power Station. A Petrol filling station and a restaurant are located here and beyond this, the Pfizer Sports Ground.

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4. Both sites are bound to the west by the River Stour and the Saxon Shore Way (Public Right of Way) runs along the western bank. The raised land to the west of the River is the former KCC landfill site where filling was completed some time ago.
5. To the east and north-east of Site B and to the east of the Ramsgate Road is a large area of land relating to the River Stour channel and associated salt marsh and mud flats located around the river mouth and Sandwich Flats and is recognised as being of significant ecological value primarily for wading bird habitat and is protected by local, regional national and international designations which include:
 - Site of Special Scientific Interest (SSSI)
 - Special Protection Area (SPA)
 - RAMSAR
 - Special Area of Conservation (SAC)
 - National Nature Reserve (NNR)
 - Wildlife Trust Reserves
6. In addition the wider general area is covered by a number landscape designations namely the *North Kent Plain* (national), the *Wantsum and Lower Stour Marshes*, *East Kent Horticultural Belt*, *Thanet* (regional) and *The Sandwich Corridor*,

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Sandwich bay, Richborough Castle, Ash Levels Preston and Ash Horticultural Belt (local).

7. Approximately a kilometre to the south west of Site A is the Scheduled Ancient Monument of Richborough Roman Fort and amphitheatre, situated on an area of locally high ground
8. **Site A** is roughly rectangular in shape and immediately abuts the roadside verge to the A256 which includes a shared surface footway/cycleway, vehicular access to the site is provided via a separated 'left in/left out' junction situated centrally within the site. Upon entering the site visitor and staff cars turn left into a car parking area adjoining the two-storey administrative building. Vehicles carrying all wastes other than construction and demolition wastes turn right after the weighbridge and proceed to the 12m high waste processing shed (lying at the northern end of the site) for unloading. The northern part of the site also accommodates the workshop building and an area of open storage for skips and containers.
9. Vehicles carrying demolition and construction materials turn south into the inert materials storage and processing area. This part of the site accommodates the crushing and screening plant and machinery. There are stockpiles of unprocessed materials and bays containing graded processed material, as well as an area for the storage and shredding of green waste.
10. Significant views into the site are limited by the existing screen fencing/brick walling around the site although the tall existing MRF building, which is industrial in nature, is clearly visible above the fencing. A ten metre wide strip to the Ramsgate Road frontage has been landscaped in accordance with the existing planning permission granted on the site.
11. **Site B** is also roughly rectangular in shape and although generally flat has a slight fall from north to south and from east to west. The site has been derelict for a number of years and a number of buildings, vegetation and concrete areas have been removed as apart of early reptile mitigation works although a large strip of hard standing remains in the middle of the site.
12. The site is currently accessed at its southern end directly from the service road adjacent to the recently built industrial unit.

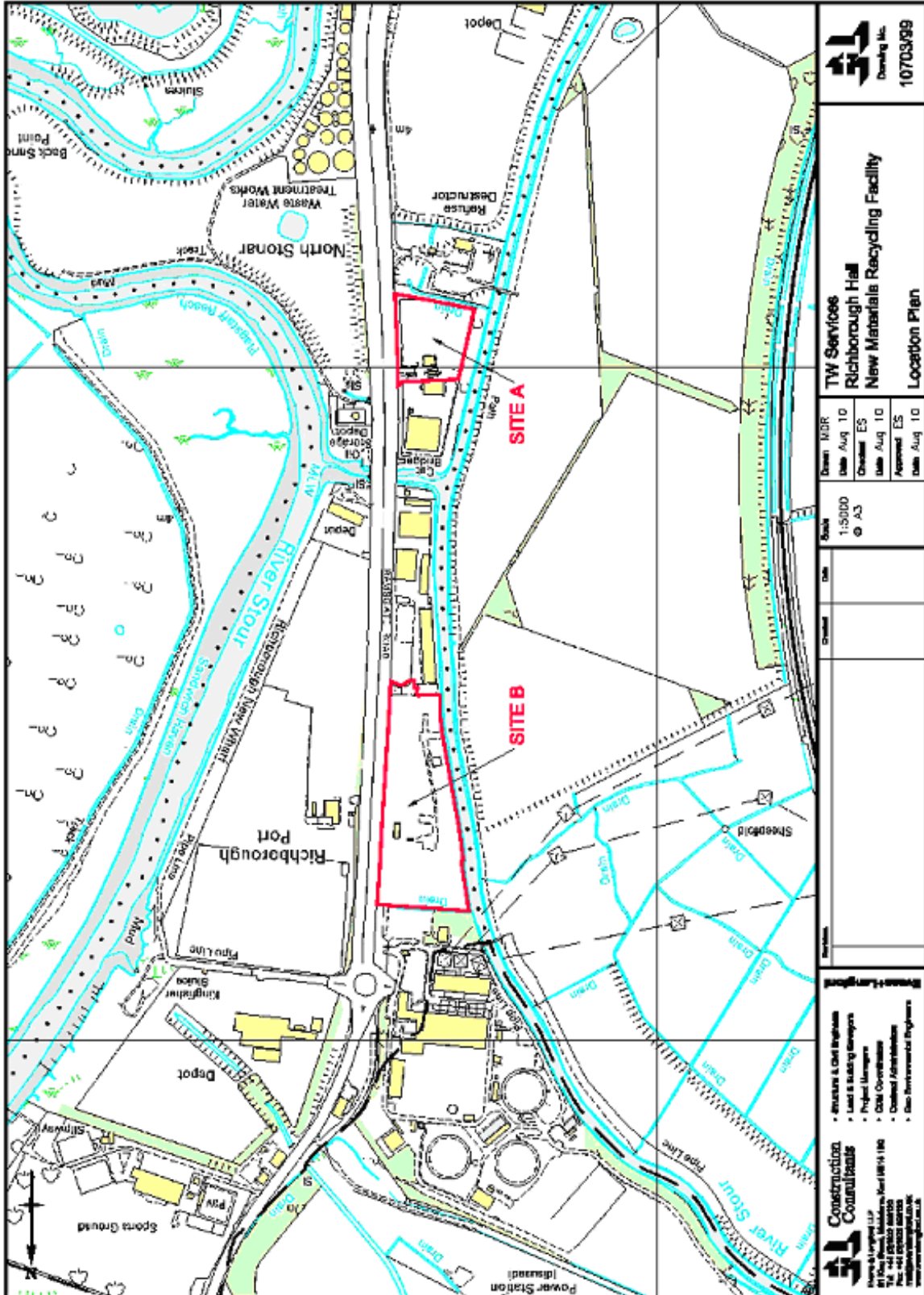
Planning History

Site A

13. Planning permission was granted to Thanet Waste Management by Kent County Council under reference DOV/03/477 for:

"The use of land and erection of buildings as integrated waste management centre,

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including separation and transfer of Category A, B and C waste and processing and storage of Category A materials with provision of new access and landscaping.”

NB: Category A (clean inert materials, i.e. construction and demolition waste)
Category B (commercial and industrial - paper, plastic, timber, metal)
Category C (putrescible - household and commercial and industrial)

14. The planning permission was also subject to two Section 106 Agreements. The first related to the then TW Services Waste Transfer Station Site at Manston Road, Margate - to secure the cessation of the use of that site, following the commencement of waste processing at Richborough. The second related to the application site at Ramsgate Road, now Site A, and in respect of: commencement of waste processing; requirement to enter into a Section 278 Highway Agreement in respect of the proposed highway works; to submit a conservation scheme for approval and to implement that scheme at the expiry of the 5 year maintenance period as required under Condition 21 of the planning permission.
15. The Integrated Waste Management Centre has been constructed in accordance with the approved drawings and further details submitted as required by Conditions and subsequent amendments. Operations commenced on the site in May 2007. It was envisaged that the site would originally deal with some 89,000 tonnes of waste per annum, reaching full capacity after some 8 years of 380,000 tonnes per annum (tpa). In addition to the controls on operation imposed through the conditions on the planning permission, operations at the site are controlled by the Environmental Permit issued by the Environment Agency. Approval of container storage to accommodate these Waste Categories A, B and C was granted on 18th September 2008, as a variation of Conditions 2 and 3 of planning permission DOV/03/477, following the submission on 25th July 2008. In 2009, planning permission DOV/09/68 was granted for amendments to the original planning permission to allow additional waste types to be accepted and for the siting of additional containers as an amendment to Conditions 2 and 3 - plan no. D2787/26C. In August 2009, the Council agreed to an increase in the height of the boundary wall enclosing car parking from 2.4m to 4m in height.

Site B (Planning History)

16. The site had an extensive planning history spanning the period from 1949 to 1994 associated with the use of the site for the manufacture of fireworks, these being dealt with by the district council.
17. Two planning applications were submitted in 2001 for the construction of an Energy from Waste Facility on the site - DO/01/429 and 442. It was proposed to develop a number of buildings which were to rise in stepped fashion from 20m to a maximum of 40m (for the stack) in height. The plant would handle 150,000 tonnes of waste per annum and would incinerate domestic, commercial and industrial wastes. Planning permission was refused in July 2001, largely because of lack of information on matters such as air quality, ground contamination, flood risk, case of

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need, and the impact upon landscape, ecology and the Scheduled Ancient Monument (SAM).

Proposals

18. The planning application for the two sites is accompanied by an Environmental Statement which encompasses the following reports:

- Ecological Impact Assessment Report
- Reptile Survey and Evaluation Report
- Invertebrate Appraisal
- Lizard Orchid Mitigation Strategy
- Reptile Management and Mitigation Strategy and Interim Report
- Conservation management Plan
- Air Quality Assessment Report
- Transport Statement
- Landscape and Vistula Impact Assessment
- Flood Risk Assessments and Hydrology and Flood Risk for Environmental Statement
- Land Quality Assessments
- Noise Assessment
- Site Specific Risk Appraisal of Potential Bioaerosol Releases

Appendix 1 and 2 include layout and elevation drawings on Site A and B respectively

Site A (Proposals)

19. The layout of the northern part of the site would remain unchanged and comprises:

- existing waste processing shed (general (skip) waste);
- existing workshop building;
- areas for open storage;
- related parking and circulation areas.

20. Within the application boundary but also remaining unchanged is the two storey administration building and car parking area for visitors and office staff as well as the weighbridge, wheel wash and green waste shredder.

