



Waste Sites Plan

Preferred Options Consultation

May 2012



Kent Minerals and Waste Development Framework

Planning for the future of minerals and waste in Kent



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Abbreviations

AA	Appropriate Assessment
AD	Anaerobic Digestion
AMR	Annual Monitoring Report
AONB	Area of Outstanding Natural Beauty
APC	Air Pollution Control
AQMA	Air Quality Management Area
BAP	Biodiversity Action Plan
CHP	Combined Heat and Power
CDE	Construction, Demolition and Excavation Waste
C&I	Commercial and Industrial Waste
EfW	Energy from Waste
EiP	Examination in Public
ELV	End of Life Vehicles
GIS	Geographic Information Systems
HGV	Heavy Goods Vehicles
HRA	Habitats Regulation Assessment
HWRC	Household Waste Recycling Centre
KCC	Kent County Council
KHS	Kent Highway Services
km	Kilometres

LDF	Local Development Framework
LNRR	Local Nature Reserve
LWS	Local Wildlife Site
m	Metres
mtpa	Million tonnes per annum (year)
MRF	Materials Recovery Facility
MPA	Minerals Planning Authority
MSW	Municipal Solid Waste
Mw	Megawatt
MWDF	Minerals and Waste Development Framework
NNR	National Nature Reserve
NPPF	National Planning Policy Framework
OS	Ordnance Survey
PSV	Polished Stone Value
RIGS	Regionally Important Geological Sites
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SNCI	Site of Nature Conservation Interest (replaced by LWS)

Abbreviations

SPA	Special Protection Area
SPZ	Source Protection Zone
SSSI	Site of Special Scientific Interest
tpa	Tonnes Per Annum (year)
WPA	Waste Planning Authority
WTS	Waste Transfer Station

1 Introduction

Preferred Options Consultation

1.1 The Waste Sites Preferred Options consultation invites your views on waste facility sites which were submitted to a 'Call for Sites' in 2010 and 2011 to be considered for inclusion in Kent County Council's Waste Sites Plan.

1.2 The Preferred Options stage is the second part of a three stage public consultation process. In 2011 Kent County Council published all of the minerals and waste site proposals from landowners and industry in two separate Minerals and Waste Site Options consultation documents and in a further Supplementary Options consultation document.

1.3 This new consultation document sets out which of the waste site proposals are preferred options and which of the sites are not allocated. Every site has been subject to planning assessments; further details can be found in Chapter Two.

1.4 The preferred options have been selected to provide the necessary provision of waste facilities in Kent to the end of 2030, based on planning policy requirements and Waste Need Assessments. The 'preferred options' are set out by type with summary details of the proposal, key planning issues, site assessment observations, Strategic Environmental Assessment (SEA) summaries and the overall conclusions on the site, plus a site map with details of any draft site specific planning requirements.

1.5 The non-allocated options are listed numerically by site reference number with a site map and a summary of the reasons why each non-allocated site has not been included in the list of preferred option sites.

How can I get involved?

1.6 The County Council is keen to hear from all stakeholders and members of local communities on the suitability of the preferred sites for waste facilities. You may also make comments on the non-allocated sites.

1.7 The consultation will run for eight weeks from **9am on 28th May 2012 to 5pm 23rd July 2012**. You can comment on the sites in this Preferred Site Options consultation document through any of the following options:

- comment online through our consultation portal at <http://consult.kent.gov.uk/>
- email your comments to mwdf@kent.gov.uk, or
- post your comments to:

MWDF Team
Planning and Environment
Second Floor Invicta House
County Hall
Maidstone
Kent ME14 1XX

1.8 All representations will be published online on our consultation portal. All comments received at the previous consultation stage will still be taken into account in determining the final site allocations.

1.9 The preferred options for mineral development sites have been published in the separate Mineral Sites Plan Preferred Options consultation document.

What is the next stage?

1.10 Once the consultation has closed, the Minerals and Waste Development Framework (MWDF) team will collate all comments and prepare a commentary report summarising the responses as part of the ongoing site assessment process. The draft version of the Waste Sites Plan (the Pre-Submission consultation stage) will then be prepared, taking into consideration the Minerals and Waste Core Strategy policies, changes to national planning policy and consultation comments. Consultation on the Pre-Submission Waste Sites Plan is currently scheduled for September 2013. In the meantime work will be focused on the Minerals and Waste Core Strategy, which once adopted will form the policy basis for the next stage of the Waste Sites Plan.

What is the Waste Sites Plan?

1.11 The final Waste Sites Plan will form part of the MWDF.

1.12 The MWDF includes the Minerals and Waste Core Strategy, the Minerals Sites Plan, the Waste Sites Plan and several supporting documents, as the diagram on the opposite page shows.

1.13 The plan making process requires various consultation stages and incorporates the opportunity for community and stakeholder consultation to influence the final document. The process is documented in Kent County Council's Statement of Community Involvement.⁽¹⁾

KENT MINERALS AND WASTE DEVELOPMENT FRAMEWORK	
Minerals and Waste Core Strategy	
Mineral Sites Plan	Waste Management Sites Plan
Minerals Proposals Map and Insets	Waste Proposals Map and Insets
<i>Evidence Base and Sustainability Appraisal /SEA</i>	
<i>Statement of Community Involvement</i>	
<i>Annual Monitoring Report and Review</i>	

1.14 The starting point for the preparation of the Waste Sites Plan was the 'Call for Sites' period (May to October 2010) in which Kent County Council formally invited operators and landowners to bring forward suitable sites that could be developed between 2012 and 2030. A second call for sites was held during Summer 2011. The details of the sites received were published in the separate Minerals and Waste Site Options documents, available for comment between May and August 2011, followed by the Supplementary Sites Options consultation between October and December 2011, which consulted upon late proposals and significant changes to some of the original site consultation details.

1.15 The next stages in the development of the Waste Sites Plan and their target dates are set out in the table on the following page.

Stage	Anticipated Date
Call for Sites	May - October 2010
Options	May - August 2011
Supplementary Options	October 2011
Policy Directions Stage (Preferred Options)	May 2012
Pre-Submission	September 2013
Submission	November 2013
Examination in Public	March 2014
Adoption	September 2014

1.16 The Waste Sites Plan will consider a variety of waste management facilities including:

- Energy from Waste.
- Hazardous landfill.
- Non-hazardous landfill.
- Treatment/Materials Recycling Facilities.
- Green Waste Treatment Facilities.
- Household Waste Recycling Facilities & Transfer.
- Inert/Construction, Demolition & Excavation landfill.
- Environmental improvement to closed biodegradable landfill sites.

1.17 The Waste Sites Plan, once adopted, will contain allocated sites throughout Kent which will provide waste management facilities for the duration of the plan period (up to the end of 2030). The documents will identify suitable locations for waste facilities. However, a site allocation does not guarantee development in that location. All planning applications will be assessed against the development management policies in the adopted Minerals and Waste Core Strategy and the policies in the relevant Local Development Framework (i.e. the district plan).

1.18 This plan covers the administrative area of Kent. Medway is a unitary authority which is responsible for its own long term plan making. The Medway Local Development Framework will address the need for mineral and waste sites in Medway.

Waste Site Assessment Methodology

2.1 Various data sets have been collated on a site by site basis to ensure that the County Council had sufficient information to appraise the site options. The following information has been taken into account:

- Call for Sites submission form information. ⁽²⁾
- Relevant national and regional planning policy.
- The draft Minerals and Waste Core Strategy and supporting evidence base.
- Consultation comments from Kent County Council's internal consultees including Biodiversity, Highways and Archaeology.
- Consultation comments from key external consultees, such as the Environment Agency, Natural England, Highways Agency and District Councils.
- Consultation comments from Parish Councils, residents and community/special interest groups.
- Site visits to record issues such as the views of the site from a distance, adjoining land uses and current access conditions.
- Geographical Information Systems (GIS) mapping data that ascertains proximity to environmental designations or sensitive receptors such as schools.
- Sustainability Appraisal and Habitats Regulation Assessment undertaken by an independent planning consultant.
- Strategic Flood Risk Appraisal (SFRA) information

2.2 Sites have not been given a colour coding (traffic light system) or scoring system as used by some authorities. It is considered that such scoring methods do not give the detailed analysis required when allocating sites and can mask important issues. With around 100 sites in total it has been possible to assess each site thoroughly without the need for a scoring system.

2.3 The following sections give a brief overview of the information collected as part of the site assessment process.

Planning Policy

2.4 The provision of waste facilities must be made in accordance with the principles of sustainable development, as governed by both national and regional policy.

2.5 *Planning Policy Statement 10: Planning for Sustainable Waste Management* and the associated Companion Guide will remain as national policy for waste and will not be revoked by the National Planning Policy Framework (NPPF). National waste policy will be reviewed at a later date under the development of a National Waste Management Plan for England. Waste planning in the UK is also governed by the European Union's (EU) revised Waste Framework Directive.

2.6 Although Regional Spatial Strategy for the South East of England (the South East Plan) will be withdrawn as part of the Localism Act is brought into effect, it contains policies regarding the provision of waste facilities in Kent until 2026, supported by an evidence base, which remains relevant and credible following testing at previous Examinations in Public.

2.7 Site selection for the final Waste Plan is also led by the draft Minerals and Waste Core Strategy policies and the supporting evidence base.

Kent Waste Provision and Requirements

2.8 The type, number and size of waste management facilities considered for the Waste Plan will depend on the anticipated requirements in Kent between 2012 and 2030 as set out in the Minerals and Waste Core Strategy and its evidence base. A sufficient amount of sites that meet waste type facility and capacity needs will be included in the final plans.

2.9 The needs for the plan period are largely determined by waste arising forecast modelling, as directed by national and regional policy. Further details on the calculations and anticipated requirements for the plan period are set out in the Minerals and Waste Core Strategy - Strategy and Policy Directions consultation paper⁽³⁾ and its evidence base.⁽⁴⁾

2.10 The current situation regarding anticipated levels of waste capacity for the plan period for the County is summarised in the table opposite.

Waste Requirements for the Plan Period

New Allocations Required	No Further Allocations Required
Municipal Solid Waste and Commercial & Industrial recycling and composting.	Non-hazardous landfill.
Construction, Demolition & Excavation waste recycling.	Inert landfill.
Energy from Waste plants (for C&I waste treatment).	
Hazardous waste landfill.	
Dredging Disposal Site	

Public Consultation

2.11 In 2011 Kent County Council invited views on all 100 plus minerals and waste site submissions in two separate Minerals and Waste Site Options consultation documents and a further Supplementary Options consultation document. Over 3,000 responses were received from members of the public and key consultees. The comments were summarised into consultation commentary reports⁽⁵⁾ and were taken into consideration as part of the site assessment process for the Waste Sites Preferred Options.

³ Available from: <http://consult.kent.gov.uk/portal/mwcs/preferred-options>

⁴ Available from: <http://consult.kent.gov.uk/portal/evidence-base/po-evidence>

⁵ All three reports are available online from www.kent.gov.uk/mwdf

Site Visits and Geographic Information Systems (GIS) Mapping

2.12 Every waste site proposal location was visited by the MWDF team and information was collected on the site conditions and documented with photographs. The issues recorded included access requirements and conditions, the proximity to and type of adjoining uses and the potential external views of the site. The site visits also confirmed whether our existing site Ordnance Survey (OS) maps are up to date. All sites have been subject to GIS mapping to identify any nearby environmental landscape designations (e.g. Green Belt, AONBs and SSSIs), Groundwater Source Protection Zones (SPZs), the site geology and the proximity of sensitive receptors such as schools and residential properties.

Sustainability Appraisal and Habitats Regulation Assessment

2.13 The Waste Sites Plan is subject to Sustainability Appraisal, as are all of the plans in the Minerals and Waste Development Framework.

2.14 The Sustainability Appraisal (SA) will include an evaluation system based on the site assessment information collected and assess how each site performs against a set of social, environmental and economic objectives. These objectives can be found in the Sustainability Appraisal Scoping Report which was consulted upon in September 2010.⁽⁶⁾

2.15 Allocated sites within or close to Ramsar sites, Special Protection Areas (SPA) or Special Areas of Conservation (SAC) are subject to a Habitats Regulation Assessment (HRA). These sites will be assessed based upon the HRA requirements as set out in the EU Habitats Directive.⁽⁷⁾ The allocated site details include summary extracts from the independently prepared SA and HRA.

Strategic Flood Risk Assessment Information

2.16 The relevant Flood Zone and Groundwater Source Protection Zone has been identified for every waste site proposal.

2.17 Source Protection Zones are catchments designated by the Environment Agency to protect groundwater sources used for drinking water from contamination. The zones range from 1 to 4: Zone 1 is the closest area to the groundwater extraction point, increasing with distance up to Zone 4, which is the furthest away.

2.18 The Environment Agency also holds data regarding flooding from rivers and the sea. These forms of flooding can be separated into the following four categories which reflect the annual probability of an area experiencing flooding:

- Land within Flood Zone 1: Low probability
- Land within Flood Zone 2: Medium probability
- Land within Flood Zone 3a: High probability
- Land within Flood Zone 3b: Within the functional floodplain (higher probability than 1-3a)

2.19 The relevant Flood Zones are identified under the preferred option site considerations but do not appear as a designation on the associated map: instead separate maps have been produced for each of the sites showing the Flood Zones they fall within. For details see Topic Paper 8: Strategic Flood Risk Assessment; (SFRA): Waste Sites.

6 Available from: http://www.kent.gov.uk/environment_and_planning/planning_in_kent/minerals_and_waste/evidence_base/sustainability_appraisal.aspx

7 Information on the EU Habitats Directive is available from: http://ec.europa.eu/environment/nature/legislation/habitatsdirective/index_en.htm

Approach to Waste Site Selection

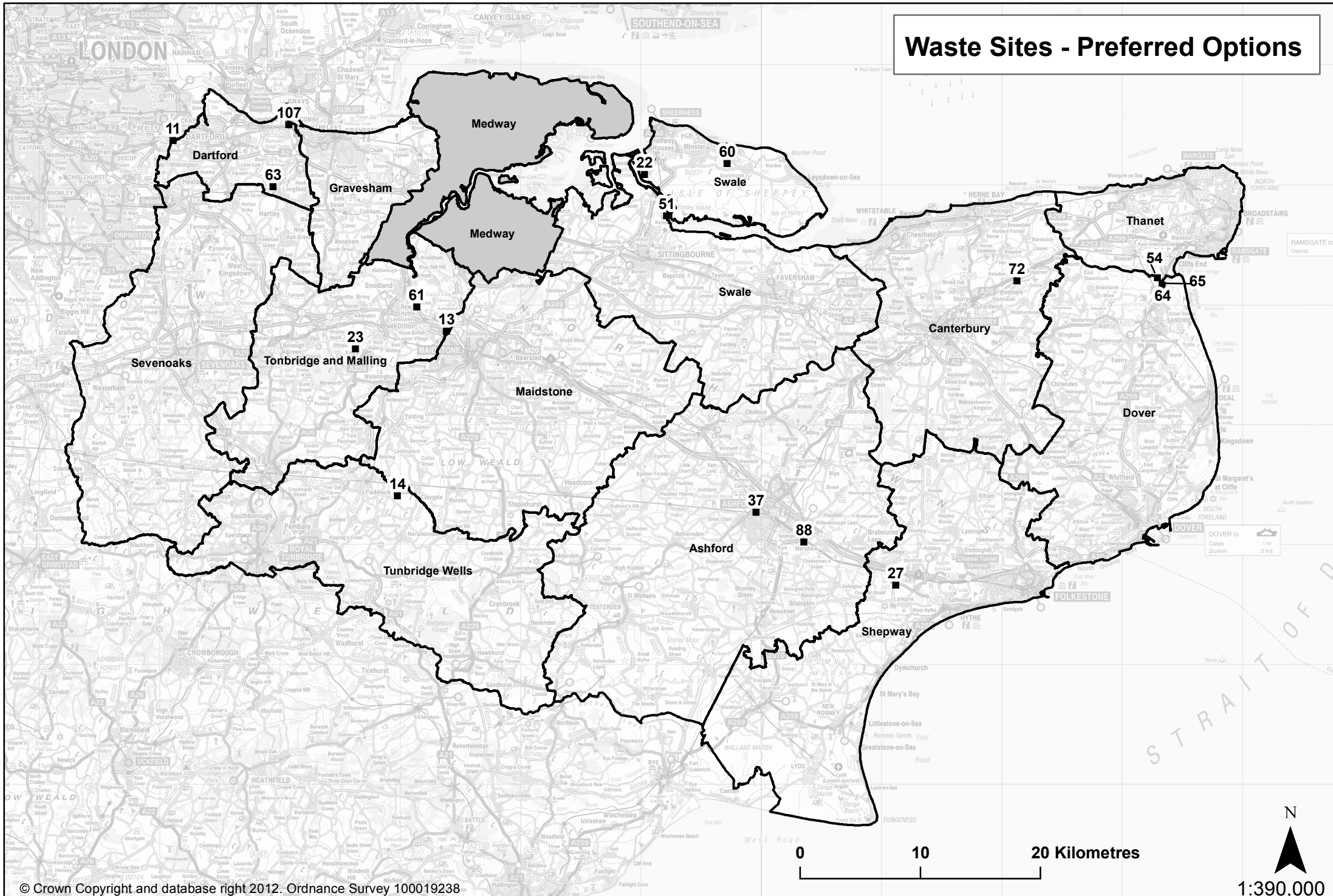
2.20 In addition to considering the site assessment information, the waste site preferred options have been selected on the following basis:

- Avoiding sites which are likely to give rise to significant adverse impacts upon national and international designated sites, including Areas of Outstanding Natural Beauty (AONB), Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC), Special Protection Areas (SPAs), Ramsar sites, Ancient Monuments and registered Historic Parks and Gardens.
- Avoiding sites which are likely to give rise to a significant adverse impact upon Local Wildlife Sites (LWS), Local Nature Reserves (LNR), Ancient Woodland and groundwater resources.
- Identifying sites which are well located in relation to Kent's major road network, avoiding proposals which would give rise to significant numbers of lorry movements through villages or on unacceptable stretches of road.
- Avoiding permanent sites within the Green Belt.
- Avoiding the development of new waste management facilities within Groundwater Source Protection Zone 1.

2.21 The majority of types of waste management facilities are deemed by the Environment Agency to be appropriate development within Flood Zones 1 to 3a except for landfill or hazardous waste management. Similarly, the Environment Agency would not raise any objection in principal to the development of waste facilities in Groundwater Source Protection Zones 2 and 3. These national planning constraint areas do not impose a constraint upon the development of the preferred sites for waste management facilities. However, these constraint areas will need to be taken into account in the detailed design of the facilities.

2.22 As part of the site assessment process, site areas proposed to the Kent MWDF team have been reviewed and where relevant boundaries have been changed. This has been undertaken as part of the iterative process in order to provide 'preferred areas' which reflect areas which are likely to achieve planning permission at the planning application stage.

Waste Sites - Preferred Options



Energy from Waste

4.1 The revised Waste Needs Assessment⁽⁸⁾ shows a decrease in the amount of C&I waste which is predicted to arise in Kent during the plan period. Less new energy from waste capacity will be needed than had previously been predicted. Revised forecasting has been carried out to predict the quantity of new EfW capacity that will be required.

4.2 The approach being adopted for site allocation for EfW following the Core Strategy and Policy Directions consultation is that:

- Sites for new EfW facilities will be allocated to meet the need as identified through forecasts using high rates of waste growth.
- There will be an initial limit on the amount of new EfW capacity being permitted until monitoring indicates that the low growth waste forecasts are being significantly exceeded.