21. *New Materials Recycling Facility* - The existing inert materials processing facility on the southern part of the Richborough Hall Waste Management site would be replaced with an 'L-shaped' building (max height 17.2m) of similar scale and appearance to the existing waste processing shed sited at the northern end of the Richborough Hall site. It is intended that the new Materials Recycling Facility would accept the household recyclable waste collected by the Thanet and Dover District Councils (and other East Kent Districts) as well as recyclable wastes generated by commercial and industrial businesses. All activities would take place within the new building and the waste separated and transferred for reuse and recycling elsewhere. These would mainly comprise the following materials:

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- Mixes paper including newspaper and office type paper;
 - Cardboard including packaging;
 - Plastics largely comprising HDPE, LDPE and PET;
 - Glass;
 - Metals in the form of ferrous and non-ferrous cans.
22. The facility is designed to accept and recover around 50,000 tpa of material, the process is described below.
23. The dry recyclables would arrive in the MRF reception area where it is then transferred by loading shovel into a bag splitter which delivers a steady stream of materials onto an inclined conveyor which in turn feeds a horizontal trommel. The trommel rotates at very low speeds and allows finer materials to drop through into a waste container, getting rid of unwanted smaller particles. The output from the trommel is then flattened between rollers and passed in front of an auto-sort device which separates different types of plastics by reading the colour density of the containers. Bottle and jars are crushed by two revolving drums and screened out from the plastic containers, any remaining non glass materials are blown out of the glass cullet using another auto-sort device. Cans are extracted by an over-band magnet and eddy current separator deposited into a bunker ready for baling, separating ferrous from non-ferrous materials. Finally paper and cardboard are selected via a range of mechanical and physical processes throughout a number of stages starting at a manual stage at the beginning of the process which entails the selection of oversized cardboard. This is to include the selection of other card based containers i.e. breakfast cartons and food packaging which are then fed into bunkers before transporting via conveyor to the baling press.
24. The final remaining materials at the end of the process are very rich in paper materials including office papers and newspaper and magazines which would be fed directly into the baling press. During the working day materials from the various bunkers are sent to the baling press where they are compressed into 500 kg bales, being taken on a continual basis into storage by a forklift truck. Any 'light' materials are stored within the MRF building in order to prevent windblown litter escaping into the yard area, ferrous and non-ferrous materials are stored outside in designated areas as hence do not pose a risk of escape.
25. It is anticipated that around 10% (5,000 tpa) of materials processed at the MRF plant will not be capable of reprocessing (contaminants) and would therefore be sent for final disposal. It is considered however that even these materials would have a relatively high calorific value and would therefore be sent to Allington EfW facility near Maidstone in the first instance (subject to acceptable commercial agreements); or another appropriately licensed landfill or treatment facility.
26. Once sufficient quantities of materials are produced they are either collected by various reprocessing companies in standard curtain-sided vehicles or transported by TWS controlled vehicles to the re-processors. It is envisaged at this stage that in order to reduce vehicle movements and transport costs most of the bulked materials will be exported from the site in backloaded TWS vehicles that have brought

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material into the site.

Site B (Proposals)

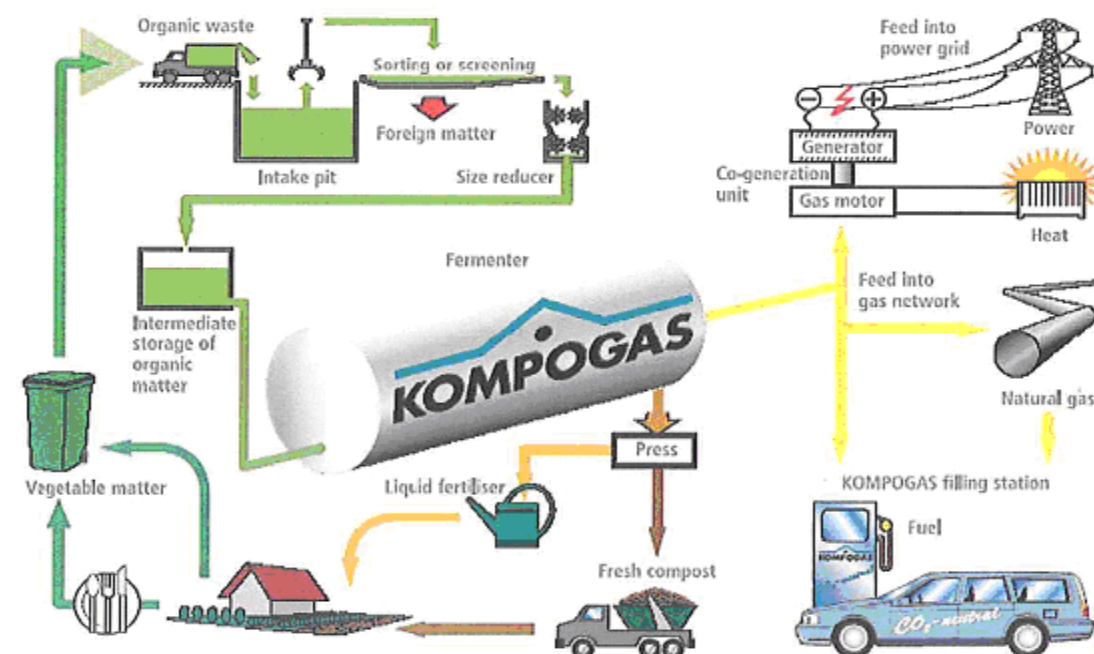
27. *Inert Materials Processing Facility* - It is proposed to transfer the existing inert materials processing facility from the southern part of the Richborough Hall site to the central section of Site B. The existing plant and machinery which is used to crush and screen demolition and excavation materials would be transferred to the new site along with the various environmental control methods for dust suppression, etc. Unprocessed and processed materials would be stored on the site, contained within concrete bays.
28. *Soil Washing Plant* - It is proposed that the crushing and screening plant would be complemented by a new soil washing plant which would enable further construction and excavation wastes to be processed for reuse. Water is used to separate silts and finer fractions in order to increase the recovery rate and quality of finished product. The silts are then pressed into filter cake that is largely inert in nature. By further drying it is intended that this product be sold for use in horticultural or landscaping works. This additional process is intended to produce secondary aggregates and graded construction aggregates of a higher quality than those produced by simple screening operations. It is intended that the process would keep materials under wet conditions throughout processing and water would be recycled and reused.
29. *Anaerobic Digestion (AD) Plant* - On the northern part of the site it is proposed to construct two buildings which would house an anaerobic digester plant and maturation shed, measuring 85m x 37m x 14.25m high and 75m x 37m x 14.4m high respectively. In addition there would be a separate building housing a gas engine and ancillary equipment that converts gas generated by the process into electricity. The AD building would process food and green wastes and ultimately composts and fertilisers would be produced. It is intended to accept the green and food waste collected by District Council household collections (across an agreed timeframe for each District). The waste materials would arrive at the site in the form of local District Council Refuse Collection Vehicles or by bulk (ro-ro) type vehicles. These would be either directly from District Authority collection rounds (possibly co-mingled green and organic waste) or green waste only collected from the various Household Waste Recycling Centres (HWRC) within East Kent.
30. *Process* – On arrival at the AD building, fast operating shutter doors would open to allow the vehicles to enter the reception area and discharge their loads. The shutter door would then be closed in order to contain odour and noise within the building. The waste deposited by each vehicle would be inspected to check compliance with the Environmental Permit. Accepted materials are then mixed by loading shovel within the stockpiles to provide a homogenous waste feedstock. Some small scale shredding takes place and a magnetic separator takes out metals such as food containers that often find their way into the feedstock from households.
31. The Kompogas process works by inputting a dry solids feedstock (typically 40%)

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into an entirely enclosed fermentor which operates without oxygen; micro-organisms transform the organic substance present in the material into the following elements:

- A solid compost fraction to be used as a direct soil enhancer;
- A liquid fraction that is highly rich in organic content and used on agricultural land as a liquid fertiliser, and
- A biogas that is converted to electricity via reciprocating engines and either used within the facility or exported to the grid for distribution. (The biogas is exhausted via biofilters).

32. The shredded green and organic waste is mixed with recycled liquid recaptured from the final dewatering. Recycling is necessary for both adjustment of consistency and for providing the waste feedstock with a suitable bacteria culture. The amount of fresh water used is highly dependant upon ammonia concentrations and the feedstock. The material typically takes 15-20 days at temperatures of 55 to 60°C to pass through the horizontal reactor resulting in the separation of waste fractions and the formation of a floating layer or settlement of heavy solids inside the reactor. The material is dewatered in a screw press, resulting in a sludge cake and liquid. The liquid is stored in enclosed tanks and used as a liquid fertiliser. The digestate cake is laid out in composting rows inside a separate part of the enclosed building. Through active aeration of the digestate, further stabilisation of the remaining organic material occurs. Following a short period of time the material would have turned into stabilised compost with low bacterial activity and would be move into the maturation building for a further two to three weeks. Refinement of the material takes place in the maturation building. The diagram below gives an indication of the process, although the biogas will only be used in this instance to supply a reciprocating engine which converts the gas into electricity.



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33. A staff and office building would be sited at the southern end of the site, the site would be enclosed using 8m high steel sheet walling to the Ramsgate Road frontage and at the northern and southern ends of the site, similar to that in use at the Richborough Hall site. Areas would be set aside for vehicle parking, a weighbridge and wheel washing facilities within the site. Alteration to the site access is proposed to give priority to vehicles entering the TWS site, whilst those generally lighter vehicle movements from the adjacent industrial units would have to give way.
34. It is proposed that activities on Sites A and B would operate Monday to Friday 07:00 to 18:00 hours and Saturday 07:00 to 13:00, although the proposed AD Plant and associated gas plant on Site B would operate 24 hours a day. Construction activities would not commence until 08:00 but would otherwise be the same as operational hours.
35. It is estimated that the proposed activities at Site A could generate a total of 240 HGV trips (480 movements) per day. At Site B the proposals could generate 150 HGV trips (300 movements) per day.