4.3 The conclusions that have been drawn from forecasting the amount of new EfW capacity needed during the plan period at both high and low levels of waste growth are:

- Sufficient sites for EfW facilities should be allocated to provide new capacity for 562,500 tpa
- Permissions for new EfW facilities should be restricted to a total new capacity of 437,500 tpa until monitoring indicates that this restriction would result in the loss of non-hazardous landfill in the county before the end of the plan period.

4.4 As increasing the provision of EfW at an early stage in the plan period is critical to the strategy of retaining non-hazardous landfill capacity in the county, particular regard has been given to the promoter's intentions and ability to develop the sites in the short term.

This is apart from one site which needs to be safeguarded for development in the long term. Here particular regard has been given to the potential adverse effects of the sterilisation of the land from being developed for any other purposes for the duration of the plan period.

4.5 Some of the allocated sites will be subject to Appropriate Assessment under the Habitat Regulations due to their close proximity to internationally important habitats. The requirement for Appropriate Assessment is not considered to affect the deliverability of new sites but might influence the scale of the development, its design or methods of operation.

4.6 The sites which will be allocated for EfW and associated waste processing are:

- **Site 54: Richborough Power Station A**
- **Site 61: Former SCA Packaging, New Hythe**
- **Site 107: Lower Lane, Swanscombe**
- **Site 13: A New 4th Line at Allington EfW Facility**

4.7 Sites which will not be allocated:

- **Site 46: Sheppy Ltd - Ashford Road, Hollingbourne**
- **Site 47: Sheppy Ltd - Rushenden Road, Queenborough**
- **Site 48: Sheppy Ltd - Argent Road, Queenborough**
- **Site 55: Ightham Sandpit Gasification**
- **Site 103: Former Pfizer Site, Sandwich**
- **Site 104: Land between Orpington Bypass and M25**

8 http://www.kent.gov.uk/environment_and_planning/planning_in_kent/minerals_and_waste/evidence_base.aspx

Site 13: Allington Waste Management Facility, Aylesford

Site 13

Allington Waste Management Facility, Aylesford

4.8 This proposal is to develop an additional fourth line to the current energy from waste incinerator. The site has also been promoted to provide a HWRC and can be found in Chapter 8 of this document.

Strategic Environmental Assessment Summary

SA- This is a brownfield site with existing infrastructure and good access which would contribute to a positive sustainable outcome. The impact of this site and its traffic on air quality are a key concern due to its location within the Town Centre AQMA, especially due to the large capacity of the proposal. Environmental impacts are possible, with sensitive local biodiversity sites including the Allington Quarry SSSI and Ancient Woodland in close proximity. Cumulative environmental effects possible due to adjoining industrial estate.

HRA- Given the distances of this facility from European sites it is likely that the only potential impact pathway is through emissions to air. An air quality assessment would be required before this could be permitted in accordance with Environment Agency guidance.

Site Specific Considerations	
Natural Environment	Strips of woodland along boundary should be preserved and enhanced.
Heritage	The site has potential for Bronze Age, Iron Age and Roman findings nearby.
Highways	There are no planned highway improvements and no proposed improvements within the 20/20 Industrial Estate in which the site is situated.
Hydrogeology	The site is within Groundwater Source Protection Zone 1 and 2 and Flood Zone 1
Types of Waste	MSW and C&I waste

Conclusion

The site consists of previously developed land for waste management. In combination with the other allocated sites, this site will provide sufficient capacity to meet the need for new EfW capacity set out in the MWDF. Sufficient details have been submitted about the proposed development as such that it can be demonstrated that the facility will be delivered within a time frame to fit the requirements of the Core Strategy. The site boundary has been changed from that submitted by the operator to remove the parts of the former Allington quarry that are reserved for nature conservation and to protect the perimeter landscaping.

Site 13
Allington Waste
Management Facility,
20/20 Industrial Estate

Waste Site

Designations on Site

Groundwater Source
Protection Zones 1 and 2

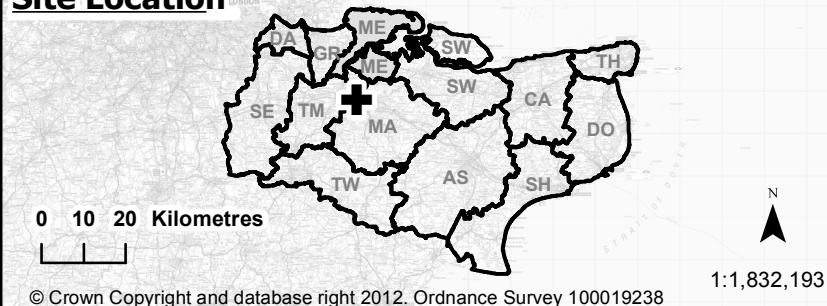
Designations Close to the site

Air Quality Management Area

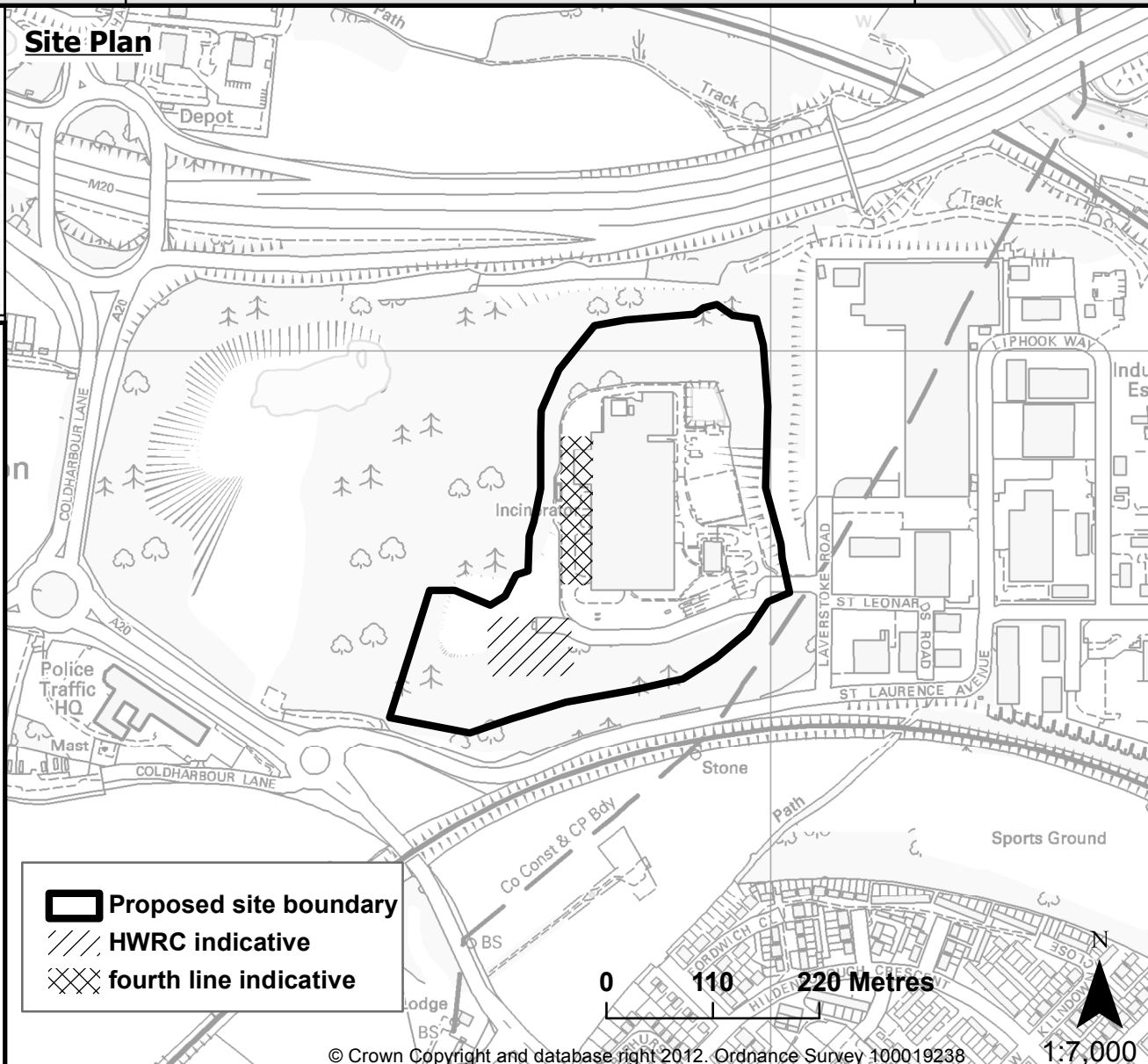
Eastings 573862
Northings 157838

Site Area (Hectares)
10.5

Site Location



Site Plan



Site Information	
District/Borough	Tonbridge & Malling
Parish	Aylesford
Landowner	Waste Recycling Group Ltd
Operator	Kent Enviropower
Estimated Capacity	500,000 tpa existing and 150,000 tpa extension
Life of Operation	Permanent
Access	Existing off Laverstoke Road
Current Use	Waste to Energy and MRF

The development of this site will be supported subject to:

1. The EfW capacity required by the MWDF not being met from the other allocated sites.
2. Annual monitoring data confirming that waste growth is higher than the MWDF low growth modelling scenario.
3. The existing EfW plant exporting hot water as well as producing electricity.
4. The number of HGV traffic movements entering the site for the additional EfW facility in combination with the existing waste operations not exceeding the maximum movements allowed under condition (6) of the permission for the existing facility (ref. TM/98/1428) both per day and that specified for the morning and evening peak periods.
5. The additional flue being combined with the existing flues into one stack.

- Proposed site boundary**
- HWRC indicative**
- fourth line indicative**

Site 54: Richborough Power Station A, Minster

Site 54

Richborough Power Station

4.9 The landowner has promoted this site for an energy from waste facility producing approximately 15Mw of electricity. The landowner is also promoting the reworking of the existing landfill which can be found in the non-allocated site section.