Planning Policy Context

36. **Waste Framework Directive (2008/98/EC):** Introduces a number of changes, including increasing the targets for recycling of non-hazardous construction and demolition waste – up to 70% by 2020, as well as a new waste hierarchy seeking to increase the use of waste as a resource.
37. **Waste Strategy for England 2007:** Seeks greater emphasis on waste prevention, re-use and increased diversion from landfill. Also included are higher national targets for the recycling and composting of household waste, recovery of municipal wastes and recovery of energy from waste. For food and green waste there is support for anaerobic digestion.
38. **National Planning:** Policies PPS1 (Delivering Sustainable Development), PPS1 (Climate Change Supplement), PPS 4 (Planning for Sustainable Economic Growth), PPS 5 (Planning for the Historic Environment), PPS9 (Biodiversity and Geological Conservation), PPS10 (Planning and Waste Management) (as updated to take account of changes to revised Waste Framework Directive), PPS23 (Planning and Pollution Control), PPG24 (Planning and Noise) and PPS25 (Development and Flood Risk).
39. **South East Plan 2009:** Policies CC1 (sustainable Development), CC2 (Climate Change), CC3 (Resource Use), CC6 (Sustainable Communities and Character of the Environment), NRM1 (Sustainable Water Resources and Groundwater Quality), NRM2 (Water Quality), NRM4 (Sustainable Flood Risk Management), NRM5 (Conservation and Improvement of Biodiversity), NRM9 (Air Quality), NRM10

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(Noise), NRM11 (Development Design for Energy Efficiency and Renewable Energy), NRM13 (Regional Renewable Energy Targets), NRM14 (Sub-regional Targets for Land-Based Renewable Energy), NRM15 (Location of Renewable Energy Development), NRM16 (Renewable Energy Development Criteria), W2 (Sustainable Design, Construction and Demolition), W3 (Regional Self-Sufficiency), W4 (Sub-regional Self-Sufficiency), W5 (Targets for Diversion from Landfill), W6 (Recycling and Composting), W8 (Waste Separation), W10 (Regionally Significant Facilities), W11, (Biomass), W12 (Other Recovery and Diversion Technologies)W16 (Waste Transport Infrastructure), W17 (Location of Waste Management Facilities), M2 (Recycled and Secondary Aggregates), C4 (Landscape and Countryside Management), C6 (Countryside Access and Rights of Way Management), BE6 (Management of the Historic Environment), EKA1 (Core Strategy), EKA4 (Urban Renaissance of the Coastal Towns), EKA6 (Employment Areas), EKA7 (Integrated Coastal Management and Natural Park).

40. **Kent Waste Local Plan (Saved Policies) (March 1998):** Policies W3 (Locational Criteria), W6 (Need), W7 (Re-use), W9 (Separation and Transfer - Location of facilities), W10 (Composting and Digestion), W11 (Waste to Energy), W18 (Noise, Dust and Odour), W19 (Surface and Groundwater), W20 (Land Drainage and Flood Control), W21 (Nature Conservation), W22 (Road Traffic and Access), W25 (Plant and Buildings), W27 (PROW's) and W31 (Landscaping).
41. **Emerging Kent Waste Development Framework:** The background work for the emerging framework documents shows that there is a pressing need for additional waste facilities that can divert waste from going to landfill in the period 2010 to 2015. There is a particular need for additional facilities for recycling and composting for which there is expected to be deficit in capacity during the period of 2020 to 2025. The proposed development would also provide a new facility for safely managing food waste in east Kent and will divert food waste from going to landfill.
42. **Kent Joint Municipal Waste Management Strategy (April 2007):** Key elements of the strategy include; viewing waste as a resource, waste minimisations and re-use, a minimum level of 40% recycling and composting of household waste will be sought by 2012/13, timely procurement of treatment capacity for residual waste to ensure government targets are met for diverting biodegradable waste from landfill are met.
43. **East Kent Joint Waste Project:** The four East Kent Districts and Kent County Council have formed a group, the primary aim of which is to develop more cost effective waste collection, processing and disposal services, to minimise costs, deliver efficiencies and increase recycling. To this end the East Kent Joint Waste Contract 2010 has been awarded to Veolia Waste Management Ltd. This will be explored in greater detail later in this report.
44. **Dover District Council Local Plan:** Policy AS14 allows for industrial development and acknowledges the importance of the Ramsgate Road area both for industry and as a gateway to the District. It seeks to protect the visual amenity, the historic environment, nature conservation interests and prevent flooding in the area.

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45. **Dover Local Development Framework (LDF)** In the transition towards the new Local Development Framework, a number of old policies were 'not saved'. Following the adoption of the first LDF documents in February 2010, a number of other policies have been replaced by Adopted Core Strategy Policies, however the Proposals Map rolls forward allocations and policy designations as 'saved Policies'. Relevant Policies are: CP6 (Infrastructure), CP7 (Green Infrastructure Network), DM1 (Settlement Boundaries), DM2 (Protection of Employment Land and Buildings), DM11 (Location of Development and Managing Travel Demand), DM12 (Road Hierarchy and Development), DM 13 (Parking Provision), DM 15 (Protection of the Countryside) and DM 16 (Landscape Character).
46. **Thanet Local Plan and Local Development Framework:** Application Site B lies close to the administrative boundary between Dover and Thanet District Council, which runs through Richborough Power Station to the north. Although the Proposals Map of the adopted Local Plan (June 2006) identifies a number of designations, not all the associated policies have been 'saved'. The new LDF is at a relatively early stage but follows the same general aims contained within the old plan and has been prepared against the background of the Adopted South East Plan.

Consultations

47. Consultations were carried out and the following comments received:

Dover District Council: *Wildlife* – No objections. *Air* - provided the mitigation measures identified to control fugitive emissions are employed, the overall impact is negligible or no impact. A number of measures are proposed to reduce the potential for bio-aerosols releases and these should be carried out. There is potential for releases from the bio-filter, which may present a low/medium risk for worker at the Richborough Power Station and users of Ramsgate Road. This issue should be examined closely by the regulator to ensure that the mitigation measures proposed are implemented fully and that the site management plans to control emissions are kept up to date. *Noise* – suggest a later start time for construction hours of 08:00 Mon-Fri and 09:00 for Sat.

Thanet District Council: No objection subject to conditions restricting hours of operation (and HGV movements), early replacement of bio-filter if complaint received or nuisance evidenced, dust control measures conditioned, mitigation measures for protected species to be agreed with Dover DC and advise that the Environment Agency will be responsible for permitting the operations and enforcing any odour or noise conditions through the permit.

Sandwich Town Council: No objection and positively supports the proposals.

Worth Parish Council: No comment

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Ash Parish Council: No views received

Minster Parish Council: No views received

CPRE: No views received

DEFRA Animal Health Division: No views received

DEFRA Rural Planning Issues: No views received

Divisional Transport Manager (East Kent): No objection subject to conditions requiring provision of parking of construction vehicles, storage of materials and wheel washing facilities to be submitted and approved prior to commencement of works; construction of access roads, parking, sight lines and vehicle turning facilities prior to commencement of operations, gates to be set back 16 m from highway and submission of travel plan.

EDF: No objection

English Heritage: No comments but advise that the application should be determined in accordance with national and local policy guidance, and on the basis of our own specialist conservation advice.

Environment Agency: No objection subject to conditions requiring: a flood storage compensation scheme be submitted for prior approval, a scheme to manage unexpected contamination should it be encountered and conditions requiring storage fuels, oils and other potentially contaminating materials in accordance with the Control of Pollution Regulations 2001.

Health Protection Agency: Provided installations are constructed and operated using Best Available Techniques (BAT), and appropriate monitoring of proposed mitigation in terms of gas and odour emissions, no objection. *(Note: EA have confirmed these are matters would be covered in an Environmental Permit)*

Highways Agency: No objection

KCC Biodiversity Officer: Having considered the information provided in the application and Environmental Statement and following the Applicants response to initial issues raised no comments in relation to Site A. Site B comments as follows: Reptiles - If there is a delay in Phase 2 of the reptile translocation to the receptor site then further surveys on the receptor site must be carried out to ensure the carrying capacity of the receptor site is not exceeded. Once translocation is completed the development site must be fenced and managed to remain unsuitable for reptiles. If there is a delay in starting the proposed development then the site will need to be resurveyed to ensure there is no habitat present on site suitable for reptiles. If suitable habitat is found there may be a need for further reptile surveys to be carried out to ensure none are present. Orchids – Must be translocated as detailed in the mitigation strategy and the management plan for the site altered if monitoring

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highlights a change is necessary. Recommendations from the Bat Conservation Trust with regard to lighting should be adhered to.

KCC Landscape Consultant (Jacobs): Site A – accept proposals to submit tree protection plans (required by condition). Site B – a buffer of native tree and shrub vegetation would be appropriate along the boundary with the River Stour which would soften views of the proposals from the Saxon Shore Way footpath, however would not maintain an objection to the landscape element of the proposed development.

KCC Noise, Dust and Odour Consultant (Jacobs): Noise – Satisfied that noise generated by activities during the construction and operation on both sites would not have an adverse impact upon nearby residents or the nearby Thanet Coast and Sandwich Bay SPA/ Ramsar Sites. Bioaerosol – Appropriate mitigation will ensure that bioaerosol releases would be kept to a minimum level and that the nearest relevant receptors are too distant to be affected by any releases from the proposed development. Air Quality – The results of the air quality assessment demonstrate that dust, odour and ammonia releases would be effectively controlled through mitigation measures, involving the use of multiple large biofilters to control the potential ammonia and odour issues. Any vehicular and combustion emissions would have a negligible or minor impact upon the nearby residential properties and ecological sites. Therefore, no further consideration is required.

KCC Public Rights of Way: No views received

KCC Waste Management Unit: The Waste Disposal Authority has a statutory duty to seek provision for domestic waste disposal arisings in Kent, and the additional proposed waste handling capability which constitutes a key component of the waste stream is to be welcomed. In principal therefore, the Waste Disposal Authority would support the additional handling and processing capacity for these Categories of waste.

In keeping with the “proximity principle” It is the aim of Kent County Council and supported by the Twelve Kent District Councils to dispose of 100% of household waste within the County. The introduction of an additional capacity would be a potentially welcome outlet for treating this category of material. Indeed, the “Kent Joint Municipal Waste Management Strategy” clearly identifies a requirement to reduce the amount of untreated or processed waste to be able to meet ever stricter EU Directives, Government targets and Best Value Performance Indicators.

In order to meet its Statutory obligations under the Environmental Protection Act 1990, the Waste Disposal Authority is required to seek Competitive Tenders for the processing of all domestic waste arisings in Kent. KCC currently uses facilities provided by the applicant at its existing Richborough Bulk Waste Transfer Station. The criteria currently applied by the WDA in the award of waste contracts includes inter alia that particular consideration be given to the environmental impact of the proposal, recycling targets set by Government, the operational requirements of the Waste Collection Authorities (District Councils), the minimisation of traffic and the technical sustainability of the process

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(KCC Waste Management Unit Continued)

The Waste Disposal Authority in partnership with the four East Kent District Councils (Dover, Shepway, Canterbury, and Thanet) has recently carried-out an extensive procurement process to secure waste management services in the East Kent Area up to 2020. The contract (the East Kent Joint Waste Contract 2010) has been awarded to Veolia Waste Management Ltd., (VWM). The contract which commenced on 16 January 2011 provides inter alia for the following services:-

- Waste collection services for Dover and Shepway District Councils
- Street Cleansing Services for Dover and Shepway District Councils
- The processing of separated collected dry recyclables and composting materials and any associated transfer and haulage requirements from Dover and Shepway Councils with effect from the contract start date.
- The processing of separated collected recyclable and composting materials (and any associated transfer and haulage requirements from Canterbury and Thanet Councils with effect from 2013).

The collection methodology that will be provided is for the collection of two separate streams of dry recyclables (paper/card and cans/plastics/glass) and two separate bio-waste streams (food/kitchen and garden waste).

The data modelling we have carried-out based on Waste and Resources Action Programme (WRAP) research elsewhere estimates that the selected collection methodology will generate not less than 21,000 tpa of food waste and 18,000 tpa garden waste. I would point out that these are conservative estimates and over the contract period we expect these annual quantities to increase year on year.

Veolia's proposals for bio-waste processing under the new contract for the food waste element are based in the short term on transfer from East Kent to the New Earth Solutions facility at Blaise Farm, West Malling. In the longer term (from 2013) they are based on the use of the proposed Anaerobic Digestion facility at Richborough (the subject of this application). We are advised by VWM that they are in the final stages of negotiation to secure a binding agreement with Thanet Waste Services Ltd for the use of this facility.

The separately collected garden waste arisings under the contract are scheduled to go to the Hope Farm composting facility near Folkestone. However, my understanding is that the Hope Farm facility may need to seek additional consented capacity to meet the proposed demand from 2013 when Thanet and Canterbury garden waste arisings are added to the contract processing requirements. The only other outlet in the area for green garden waste is the Shelford Composting facility at Canterbury. KCC has a contract in place with the operator until 2016 and will largely use all the consented capacity at this site for the processing of garden waste arisings from the Household Waste Recycling Centres in the East Kent area. *(Author's note: these comments were made prior to the recent approval of the Otterpool AD Plant at Sellindge).*

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(KCC Waste Management Unit Continued)

In our view, to better meet proximity principles, and providing the technology proposed for the Richborough AD Plant is suitable, some consideration should be

given to utilising this facility for a proportion of the green waste arisings from Thanet and Canterbury areas. This would reduce the need for transfer at Richborough and the impact of haulage to Hope Farm (or elsewhere for that matter). Anaerobic Digestion technologies do differ and some systems will readily accommodate a significant proportion of garden waste co-processed with food waste input. In fact some systems require a proportion of garden waste to achieve maximum efficiency. Therefore the overall bio-waste capacity requirements across the region together with the need to minimise transport impacts should be aiming for some rationalisation in the future.

The possibility of the adoption of similar collection systems elsewhere in Kent in the future is being actively considered by KCC in conjunction the other eight Kent Districts. The system results in significant increased diversion from disposal and initial data modelling work is currently underway. The resultant potential disposal cost savings, together with the need to meet government targets for recycling and composting, (50% by 2020), is obviously attractive to the Kent Authorities. This will inevitably lead to increased bio-waste processing capacity requirements across the region in the future.

This proposal is a local solution to a local need aligning well with the proximity principle, government strategy, and the Kent Joint Municipal Waste Strategy. It would make significant contribution towards our aim to further increase recycling and composting and to reduce the amount of waste going to landfill. In summary, the Waste Disposal Authority fully supports this proposal. It is a fundamental plank of the East Kent Joint Waste Contract 2010 and the development of successful and efficient waste services in the area in the future.

Kent Wildlife Trust: No objection subject to conditions relating to avoid/minimise discharge of pollutants into the adjacent water bodies, mitigation measures fore reptiles and the lizard orchid, and habitat enhancement initiative in the vicinity of the site to compensate for loss of Site B's open mosaic habitat.

National Grid: No views received

Natural England: In reference to Regulation 61 of the Conservation of Habitats and Species Regulations 2010, having considered the information provided they are satisfied that the noise and air quality impacts (resulting from dust deposition and vehicle movements and including nitrogen deposition) associated with the construction and operation of the plant are unlikely to result in significant effects upon the nature conservation designated sites. This is subject to implementation of measure identified in the Environmental Statement, namely: noise and dust suppression, screening of site to minimise human disturbance, measure to ensure contaminated run-off does not enter the River Stour and the statutory nature

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conservation sites and minimal, directional lighting around the application site. NE welcomes ecological survey and recommends consulting KCC ecologist upon the results of the survey and the mitigation proposed..

Natural England (DEFRA) (Agricultural Management Issues): No views received.

RSPB: Welcome the clarification that has been provided that predicted noise levels will not exceed 55dB, which we accept is at a level that is likely to have a low effect on bird behaviour. To ensure noise emissions do not exceed this anticipated level, we recommend that a condition be placed on any consent requiring periodic noise monitoring during both the construction and operational phases of the development.

The River Stour (Kent) Internal Drainage Board: No objection – In summary , comments that Site B is the final outlet for the whole of the Stour Catchment, where previous development in the area has already confined the river to a narrow channel, and resulted in the significant loss of flood plain. In order to avoid adverse cumulative effects, the Board supports the Environment Agency's request for compensatory storage. Riverside land-raising (past and proposed) has the potential to reduce flood conveyance capacity, restricting the river's ability to evacuate extreme flood flows in the future, thus worsening upstream flood risk. The Board query the accuracy of the flood level data and comment that a precautionary approach is strongly advised for this location. The Board acknowledge that the 8 metre wide riverside margin provides an area of hibernacula and is concerned this could further reduce flood storage and conveyance capacities and access for river maintenance. However notwithstanding these concerns and in light of the proposals to reduce the level of the access road the Board will not persist in maintaining a formal objection to the planning proposal.

Water Company (Southern Water): The Applicant is advised to consult the EA regarding the use of a private treatment works and the relevant land drainage authority regarding the discharge of surface water too the local water course.

Representations

48. The application has been publicised both by site notice and newspaper advertisement and 9 local resident/business properties were notified, none of which responded. However I have received 2 letters of objection from local farmers who farm land in the vicinity and alongside the River Stour. Their concerns relate primarily to land raising and the subsequent increased flood risk on valuable farm land (and crops) upstream, in areas where the EA will not allow local landowners to raise river banks to prevent flooding, thus having a significant impact upon peoples livelihoods. They also express concern that liquid waste from the processing of green and food waste may get into the river damaging aquatic life and spreading disease to livestock. It is suggested that industries should pay for the desilting of the river to get better flows to help the problems being caused upstream. It is also suggested that the Applicant has commenced development prior to planning

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permission having been granted.

49. **Laura Sandys MP for South Thanet:** Reiterates the concerns expressed above regarding flood risk and the impacts upon farmland upstream, as well as Sandwich itself; and is particularly interested in the wider strategic impact the decision may have on the local community and preparation for rising sea levels. These are points that she has also raised with the EA.

Local Members

50. The County Council Member Mr Leyland Riding was notified of the application in October 2010 and the additional information/response to consultees received in January 2011. No written comments have been received to date.

Discussion

51. Background Policy and Strategy - There is support in principle for the development of alternative waste management proposals including waste transfer/ recycling existing at both the national and local level, where waste should be considered as a resource with the aim of reducing the amount of waste going direct to landfill. Similarly the establishment of waste infrastructure projects needed to deliver this strategy is recognised as being essential. The Waste Strategy 2007 specifically seeks to encourage a variety of energy recovery technologies (including anaerobic digestion) so that unavoidable residual waste is treated in the way which provides the greatest benefits to energy policy. The Climate Change supplement to PPS1 supports investment in renewable and low-carbon technologies that help deliver sustainable development and tackle climate change. The Kent Joint Waste Municipal Waste Strategy recognises waste as a resource and encourages after waste minimisation, recycling and composting as well as energy recovery, thereby assisting with the reduction of waste going to landfill.
52. The Development Plan - Specifically Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The development plan is constantly evolving.
53. Prior to the publication of PPS10 and Waste Strategy 2007, former advice required planning authorities to consider whether waste planning applications constituted the Best Practicable Environmental Option (BPEO). Case law established that consideration of BPEO against individual planning applications should be afforded substantial weight in the decision making process.
54. The new advice in PPS10 moves the consideration BPEO principles to the Plan making stage where it is to be considered as part of the Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA) process applies to the Plan.

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However, where planning authorities' current waste policies have not been subject to the SA/SEA process (as is the case with the Kent Waste Local Plan), it is appropriate to consider planning applications against the principle of BPEO.

55. Until such time as the Kent Waste Development Framework (WDF) reaches a more advanced stage, applications will be considered against the saved Kent Waste Local Plan Policies and other development plan policies. This is fully consistent with the approach Local Planning Authorities' are advised to adopt as set out in PPS10.
56. Policies W3, W6, & and W9 of the Kent Waste Local Plan identify the location criteria against which individual proposals will be considered, whilst policies W18 to W22 and W25, W27 and W31 set out the operational criteria.
57. Importantly both sites A and B fall within the area allocated within the Kent Waste Local Plan as being suitable for firstly preparation of Category A (demolition) waste and secondly as appropriate for proposals for waste separation and transfer. In addition Policy W10 lists the criteria to be considered relating to proposals for composting and digestion plant. These are:
- that the site is within an established or committed industrial, or industrial type area,
 - that the proposal would not cause significant harm to residential amenities due to noise, dust smell or visual impact
 - that the site has, or is planned to have ready accessibility to the primary or secondary route network
 - that the proposal would not be unduly obtrusive in the landscape
 - that the impact on the natural environment would be minimised

It is considered that the application sites meet this criterion.

58. Locating the proposed waste management facilities at these sites therefore has general policy support in terms of being appropriate locations for this type of development.
59. I now propose to consider specific issues with regard to the proposed development itself in terms of the nature of the waste management activities proposed and their subsequent potential impacts upon the environment. It also relevant at this point therefore to consider the need for the provision of such facilities. The main issues for discussion in this particular case therefore are:
- Need for the proposed development
 - Alternatives, sources of waste and the proximity principle
 - Environmental Impacts - Flood Risk, Ecology/Biodiversity and Landscape/Visual Impact.
 - Other amenity impacts
60. It should be borne in mind that these waste management proposals would also be subject to the separate waste permitting regime administered by the EA, which specifically controls the potential pollution impacts of the proposals.

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Need

61. The current situation for the various waste streams in East Kent is as follows:

Recyclables: Co-mingled materials collected by Thanet District council are either bulked up at the existing TWS Transfer Station at Richborough Hall (Site A) or delivered directly to the Viridor Waste Management MRF at Hersden, near Canterbury. Similarly materials collected by Dover District Council are bulked up at the TWS site and sent to the same Viridor Hersden site.