Strategic Environmental Assessment Summary

SA- Potential adverse impacts relate to the sites proximity to the Sandwich Bay and Hacklinge Marshes SSSI. It is also located 38 m from a Scheduled Ancient Monument (the Saxon Shore Fort, Roman Port and associated remains at Richborough). The site contains nationally protected species. Positive impacts relate to the generation of renewable energy for the national grid and the location of the site being on previously developed and derelict land.

HRA- Given that this site lies within 200 m of Sandwich Bay SAC and Thanet Coast & Sandwich Bay SPA/Ramsar site, it is considered that air quality and noise assessments would need to be undertaken before it could be permitted. In addition, since it lies within 10km of four European sites it is considered that an air quality assessment would be required before this could be permitted in accordance with Environment Agency guidance.

Site Specific Considerations	
Natural Environment	River Stour is an important Green Corridor. 200m from Thanet Coast and Sandwich Bay SPA/Ramsar site.
Heritage	Sensitive historic landscape of the former Wantsum Sea Channel. Archaeological remains associated with historic use may be found on site.
Highways	Adequate HGV capacity on the road network and is within the East Kent Access Phase 1C. A Transport Assessment may be needed.
Hydrogeology	The site is within Flood Zone 2 and Flood Zone 3 and 3b.
Sources of Waste	Commercial and Industrial Waste from east Kent.

Conclusion

The site consists of previously developed land. In combination with the other allocated sites, this site will provide sufficient capacity to meet the need for new EfW capacity set out in the MWDF. Sufficient details have been submitted about the proposed development so that it can be demonstrated that the facility will be delivered within a time frame to fit the requirements of the Core Strategy. The site boundary has been changed to restrict the development of waste management uses to the area of the former power station buildings.

Site 54
Richborough Power
Station A,
Minster

Waste Site

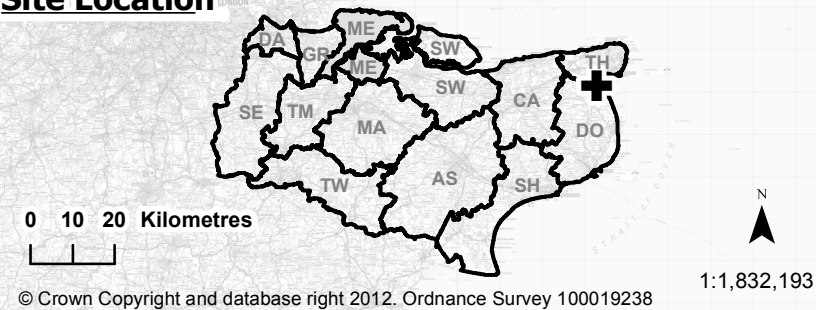
Designations on Site

Local Wildlife Site
Site of Special Scientific Interest (Western most part of site only)

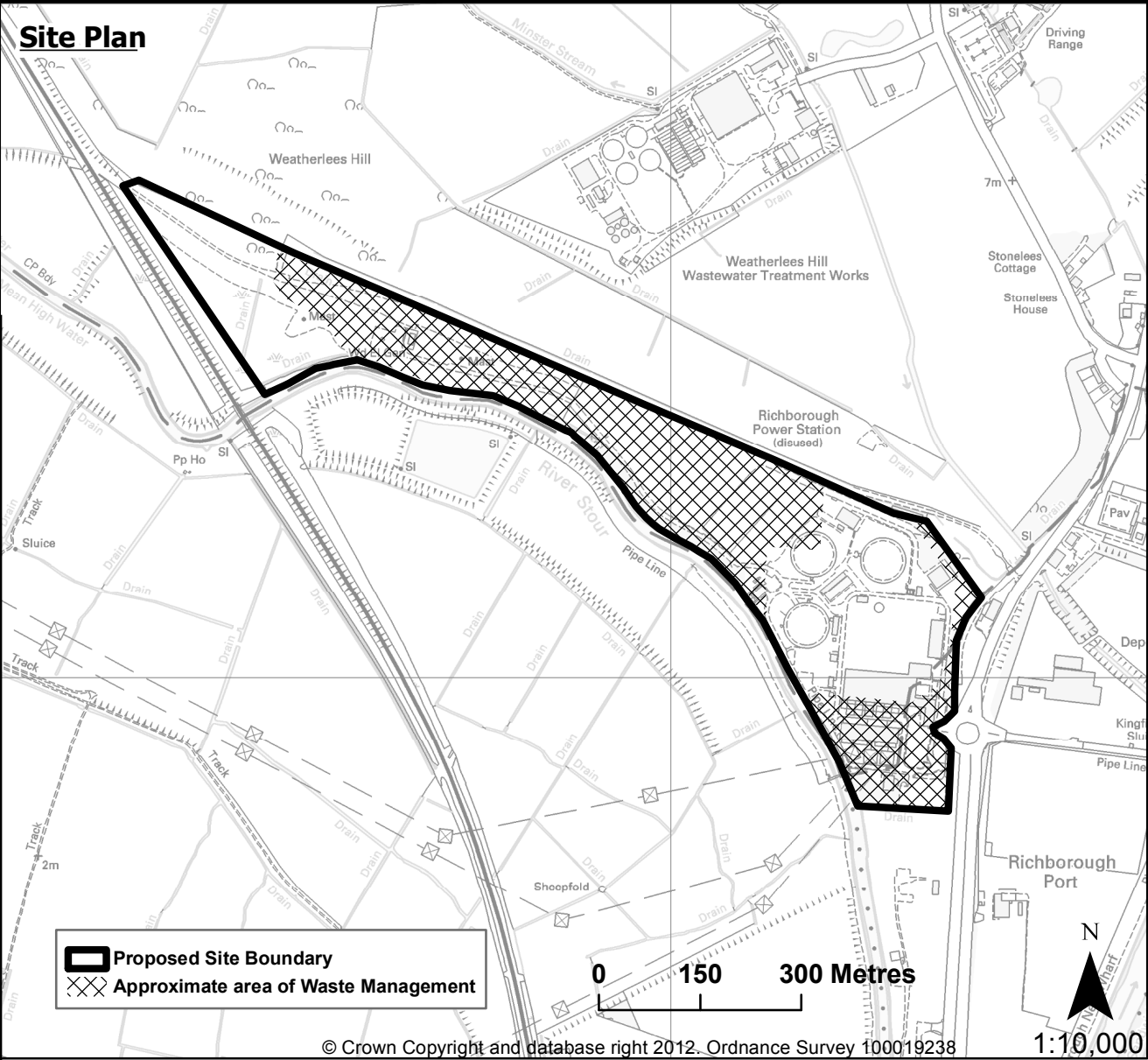
Eastings 632969
Northings 162270

Site Area (Hectares)
23.9

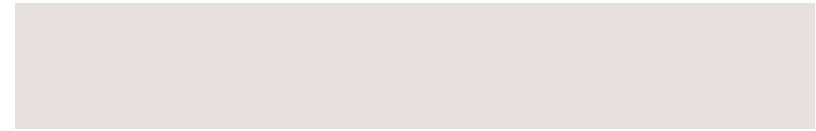
Site Location



Site Plan



Site Information	
District/Borough	Dover & Thanet
Parish	Minster and Sandwich
Landowner	BFL Management Ltd
Agent	Montagu Evans
Estimated Capacity	115,000 tpa
Life of Operation	Permanent
Access	A256
Current Use	Electrical transformer station and derelict power station
The development of this site will be supported subject to:	
1. The maximum capacity of the EfW facility and any waste processing plant not generating more traffic movements than can be accommodated without significant adverse effects on the local highway network.	
2. No development occurring on the part of the site designated as Local Wildlife Site.	



Site 61: SCA Packaging, New Hythe, Aylesford**Site 61****SCA Packaging, New Hythe, Aylesford**

4.10 This is the former site of the SCA packaging factory. The site has been promoted for an Integrated Waste Management plant including an energy from waste facility and front end recycling.

Strategic Environmental Assessment Summary

SA- Potential adverse impacts relate to the proximity to the Holborough to Burham Marshes (SSSI), the fact the site is within Flood Zone 3, Groundwater Source Protection Zone 2 and 3 and the presence of UK protected species within the site. Positive impacts relate to the efficient use of land (conversion of industrial land) and the distance to European protected sites of nature conservation. It is also expected to significantly reduce carbon emissions.

HRA- Given the distances of this facility from European sites it is likely that the only potential impact pathway is if an Energy from Waste facility is brought forward. In that case further assessment will be required in accordance with Environment Agency guidance.

Site Specific Considerations

Natural Environment	A number of important ecological sites adjacent that could be impacted from emissions and drainage from the site.
Heritage	Area is rich in archaeological remains. Medieval Chapel of St John thought to lie in north of site.
Highways	HGV route along Leybourne Way onto A228. Proposed planning improvements to the east of the site near New Hythe Station.
Hydrogeology	The site is within Groundwater Source Protection Zone 2 and 3 and within Flood Zone 2 and Flood Zone 3.
Sources of Waste	Commercial wastes sourced from within Kent or from Kent based waste management companies.

Conclusion

This site is on previously developed land. In combination with the other allocated sites, this site will provide sufficient capacity to meet the need for new EfW capacity set out in the MWDF and does not present any major conflict with national planning policy constraints. Sufficient details have been submitted so that it can be demonstrated that the facility will be delivered within a time frame to fit the requirements of the Core Strategy. The site boundary has been reduced to restrict the size of development of waste management uses necessary for the development of an EfW plant to be deliverable and in order not to unnecessarily sterilise land within an industrial estate from development for non waste management uses.