Green waste: Currently collected by Thanet and Dover District Councils are bulked up at TWS before being sent to an in-vessel composting site at Ridham, near Sittingbourne, or even further afield to a facility in East Sussex. Green wastes collected by Canterbury City Council are presently taken to the open windrowing composting facility at the Viridor site at Shelford.

Inert material: The existing inert Materials Processing Facility at Site A generally receives materials from the East Kent area.

There is currently no waste soils treatment facility within East Kent.

62. In keeping with the 'proximity principle' it is the aim of the County Council supported by the District Councils to dispose of 100% of household waste within the County. The East Kent Joint Waste Partnership has worked toward a solution to all of East Kent's household waste arisings that would provide a proximate solution, significant economies of scale, CO₂ reductions and thus financial savings by procuring a contract arrangement that covers all four districts.

63. The contract (up to 2020) has been awarded to Veolia Environmental Services (UK) Plc who operates from Ross Depot in Folkestone and Tower Hamlets Depot in Dover. The tender submission document explained the role of Thanet Waste Services in accepting, processing, bulking-up and transferring elements of the various household waste streams. It is my understanding however that whilst desirable, the award of the contract was not 'dependant' upon the provision of the facilities proposed in this application. The Applicant has set out how the proposed facilities would currently, and in the future, contribute to the management of **household** waste arisings in East Kent as shown on Table 1 on the next page:

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Table 1.

	Dover	Shepway	Canterbury	Thanet
Paper/Card	Currently bulked up at Richborough Hall and transferred to Erith	No TWS involvement. Material moved on from Ross Depot (Folkestone) by others	From April 2013: Bulked up at Richborough Hall or sorted and separated within new MRF and transferred to Erith	From April 2013: As per Canterbury
Container Mix	Currently bulked up at Richborough Hall and TWS transfer to Rainham, Essex From April 2013: Waste sorted and separated within new MRF and transferred onto reprocessing facilities elsewhere	Currently moved on from Ross depot by others. From April 2013 Waste sorted and separated within new MRF and transferred onto reprocessing facilities elsewhere.	From April 2013 waste sorted and separated within new MRF and transferred onto reprocessing facilities elsewhere	From April 2013: Wastes sorted and separated within new MRF and transferred onto reprocessing facilities elsewhere
Food Waste	From May 2011 bulked up at Richborough Hall and transferred onto Blaise Farm Composting Plant From opening AD Plant Food waste composted in AD Plant (mixed with garden/green waste)	Currently no TWS involvement From opening of AD plant Food waste composted in AD Plant (mixed with garden/green waste)	Currently no separate collection From April 2013 food waste composted in AD Plant (mixed with garden/green wastes)	From April 2013: As per Canterbury
Garden Waste	From May/June 2011: Waste from southern Dover taken directly to Hope Farm (Hawkinge). Waste from northern Dover bulked up at Richborough and transferred to Hope Farm From opening of AD Plant: Waste from northern Dover composted in AD plant: waste from southern Dover to continue to be taken to Hope Farm	No TWS involvement Delivered direct to Hope Farm	From April 2013: An element of green waste will be composted to provide 50:50 food/green waste mix required for Kompogas technology	From April 2013: As per Canterbury

NB. Richborough Hall is the current operations on Site A

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64. Richborough Hall (current Integrated Waste Management Centre – IWMC) has been processing around 380K tonnes per annum (tpa) made up of the following:
- 200K tpa solid waste (construction and demolition)
 - 114K tpa commercial and industrial waste (business activities)
 - 60K tpa biodegradable waste (municipal or similar)
 - 6.4K tpa hazardous waste (mainly asbestos) transferred directly to registered processors.
65. The applicant submits that the majority of this material is generated and will continue to be generated within East Kent.
66. It is proposed that the handling of the 200K tpa construction and demolition waste stream would be relocated to Site B to allow room for the development of the proposed Materials Recycling Facility (MRF) on Site A. The new MRF would have the capacity to accept and recycle 50K tpa of municipal and commercial (recyclable) material. The applicant estimates around 42K tpa would be available from the four district municipal collections alone (from 2013).
67. The proposed AD Plant (and bio-gas generated engine) on Site B would have a capacity of 25K tpa which would be largely taken up by the predicted food waste arisings (along with the required mix of green waste) from the four districts. The Waste Disposal Authority (WDA) estimates, based on research elsewhere, that the selected collection methodology in East Kent will generate not less than 21k tpa of food waste and 18K tpa of garden waste. These figures represent a conservative estimate and over the contract period the WDA expect these annual quantities to rise year on year. Should over time these waste arisings grow as predicted, Veolia would be contractually obliged to provide additional capacity elsewhere. In addition to the AD Plant and relocation of the construction and demolition waste stream, it is proposed to develop a 250K tpa (processing capacity) soil washing facility which would clean, grade and manufacture a quality product that could be used within construction materials (recycled aggregates) and landscaping projects in place of virgin materials. The plant would include a relatively complex arrangement of feed conveyors, separation equipment (screens/sieves) and a washing plant and press. The applicant promotes this facility as state of the art, not currently available within east Kent, and as contributing significantly to the reduction of reliance on land and marine won aggregates within the County.
68. Given the WDA estimates of waste arisings within East Kent I am satisfied that there is sufficient waste available to justify the development of these additional waste management faculties from a need point of view. Indeed the East Kent Joint Waste Contract has been awarded on the basis that these facilities if permitted would make a significant contribution to the management of those waste arisings. The above proposals are considered to offer a local solution to a local need, aligning with the proximity principle. Furthermore the management and reduction of volumes of waste within the area from which they arise means there are significantly less vehicle movements involved, thereby reducing the CO₂ emissions from those that would be generated by transporting the waste further afield, thus reducing the contribution to

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climate change. As such the proposals accord with government policy and waste strategy and the Kent Joint Municipal Waste Strategy by contributing to increased recycling and composting rates, diversion of waste from landfill, reduction in emissions and utilising energy recovery technology.

69. Members will recall the proposal for a similar standalone AD Plant at Otterpool Quarry near Sellindge was recently granted planning permission. The Otterpool facility does not feature in the East Kent Joint Waste Contract but was promoted as offering additional organic waste treatment capacity (for both municipal and commercial and industrial waste streams (C & I)) above and beyond what the TWS proposals would be capable of providing. This was accepted by members. It was concluded in the Otterpool report to committee that there would be a need for additional capacity as capture rates of this type of household waste increase as well those from commercial and industrial sources. The Otterpool report concluded that even with the TWS facility there may well be a shortfall in capacity when all four East Kent districts come on stream. Furthermore Otterpool could handle organic waste arisings from elsewhere within the County. I do not propose to consider the Otterpool AD Plant any further as in my view this permitted facility has no bearing on the need considerations in this case.

Alternatives

70. As the application is accompanied by an Environmental Statement it is necessary for the developer to consider the main alternatives to the scheme that it the subject of the planning application. The applicant submits that the proposals for Site A effectively swap one waste related use for another waste related use. In so doing the construction of the new MRF would complement the existing waste processing and transfer facilities on the remainder of the site. The provision of the additional recycling capacity has been designed to incorporate full environmental controls and would meet the identified need for additional capacity in East Kent. The applicant argues that there are no alternative locations within the East Kent area identified within the Kent Waste Local Plan of the scale that could accommodate the MRF proposed to deal with the locally generated waste arisings.
71. Site B allows for the relocation of the existing crushing and screening operation onto a larger area thus meeting the twin objectives of further reducing the demand for landfill and for extraction of virgin aggregates. Furthermore the addition of the soil washing plant would allow a greater volume and range of construction, demolition and excavation wastes to be dealt with on one site. Turning to the AD Plant, as discussed above, this facility is contracted to provide for the food and green waste within the area and would offer good highway links and thus a proximate solution to the waste arisings within East Kent, whilst at the same time recovering energy by producing a biogas to produce electricity.
72. The Applicant submits that the proposals have been developed and modified through the design process to ensure that the intended processes and control measures maximise mitigation of any environmental impacts.

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73. The applicant concludes that given the waste hierarchy, the emphasis on reuse and avoiding waste residues, coupled with the benefits of reducing impacts upon climate through carbon emissions means that to do nothing is not an option. The need for modern, purpose designed facilities with appropriate environmental controls is documented in recent and emerging policy documents which identify the East Kent Area as requiring additional treatment capacity. It is submitted that there are no other alternative, suitable sites which are identified for waste uses that would be more proximate to the sources of waste or would offer the benefits of integrated waste management of the scale required. I see no reason to disagree with any of these conclusions. PPS10 recognises the need for an adequate and timely provision of new waste management facilities. It encourages co-location of facilities and with complementary activities; the proposals meet these criteria. As such the development could be considered as offering the best alternative in accordance with the principles of PPS 10 resulting in development that is of the right type, in the right place and at the right time.

Flood Risk

74. In accordance with Planning Policy Statement 25 – ‘Development and Flood Risk’ (PPS25), the planning application is supported by a Flood Risk Assessment (FRA) for both Sites A and B, to consider the risk of flooding, the measure that may be required to manage that risk and the impacts of climate change. The proposed MRF building on Site A lies within Flood Zone 3A (high probability tidal flood) and under PPS25, has a high probability of flooding. In consultation with the Environment Agency (EA) it has been confirmed that the site is not modelled within the fluvial extents, up to and including the 1 in 1000 year undefended scenario, therefore the site lies in a Flood Zone 1 with respect to fluvial flooding. The report comments that the site with proposed levels of at least 4m AOD lies well above all of the modelled fluvial flood levels.

75. Again in accordance with PPS 25 it is necessary to apply the sequential approach at a site level to minimise risk by directing the most vulnerable development to areas of lowest flood risk, matching vulnerability of land use to flood risk. The FRA concludes that although the proposed MRF on Site A is within a flood Zone 3A it is within an existing waste management centre and is considered a reasonably available site, as such it satisfies the sequential test. The proposed MRF is considered to fall within a ‘less vulnerable’ classification such that an Exception Test is not required as set out in PPS25. The Environment Agency has no objection to development proposed for Site A.

76. The northern end of Site B lies in a Flood Zone 2 (medium probability) (this is the area proposed for the AD facility (including the gasification plant and the storage of the maturing material), and the washing plant, along with some of the storage bins and parking bays. The southern end of the site lies in a Zone 3A (high probability). The areas of the site raised to 4.00m AOD as part of the development would have a slightly reduced likelihood of flooding but would still remain within a Flood Zone 3A

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as the raised level is below the 1 in 200 (0.5%) flood level. Again this risk is principally in relation to tidal rather than fluvial flooding.