Site 61
SCA Packaging
New Hythe,
Aylesford

Waste Site

Designations on Site

Groundwater Source
Protection Zones 2 and 3

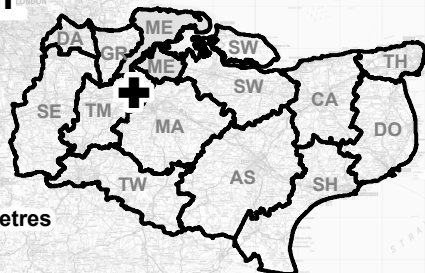
Designations Close to the site

Local Wildlife Site
Public Rights of Way
Air Quality Management Area

Eastings 571396
Northings 159748

Site Area (Hectares)
5.8

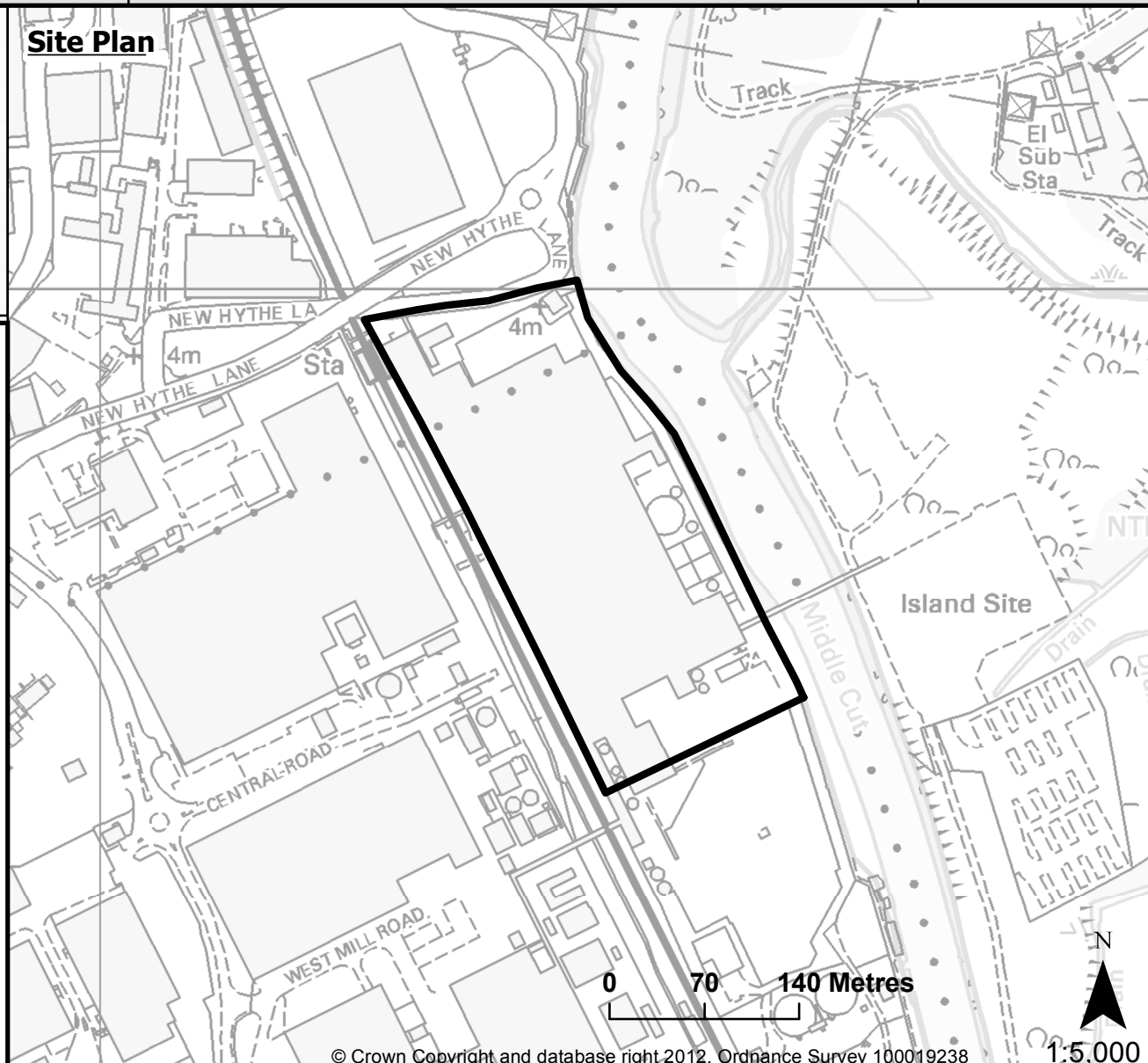
Site Location



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1:1,832,193

Site Plan



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1:5,000

Site Information

District/Borough	Tonbridge and Malling
Parish	East Malling & Larkfield, Ditton
Landowner	SCA Packaging
Operator	Biossence Aylesford Ltd
Estimated Capacity	200,000tpa
Life of Operation	Permanent
Access	New Hythe Lane
Current Use	Industrial

The development of this site will be supported subject to: The maximum capacity of the EfW facility and any waste processing plant not generating more traffic movements than can be accommodated without significant adverse affects on the local highway network and the AQMA.

Site 107: Land at Lower Road, Swanscombe**Site 107****Land at Lower Road, Swanscombe**

4.11 This area of land has been put forward as a location for an Energy from Waste facility. An estimated 20Mw of electricity would be produced from the gasification of non-recyclable, commercial waste consisting of sorted and blended cardboard, paper, waste wood and non-specific biomass material.

Strategic Environmental Assessment Summary

SA- There are no identified access issues to the the site, however, the proposed operation needs to consider the nearby AQMA at Northfleet Industrial Estate. Use of the existing derelict industrial land will help to minimise the impact on the local environment. There are a number of designated nature areas within 1km of the site that need to be considered.

HRA- Given the distances of this facility from European sites it is likely that the only potential impact pathway is if an Energy from Waste facility is brought forward. In that case further assessment will be required in accordance with Environment Agency guidance.

Site Specific Considerations

Natural Environment	SPA, Ramsar, SSSIs, NNR and LWS within 1km but barriers mean they are unlikely to be a significant constraint.
Heritage	Chalk Quarry is likely to have fully removed potential for finding remains.
Highways	If the proposal is granted permission, a contribution should be sought for traffic signal control at the Manor Way/ A226 London Road junction.
Hydrogeology	In Groundwater Source Protection Zone 3 and within Flood Zone 2 and Flood Zone 3.
Type of Waste	Non-recyclable commercial waste in the form of sorted and blended cardboard, paper, waste wood and non-specific biomass.

Conclusion

The site consists of previously developed land. In combination with the other allocated sites, this site will provide sufficient capacity to meet the need for new EfW capacity set out in the MWDF. Sufficient details have been submitted about the proposed development such that it can be demonstrated that the facility will be delivered within a time frame to fit the requirements of the Core Strategy.

Site 107
Land at Lower Road,
Swanscombe

Waste Site

Designations on Site

Groundwater Source
Protection Zone 3

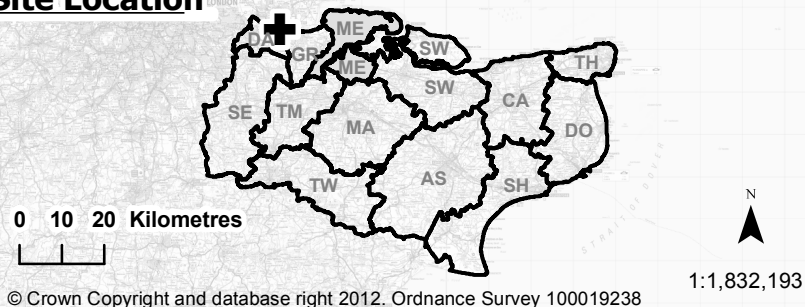
Designations Close to the site

Air Quality Management Area

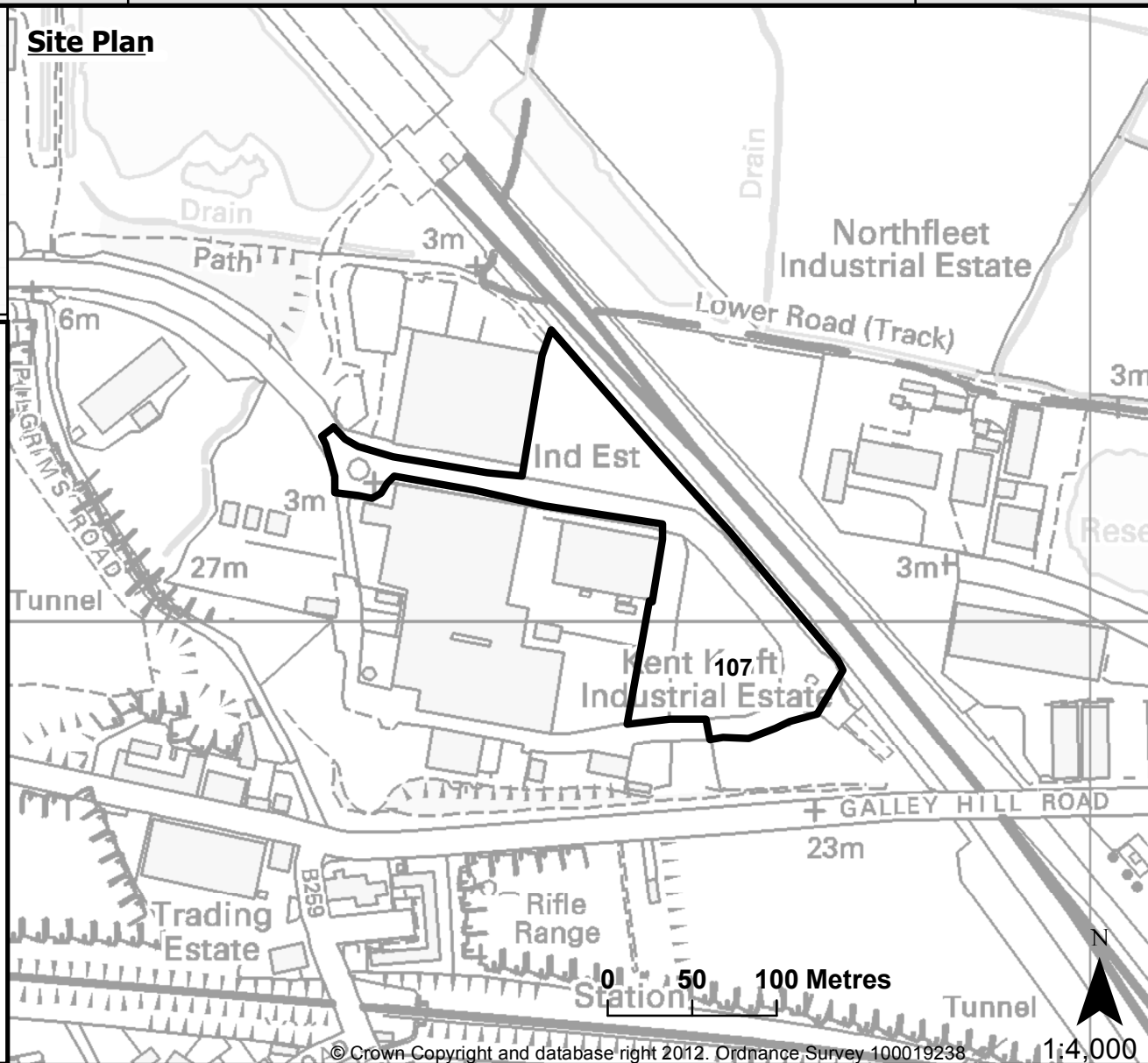
Eastings 560739
Northings 175036

Site Area (Hectares)
1.9

Site Location



Site Plan



Site Information

District/Borough	Dartford
Parish	Swanscombe and Greenhithe
Landowner	Dartford Buckland Limited
Operator	Teal Energy Limited
Agent	Howard Sharp & Partners LLP
Estimated Capacity	250,000 tpa
Life of Operation	Permanent
Access	Lower Road
Current Use	Derelict Industrial Land

The development of this site will be supported subject to: The maximum capacity of the EfW facility and any waste processing plant not generating more traffic movements than can be accommodated without significant adverse effects on the local highway network and the nearby AQMA.

Hazardous Landfill

5.1 The revised Waste Needs Assessment did not review the need for hazardous waste facilities as it was not a major waste stream and it was not considered that there were any significant changes to the May 2010 Needs Assessment ⁽⁹⁾ or to the conclusions reached in the Core Strategy – Strategy and Policy Directions Consultations ⁽¹⁰⁾.

5.2 The 2010 waste needs assessment did not reach any conclusions about capacity gaps in future provision for hazardous waste management in the county as the South East Regional Spatial Strategy places self-sufficiency for hazardous waste at the regional level not the county level. However, It did highlight that due to the increase of non-hazardous waste going through energy from waste treatment, a deficit in the provision of landfill capacity for the hazardous residue left over from the EfW process could occur.

5.3 The Core Strategy takes an approach based upon acknowledging the continued need for the import and export of hazardous waste to specialised facilities, but basing future planning on maintaining net self – sufficiency in hazardous waste facilities. The Core Strategy has focused on three major hazardous waste management activities which if the balance changes from import to export would mean that Kent would no longer be self-sufficient. These activities relate to asbestos landfill, disposal of Energy from Waste Air Pollution Control (APC) residues and treatment of contaminated soils. Sites will need to be identified for the first two waste management activities but the latter activity can be better dealt with by temporary permissions at contaminated land sites or groups of contaminated land sites as part of a site redevelopment.

5.4 Only two sites for landfill of asbestos and for hazardous landfill were put forward as part of the call for sites and both of these are being put into the Preferred Options for Mineral sites. The hazardous waste disposal would form the method of restoration for an extension to the existing mineral workings. The extension of Norwood Quarry for the disposal of APCs will also be identified as a Strategic Site in the Core Strategy due to the strategy promoting an increase in EfW to divert waste away from the county's dwindling resource of non-hazardous landfill.

5.5 The sites which will be allocated are:

- **Site 60: Norwood Landfill Extension**
- **Site 63: Pinden Quarry Extension**

9 available from: http://www.kent.gov.uk/environment_and_planning/planning_in_kent/minerals_and_waste/evidence_base/issues_consultation.aspx

10 available from: http://www.kent.gov.uk/environment_and_planning/planning_in_kent/minerals_and_waste/evidence_base/issues_consultation.aspx

5.6 This page has been left blank intentionally.

Site 60: Norwood Quarry & Landfill Extension

Site 60

Norwood Quarry & Landfill Extension

5.7 This is an existing site extracting London Clay with hazardous waste landfill as the method of restoration (flue ash from the Allington energy from waste incinerator). There are two possible site extensions promoted: one to the east and one to the north of the existing site. Site 60 can also be found in Chapter 9 of the Minerals Sites Preferred Options Document.

Strategic Environmental Assessment Summary

SA- Potential adverse impacts relate to the use of Grade 2 agricultural land, the proximity of the site to a SSSI (Sheppey Cliffs and Foreshore) and the presence of UK protected species within the site. Overall the site is relatively distant from European protected sites and ancient monuments.

HRA- Given the distance to the nearest European site and the lack of connecting pathways (since there will be no putrescible waste in this landfill) this can be considered as being unlikely to lead to significant effects.

Site Specific Considerations	
Natural Environment	Woodland is present within the extension. This should be conserved if possible. If lost should be replaced within restoration.
Heritage	Important archaeological remains of Mesolithic, Neolithic, Bronze Age, Iron Age and Saxon date have been found during excavations.
Highways	Increased HGV activity would need to be assessed to see the affect on Lower Road and the operation of key junctions meeting A249 at Cowstead Corner. Planned upgrading of traffic signal junction at Barton Hill.
Hydrogeology	Entirely in an outcrop area of the London Clay formation which has a depth of 100+ metres. Within Flood Zone 1.
Sources of Waste	Hazardous ash from the Allington EfW plant. Potential to receive hazardous waste arising from other facilities in Kent.

Conclusion

This is a greenfield site but there is a need for the clay to be worked and the hazardous landfill is the method of restoration.

Site 60
Norwood Landfill
and proposed extension,
Minster and Eastchurch

Minerals/ Waste Site

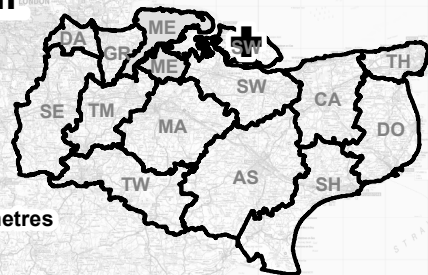
Designations on Site

Public Rights of Way

Eastings 597176
Northings 171796

Site Area (Hectares)
15.9

Site Location



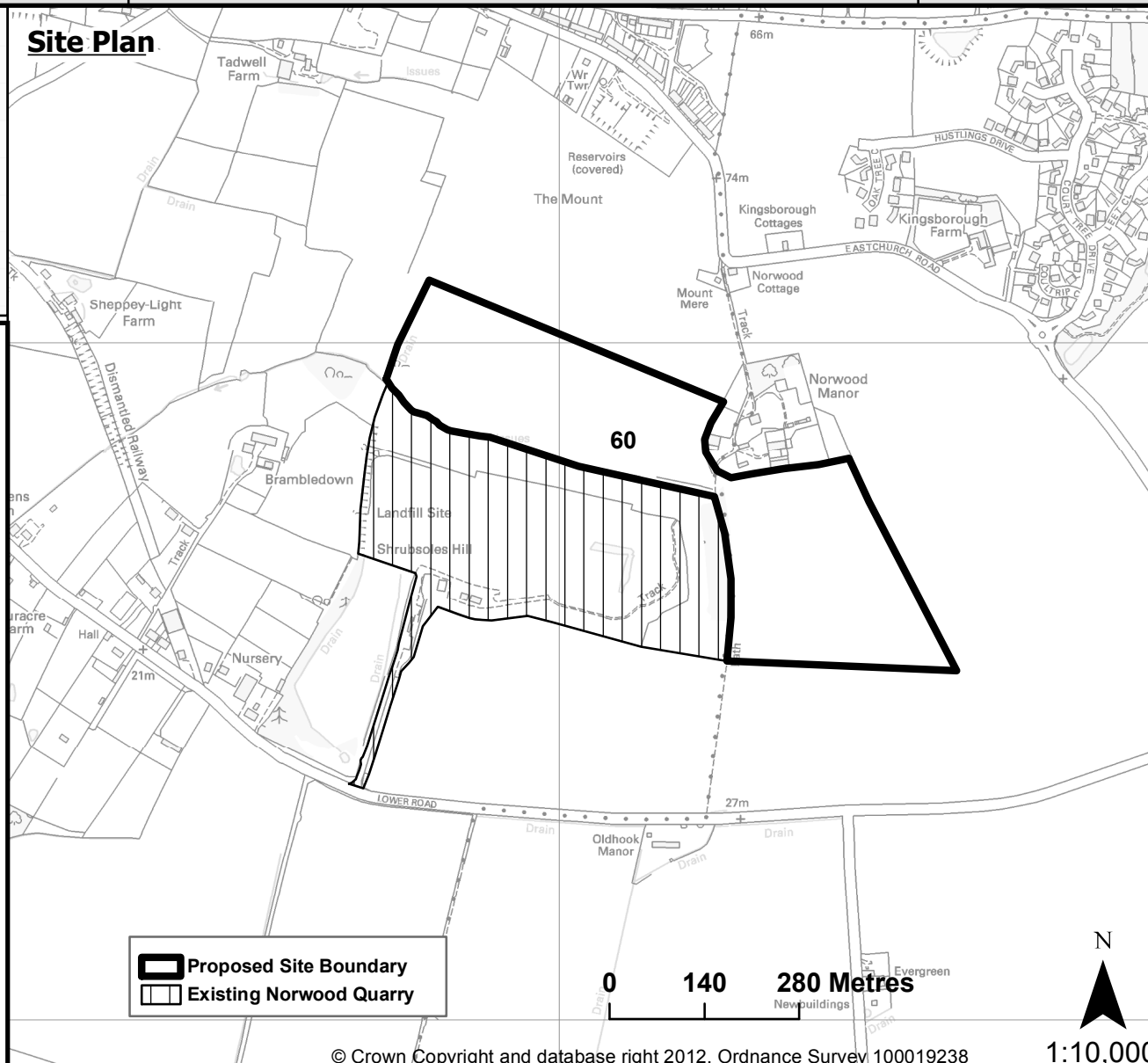
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District/Borough	Swale
Parish	Minster and Eastchurch
Landowner	SW Attwood & Partners
Operator	Waste Recycling Group Ltd
Agent	Stephen Bowley Planning Consultancy
Estimated Capacity	45,000tpa+
Life of Operation	At least 2030
Access	Existing onto B2231
Current Use	Arable

The development of this site will be supported subject to:
 1. No APC residues being permitted to be disposed of in the extension site until an assessment has been made by the applicant that alternative treatment technologies to hazardous landfill are not economically viable. 2. That any increase in annual capacity does not generate more traffic movements than can be accommodated without significant adverse effects upon the local highway network. 3. Restoration to original ground levels will be required within an agreed timescale. 4. Air Quality Assessment will be required in relation to impact on the Medway Estuary and Marshes SPA/Ramsar site, with mitigation if necessary.