77. The applicant points to the allocation of this site within the Kent Waste Local Plan as being appropriate for waste related uses as well as being within an area that is identified for employment developments as detailed in Policy AS14 within the Adopted Dover Local Plan. In addition the applicant comments that the EU Waste Framework Directive, PPS 10 and the Waste Strategy 2007 recognise the need for waste processing and recycling. As such with the lack of other alternative sites the applicant argues this site provides sustainability benefits by providing a locally accessible facility for the specified wastes, and concludes satisfies the Sequential Test set out in PPS25. Again the FRA for this site identifies the proposed use is classified as 'less vulnerable' and as such does not require an Exception Test.
78. Flooding issues have been raised in the 2 letters of representation and by the local MP. There has been much discussion between all interested parties about the fluvial and tidal flood levels and flood conveyance capacity. However I am advised that the EA accept the data used is the best information available and takes into account climate change. Following negotiations with the EA it is now proposed to provide sufficient volume of flood storage compensation using an 80 metre long box culvert between the access road and hibernacula in the north-west corner of the site. The Internal Drainage Board (IDB) supports the provision of this compensatory flood storage capacity. In addition the Applicant is proposing that the access road is lowered from the original proposal of 4.0m AOD to 3.5m AOD as far as the entrance to the crushing area (at the same level as the Stevens and Carlotti site to the south). The EA does not raise objection to the proposals.

Biodiversity and Ecology

79. An Ecological Impact Assessment forms part of the Environmental Statement and thus the planning application documentation. The report examines the ecological impact of the related waste development proposals on both Sites A and B. The potential impacts through the construction phase and operational phase have been assessed, not only on the sites themselves but also on the nearby designated nature conservation sites. The report concludes that there would be no direct land take or reduction in habitat area of any designated site as a result of the development, nor would the development lead to any habitat or species fragmentation within the sites during the construction phase. As such the ecological report concludes that the proposals are not likely to have any significant impact on Thanet Coast and Sandwich Bay SPA and Ramsar Site, Sandwich Bay SAC and Sandwich Bay to Hacklinge Marshes SSSI as well as other statutory and non-statutory designated nature conservation sites within its zone of influence. Specifically the RSPB are satisfied that as noise levels would not exceed 55dB they are likely to have a low effect upon bird behaviour within the SPA/Ramsar site.
80. The report advises that as the new MRF building would be constructed within the already developed Site A, with no works or encroachment into areas around the periphery of the operational area (that were used to provide an on-site receptor site

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for the translocation of reptiles as part of the mitigation during the original development of the site), it considers that there would not be any likely significant ecological impacts from the development and, therefore, has not been subject to any further consideration. In line with Natural England's standing advice we have consulted with our own ecological advisors who concur with this view.

81. The report comments that Site B however, as the former Astra Fireworks Factory is a site that has through abandonment, developed a mosaic of secondary habitats, similar to semi-natural habitats that occur on undisturbed land. Through early surveys the site was found to support a colony of nationally rare Lizard Orchid and an assemblage of reptiles of greater individual value. Mitigation strategies were worked up for the proposed development. Firstly with regard to the Lizard Orchid it was concluded that they could not remain in-situ and would therefore need to be translocated. The translocation site is identified as an area of land at the entrance to the proposed development site and along the roadside verge at the southern end. The applicant proposes a 5 year monitoring and management plan, (already submitted as an appendix to the Ecological Impact Assessment). An appropriate licence would be required prior to their removal from Natural England.
82. Secondly following confirmation of the presence of three species of reptiles, grass snake, slow worm and common lizard, implementation of a reptile management and mitigation strategy began in the summer last year. Essentially the mitigation proposals require exclusion and translocation from the proposed development site in a phased approach. These works themselves do not require planning permission in their own right and Phase 1 has already been carried out so that the steps involved take place at the appropriate times of the year, and so as not to cause significant delays. These works have been subject to the involvement of the KCC Biodiversity Officer to ensure that they follow adopted standards and levels of good practice.
83. During the operational phase the ecology report identified that the development at Site B has the potential to impact upon water quality through pollution and contamination of surface water runoff. However the FRA includes an outline drainage plan which identifies that surface and roof water would require relevant Environment Agency consent before discharge to the river. Catch pits, interceptors, flow devices and non-return flap valves would also be required. Additionally it is proposed to collect and store some surface and roof water to be recycled for dust suppression on site. Foul water would be dealt with using a packaged treatment plant. Leachate from the Kompogas process would be collected separately in a leachate tank which would be emptied as required. Following the issue being raised by the EA the applicant has now confirmed that the soil washing plant drainage system is a complete closed loop system which would recycle as much water as possible back into the plant. Contaminated soils would not go through the system and as such the EA is now content with the proposed surface water drainage proposals for the drainage plant.
84. In summary the impacts of the proposals upon the ecological interests of the sites' and their surrounding areas have been assessed. Appropriate strategies to mitigate against potential impacts have been put forward, as have longer term management plans. The various consultees on ecological matters are satisfied with the proposals

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put forward.

85. *Appropriate Assessment:* Following the basis of this advice it is not considered necessary to carry out an Appropriate Assessment of the proposals. Indeed Natural England has specifically responded on this point.

“This reply gives our advice on the requirements of Regulation 61 of the Conservation of Habitat and Species Regulations 2010.

...based upon the avoidance measure during construction and operation detailed within the environmental statement being fully implemented, namely:

- *Noise and dust suppression during construction and operation;*
- *Screening of the site to minimise human disturbance;*
- *Measures to ensure contaminated run-off does not enter the River Stour and the statutory nature conservations sites; and*
- *Minimal use of lighting around the application sites. Any lighting which is to be installed will be directional away from the designated nature conservation sites*

Subject to the above avoidance measures being fully implemented with appropriately worded conditions or a Section 106 agreement prepared to secure delivery, it is our view that either alone or in combination with other plans or projects, this proposal would not be likely to have a significant effect on the above site(s) and the permission may be granted under the terms of the Conservation of Habitats and Species Regulations.”

Landscape and Visual Impact

86. The application is accompanied by a full Landscape and Visual Impact Assessment (LVIA) which also informs the EIA of the proposals.
87. The study concludes that the new built form is considered to be characteristic of the receiving landscape in terms of its form, scale, massing and appearance, the landscape being one within which similar large scale industrial and commercial developments are already present. The report concludes that although introducing new elements, the proposed development will not significantly alter the nature, character or composition of the existing landscape, or the key views. It is acknowledged that there is the potential for some minor adverse visual impacts as a result of the development, restricted to a number of limited local locations in relative close proximity to the site, relating to an approximate 1km section of the Saxon Shore Way and similar length of the A256. Jacobs (Landscape) had also suggested that some tree and shrub vegetation be considered along the boundary with the River Stour. I have investigated the possibility of additional planting on this boundary but am advised that it would compromise the success of the reptile translocation area, and permanent access to the river bank is required by the EA for maintenance purposes. The buildings have been designed to accommodate the tipping vehicles so reducing their height would impact the ability to contain the waste handling activities. Given that the former Richborough Power Station and the Pfizer complex

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remain the dominant features of the landscape I concur with the LVIA report that the new development is unlikely to result in a change in the perception of visual receptors, of the overall visual amenity of the immediate and wider landscape.

Other Amenity Impacts

88. Sites A and B are well located adjacent to the primary road network such that the traffic generated by the development can be adequately accommodated without significant impact. The entrance to Site B would be re-designed such that priority is given to the vehicles entering this site over the vehicles accessing the adjacent industrial buildings. Sufficient space has been designed into the scheme to ensure that waiting vehicles would not hinder the safe and free flow of traffic on the A256 dual carriageway.
89. The proposals have been designed such that adequate mitigation is provided to ensure that environmental impacts are managed to an acceptable standard. Noise, dust, odour and bioaerosol release have all been considered and mitigation proposals put forward to manage any potential impacts. The potential for ground contamination has been investigated, no contaminants were identified at concentrations which pose a risk to human health, the nearby controlled waters or buildings. Specific ground gas investigations have also been undertaken. A 'watching brief' approach is recommended during development of the site with appropriate mitigation as deemed necessary to be secured by planning condition. The proposals also include an outline drainage plan, the principle design of which has been accepted by the EA. Construction and operational hours would be controlled by condition and would take account of the slightly later start time requested by Dover District Council for construction activities.
90. I am advised that given the scale of the proposed development, the distance between and the existing backdrop of industrial development it is not likely to cause any additional harm to the setting of Richborough Fort, the Scheduled Ancient Monument.
91. There are no outstanding objections from specialist consultees on any of the above issues.

Conclusion

92. These waste management proposals include the relocation of the inert recycling facility, the construction of a MRF in its place, the provision of an AD plant and the addition of a soils washing facility adjacent to the relocated inert recycling and associated ancillary development.
93. There is, in principle, significant policy support at European, national and local level for the provision of such waste management facilities. The planning application sites

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themselves are allocated for waste development in the Kent Waste Local Plan. Furthermore the proposals are in accordance with development plan policies for sustainable waste management development and would assist in improving waste recovery rates; meet policy objectives to divert waste from landfill and move waste handling further up the waste hierarchy. As such the proposed development would assist in tackling the effects of climate change and would make a valuable contribution to renewable energy generation.

94. The facilities that this application seeks to deliver would go some way towards meeting the waste management of the municipal waste arisings in East Kent as set out in the East Kent Joint Waste Contract (which KCC has awarded to Veolia). As such it is considered that they would provide a proximate solution to managing the various waste stream arisings within the East Kent area.
95. I am satisfied that the proposed development over the two sites is acceptable in policy terms. There are no significant amenity impacts and with appropriate conditions to ensure the mitigation put forward by the Applicant is implemented the development of this waste management facility should be supported. I therefore recommend that planning permission be granted.

Recommendation

96. I RECOMMEND that PERMISSION BE GRANTED for the proposed waste management facility subject to conditions including amongst other matters: notification of commencement standard time condition, waste throughputs, waste handling; hours of operation (construction and operational); development in accordance with layout plans contained within planning application, daily vehicle movements; code of construction practice, noise restrictions and monitoring; dust and odour management plan; detailed drainage plan, conservation management plan; detailed contaminated land assessment; programme of archaeological works; avoidance of mud on roads.

Case Officer: Andrea Hopkins

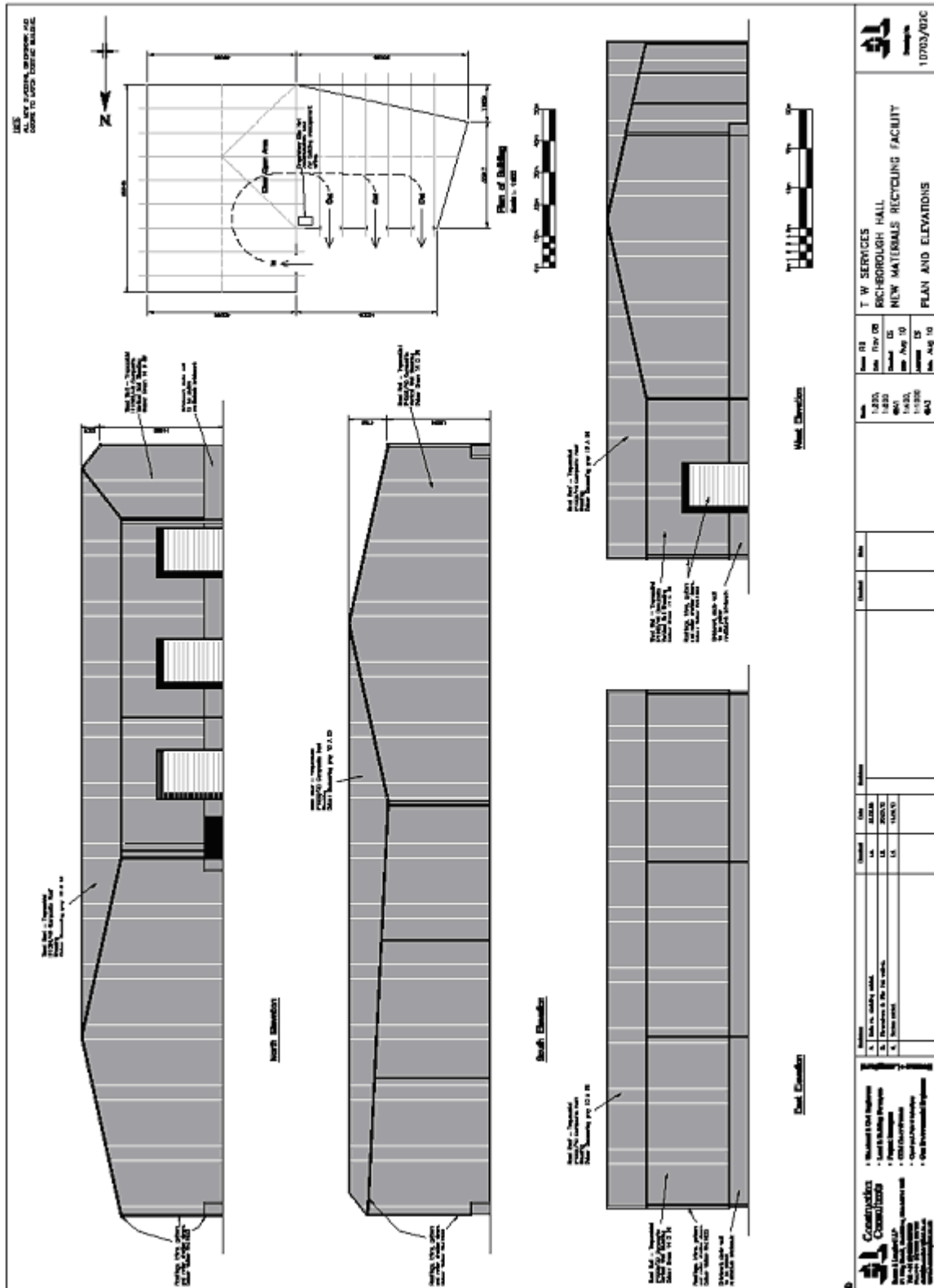
Tel. No. 01622 221056

Background Documents: see section heading.
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**Item C2
Waste Management Proposals including Materials Recycling
Facility, Inert Materials Processing Facility, Soil Washing Plant and
Anaerobic Digestion Plant, Sites A and B Ramsgate Road,
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**Appendix 1
Site A Plans**

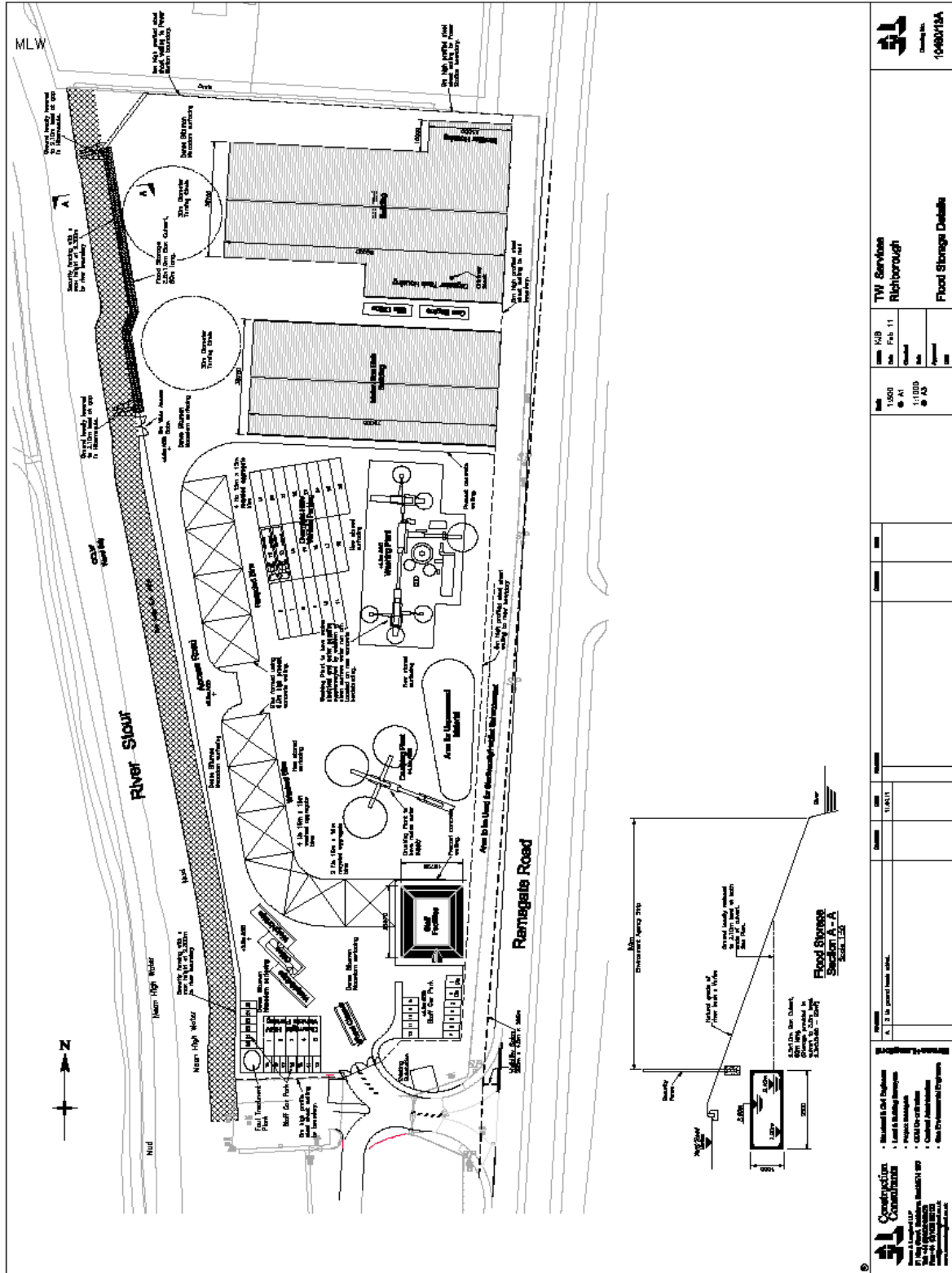
Item C2 Waste Management Proposals including Materials Recycling Facility, Inert Materials Processing Facility, Soil Washing Plant and Anaerobic Digestion Plant, Sites A and B Ramsgate Road, Richborough, Sandwich - DO/10/954



**Item C2
Waste Management Proposals including Materials Recycling
Facility, Inert Materials Processing Facility, Soil Washing Plant and
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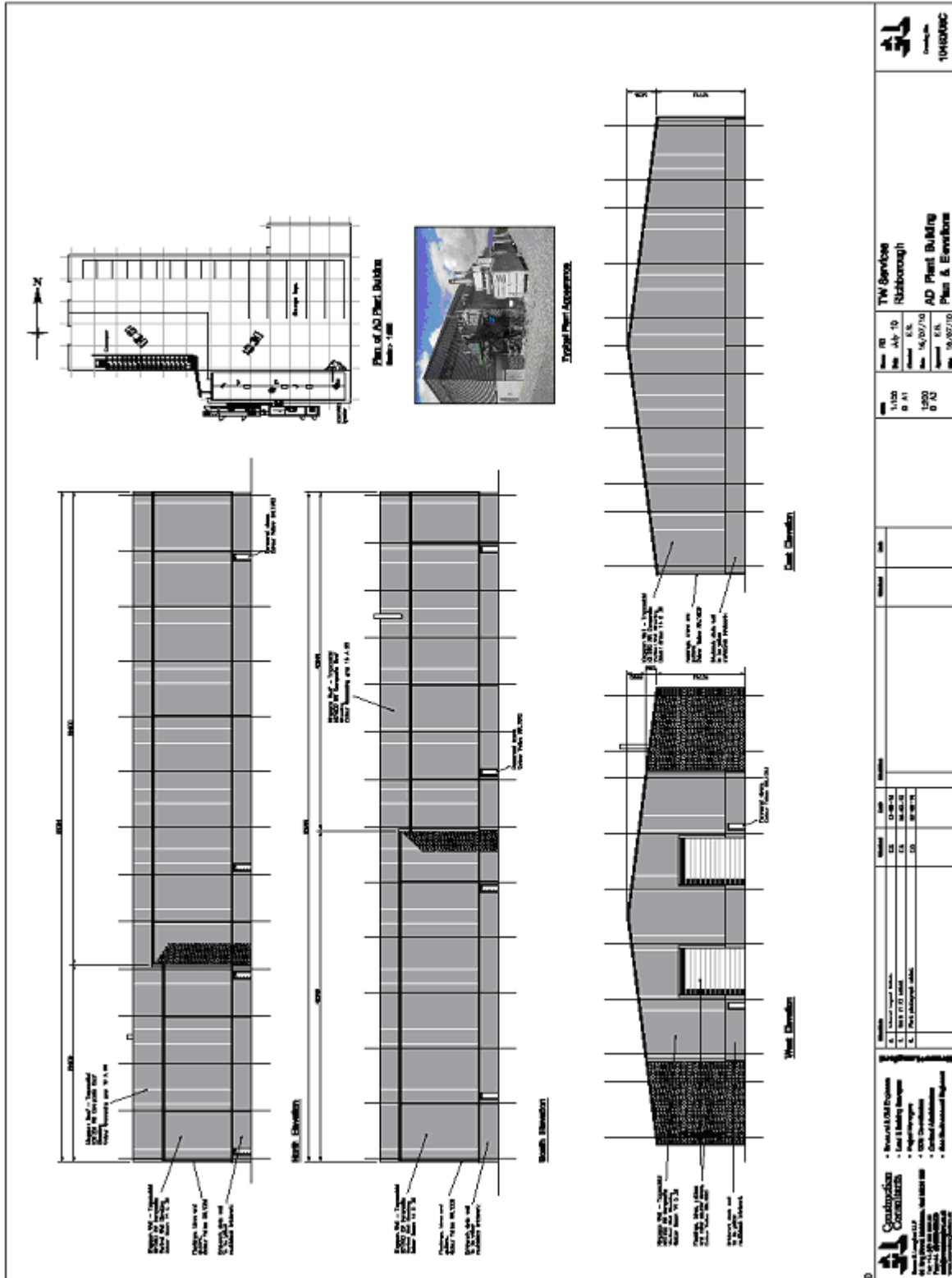
**Appendix 2
Site B Plans**