Site Plan



Proposed Site Boundary
Existing Norwood Quarry

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1:10,000

Site 63: Pinden Quarry & Landfill Extension**Site 63****Pinden Quarry & Landfill Extension**

5.8 This is an existing site which is currently extracting chalk and being restored by hazardous landfilling of asbestos waste. This site provides a facility for disposing of asbestos from the south east, London and the east of England. The proposal also includes the continuation of a materials recycling facility and transfer station. Site 63 can also be found in Chapter 7 of the Minerals Sites Preferred Options Document and also Chapter 7 of this document.

Strategic Environmental Assessment Summary

SA- Potential adverse impacts relate to the presence of an Ancient Woodland site within 1km. Potential benefits relate to the distance of the site from European and National Wildlife sites, its location in Flood Zone 1, and its distance to cultural heritage.

HRA- Given the distance to the nearest European site and the lack of connected pathways (since there will be no putrescible waste in this landfill) it is considered that this site will be unlikely to lead to significant effects and will not need to have an Appropriate Assessment.

Site Specific Considerations

Natural Environment	LWS and Ancient Woodland within 1km and SSSI within 5km. These are unlikely to present a significant constraint. UK and Local Protected species have been recorded within 1km of the site.
Heritage	Bronze Age, Iron Age and Roman Remains all found during past investigations. Remains include evidence of Roman occupation.
Highways	HGV capacity depends on the life of the site, as development comes forward in Kent Thameside, capacity will reduce.
Hydrogeology	Upper Chalk through out site. Within Flood Zone 1.
Sources of Waste	South East England, London & the East of England

Conclusion

This is both a Green Belt and a greenfield site but there is an identified need for the chalk to be quarried and the hazardous landfill is the method of restoration.

Site 63
Pinden Quarry
North West Extension
Darenth, Dartford

Minerals/ Waste Site

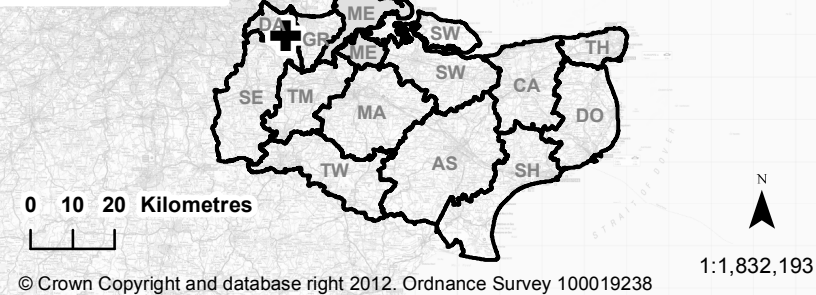
Designations on Site

Green Belt
Public Rights of Way

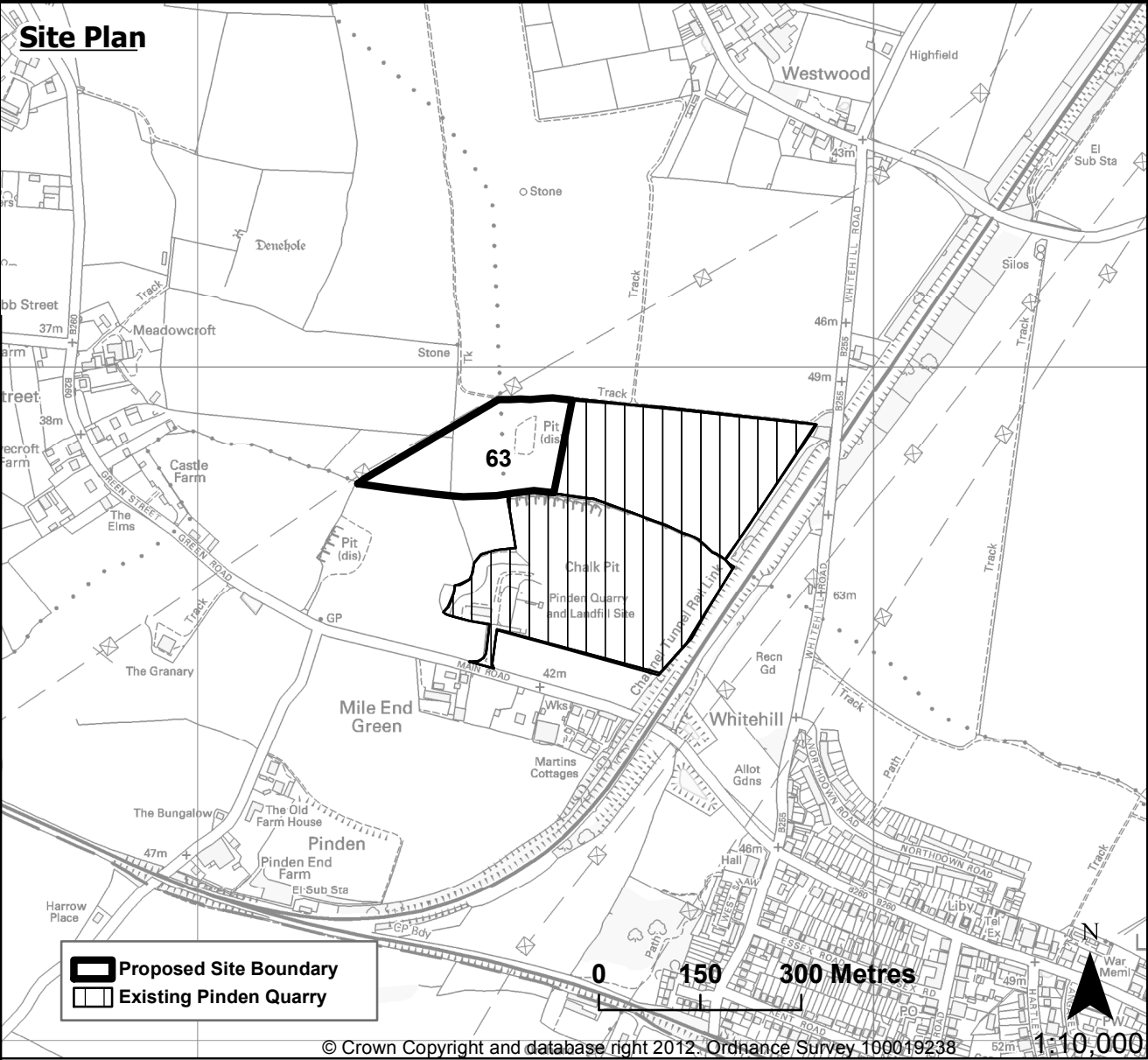
Eastings 559469
Northings 169870

Site Area (Hectares)
2.9

Site Location



Site Plan



Site Information	
District/Borough	Dartford
Parish	Darenth & Southfleet, Longfield & New Barn
Landowner	Syd Bishop & Sons
Operator	Pinden Ltd
Agent	Environmental Scientifics Group
Estimated Capacity	572,000 cu.m
Life of Operation	Linked to life of Planning Permission (until 21 February 2042)
Access	Existing off Main Road
Current Use	No current use

The development of this site will be supported subject to:1. the completion of restoration by 21 February 2042 (the deadline for completion of the current planning permission for the existing quarry); 2. the development not causing any increase in traffic movement for the whole quarry above the level specified in the planning permission for the existing quarry of 500 traffic movements per day; 3. the development being designed and operated such that both the high voltage overhead electricity line which adjoins the boundary of the site and the high pressure gas pipeline which crosses the sites are safeguarded.

Non-Hazardous Landfill

6.1 Both the 2010 and the Revised Waste Needs Assessment ⁽¹¹⁾ conclude that there is a significant capacity gap for non-hazardous landfill. However, there have been no deliverable proposals for new non-hazardous landfill submitted as part of the MWDF call for sites. The Core Strategy and Directions seeks to rapidly increase the supply of EfW as an alternative to landfilling of non-hazardous waste, thereby husbanding the resource of non-hazardous landfill for wastes that cannot go to energy recovery.

6.2 In terms of the more specialist areas of non-hazardous landfill for disposal of river dredgings, two sites have been put forward in the call for sites by Peel Ports Ltd/Medway Ports Authority. There are currently no active disposal dredging sites in Kent and it is considered expedient to allocate a site for dredging disposal in the Preferred Options (fortunately one of the sites is not located within an area of environmental constraints).