Waste Management Proposals including Materials Recycling Facility, Inert Materials Processing Facility, Soil Washing Plant and Anaerobic Digestion Plant, Sites A and B Ramsgate Road, Richborough, Sandwich - DO/10/954

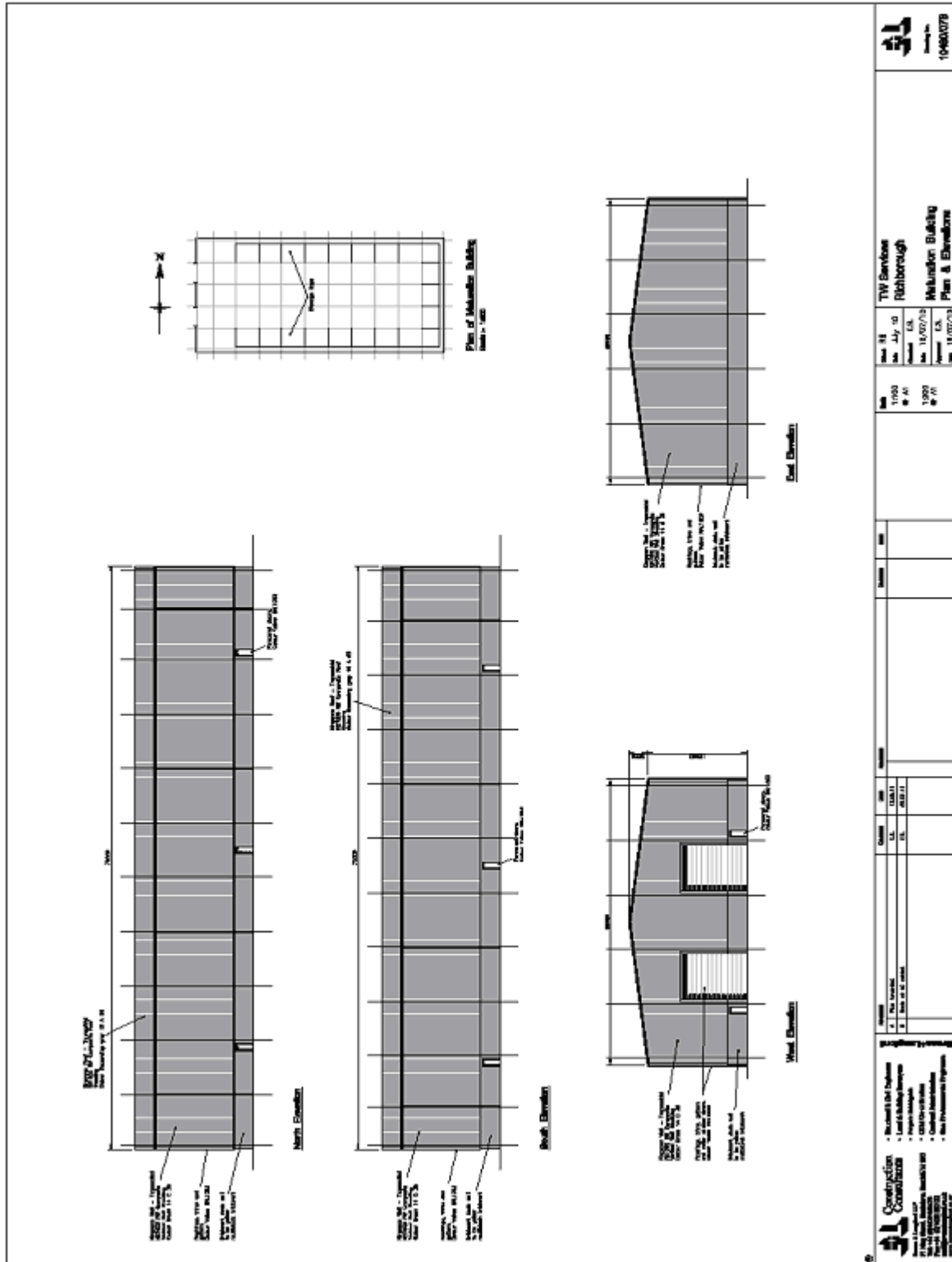


		TW Services Richborough Flood Storage Details	
Date: 15/09/11 Rev: A1 Scale: 1:1000 Project: AS	Date: 15/09/11 Rev: A1 Scale: 1:1000 Project: AS	Date: 15/09/11 Rev: A1 Scale: 1:1000 Project: AS	Date: 15/09/11 Rev: A1 Scale: 1:1000 Project: AS
Project: Flood Storage Section A-A Location: Ramsgate Road, Richborough		Drawing No: 10400715A	

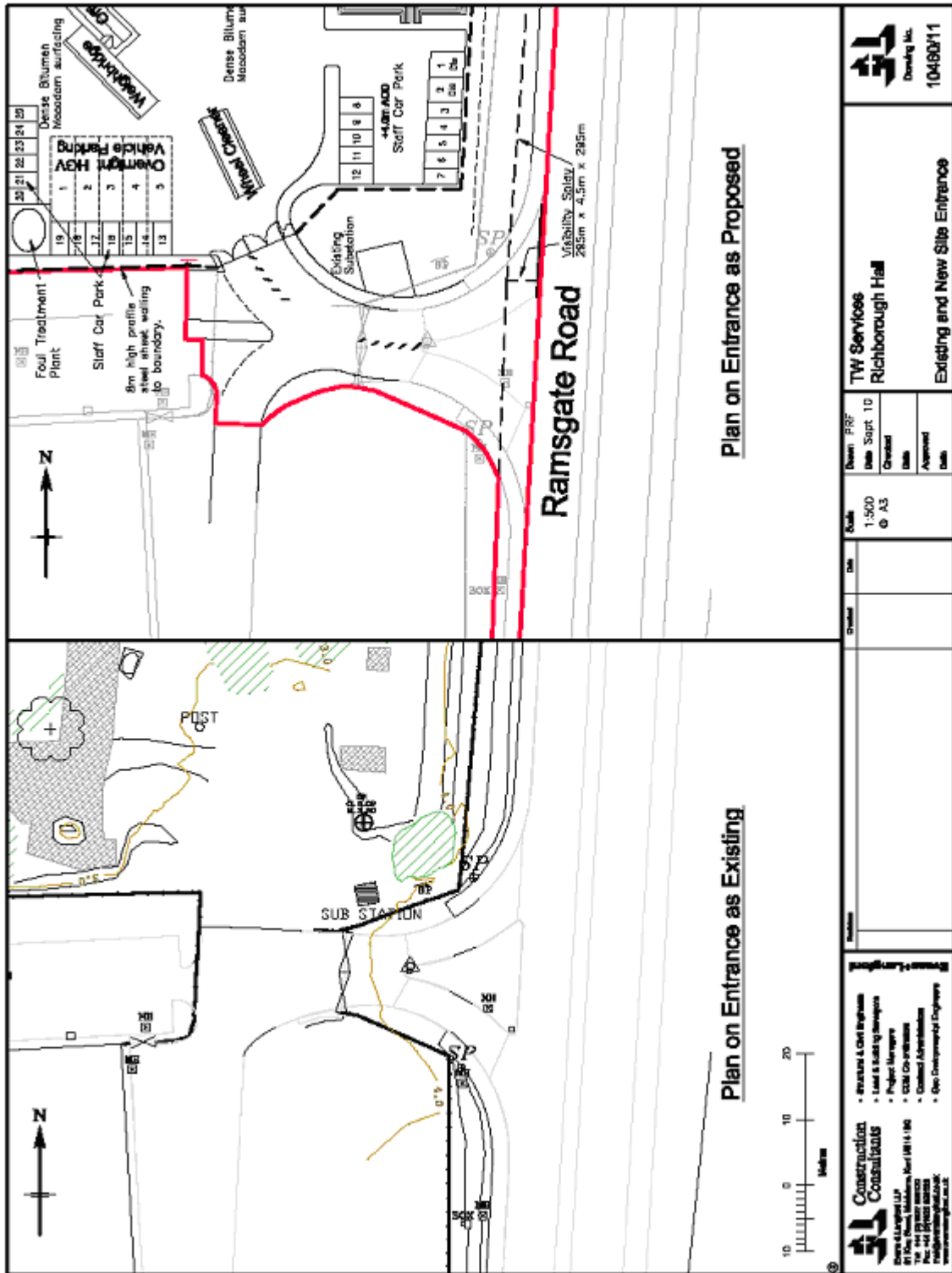
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Waste Management Proposals including Materials Recycling Facility, Inert Materials Processing Facility, Soil Washing Plant and Anaerobic Digestion Plant, Sites A and B Ramsgate Road, Richborough, Sandwich - DO/10/954



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TW Services Richborough Hall	
Author: PRF	Date: Sept. 10
Checked:	Date:
Approved:	Date:

Scale:	1:500 @ A3
Drawn:	
Checked:	
Date:	

Construction Consultants

- Structure & Civil Engineers
- Land & Surveying
- Project Managers
- CDM Co-ordinators
- Contract Administrators
- Design Management Engineers

Richborough

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