6.3 The sites which will be allocated are:

- **Site 22: Rushenden Marshes**

6.4 Sites which will not be allocated:

- **Site 15: Burntwick Island**
- **Site 95: Stone Gate**

11 Available from: http://www.kent.gov.uk/environment_and_planning/planning_in_kent/minerals_and_waste/evidence_base/issues_consultation.aspx

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Site 22: Rushenden Marshes (Dredging Disposal Site)**Site 22****Rushenden Marshes (Dredging Disposal Site)**

6.6 The site is a former dredging disposal site. The proposal is to import dredgings by barge and to pump the dredgings ashore for disposal and recovery. Also the importation of inert wastes for the construction of internal bunds and other engineering uses is proposed.

Strategic Environmental Assessment Summary

SA- This will provide the only site within the county where river dredgings can be disposed of. The major redevelopment of Queenborough and Rushenden could effect the road capacity. The site would be restored to nature conservation in agreement with Natural England and the RSPB. There is the potential for cumulative adverse effects with the Swale to the west and north and housing, industrial estate and sewage works nearby. There are possible adverse effects on local communities due to the proximity to Queenborough.

HRA- This is a former operational site and the proposal is to continue that operation. As planning permission has been granted in recent years for dredging disposal it is assumed that the current operation is acceptable in environmental terms. As such, it is considered that significant effects are unlikely since no new impacts will be introduced, despite the proximity to Medway Estuary & Marshes SPA/Ramsar site.

Site Specific Considerations

Natural Environment	Adjacent to the Medway Estuary and Marshes SPA, Ramsar and SSSI. Would need to fully assess possible impacts on special interest features of the site.
Heritage	Evidence of probable medieval saltworking within the boundaries of proposed site and a number of earthworks located in site.
Highways	Access currently through Main Road. Rushenden Relief Road will provide direct link to A249. Concerns over HGV use of southern section of Rushenden Road through residential estate.
Hydrogeology	The site is within Flood Zone 2 and Flood Zone 3 and 3b.
Sources of Waste	Dredgings from Thames and Medway River channels.

Conclusion

This site is not within any major national planning constraint areas and will provide the only site within the county where river dredgings can be disposed of. This site has previously had a planning permission for the deposit of river dredgings and part of the site has undergone satisfactory appropriate assessment under the Habitat Regulations due to the close proximity to the Medway Estuary Marshes SSSI. HGVs accessing the site would be kept to a minimum with only the amount needed to build up the bunds.

Site 22
Rushenden Marshes
Dredgings, Queenborough
Swale

Waste Site

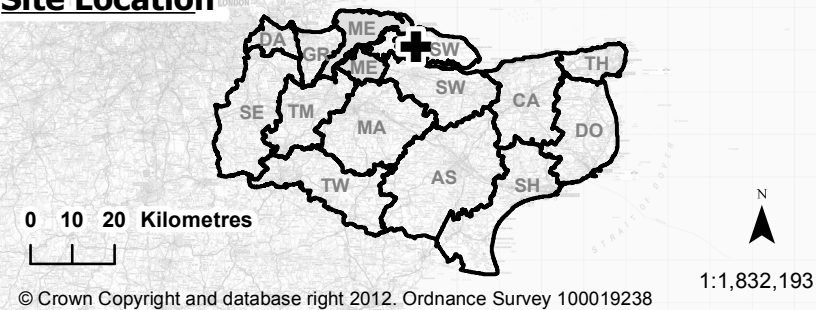
Designations on Site

Designations Close to the site

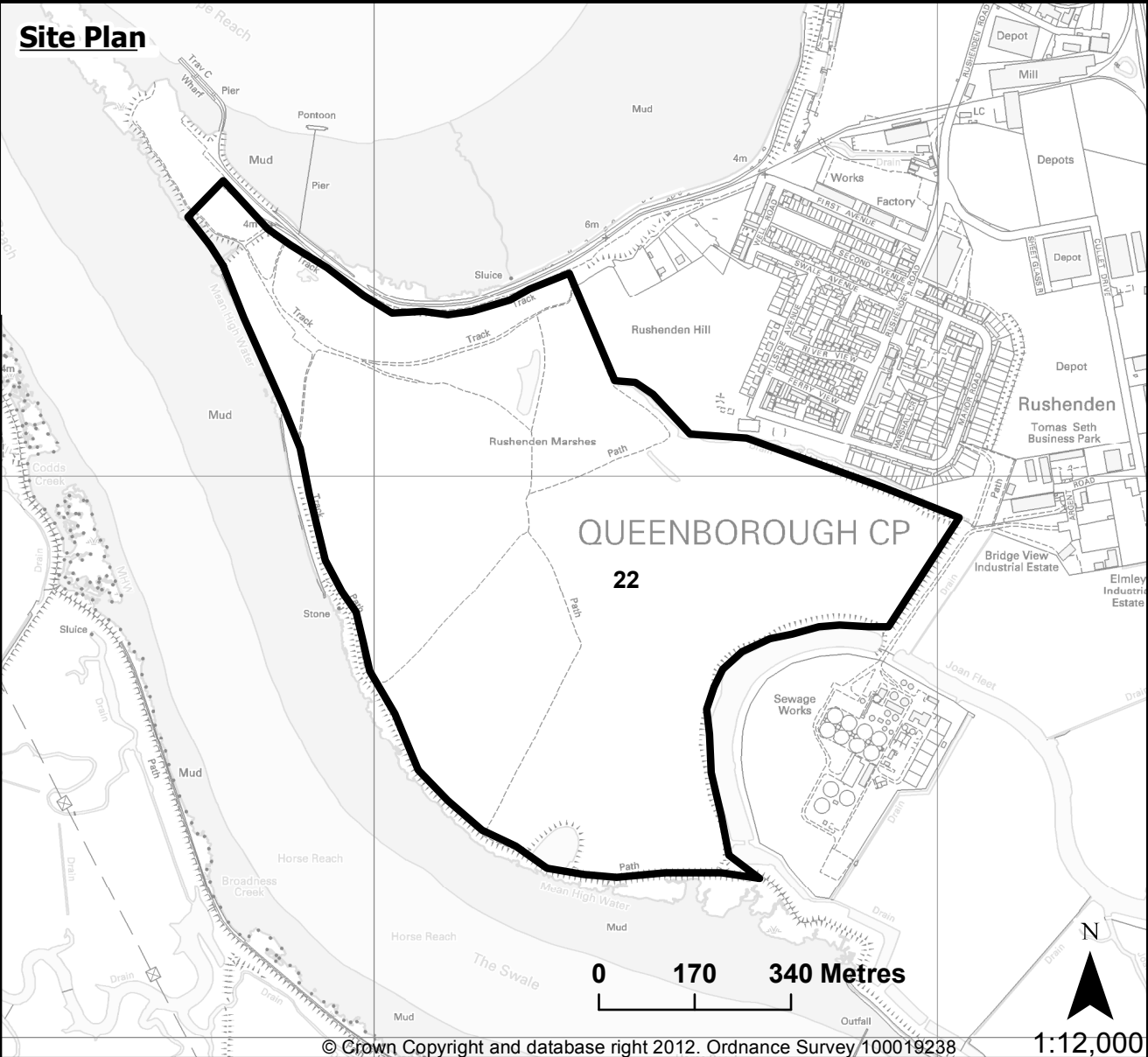
Site of Special Scientific Interest
Special Protection Area
Ramsar site
Public Rights of Way

Eastings 590316
Northings 170865
Site Area (Hectares)
76.2

Site Location



Site Plan



Site Information

District/Borough	Swale
Parish	Queenborough
Landowner	Riverstaff Gibraltar
Operator	Peel Ports Ltd
Agent	SLR Consulting
Estimated Capacity	300,000tpa
Life of Operation	Permanent
Access	Not applicable - riverborne operation
Current Use	Dredging

The development of this site will be supported subject to: The site being used solely for the deposit of dredgings by river access and the use of the inert materials being restricted to the minimum necessary to construct retaining bunds.

Treatment/Materials Recycling Facilities

7.1 The Revised Waste Needs Assessment⁽¹²⁾ concludes that the quantity of the existing capacity in facilities in Kent for recycling for both MSW and C&I waste arising in the county are sufficient for the plan period. This is mainly due to the predicted decrease in C&I waste arisings. However, this does not mean that there is not a need for new development because:

1. The quantification of need is based upon an aspirational target percentage for the amount of waste to go to recycling in the future which should only be regarded as a minimum due to the position of recycling at the higher end of the waste hierarchy.
2. The current facilities for recycling may not be for the right type of recycling needed in the future and existing waste facilities will need to expand or relocate in order to increase the range of wastes being recycled as markets for recycled materials develop.

7.2 The following sites will be allocated:

- **Site 11: Lees Yard and Adjacent Land, Rochester Way, Dartford**
- **Site 14: Longfield Farm, Paddock Wood**
- **Site 27: Otterpool Quarry, Sellindge**
- **Site 51: Ridham**
- **Site 63: Pinden Quarry**
- **Site 64: Richborough Hall**
- **Site 65: Land North of Stevens & Carlotti**
- **Site 72: Unit 14 Canterbury Industrial Park**
- **Site 88: Sevington Rail Depot Ashford**

7.3 The following sites do not need to be allocated as they are within industrial estates and it is considered more appropriate to deal with these by a policy supporting in principal the development of waste management facilities in appropriate industrial estates:

- **Site 12: Newington Industrial Estate**
- **Site 28: Waterbrook Park**
- **Site 57: Pike Road Eythorne Extension**
- **Site 79: Tilmanstone Works**

7.4 The following sites will not be allocated:

- **Site 8: Chelsfield Ammunition Depot**
- **Site 20: Tovil Recycling**
- **Site 52: Weatherlees**

¹² Available from: http://www.kent.gov.uk/environment_and_planning/planning_in_kent/minerals_and_waste/evidence_base/issues_consultation.aspx

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DRAFT

Site 11: Lees Yard and Adjacent Land, Rochester Way, Dartford

Site 11

Lees Yard & Adjacent Land

7.6 This proposal is to extend the existing site. The site is used for the transfer of industrial and commercial waste.

Strategic Environmental Assessment Summary

SA- Impacts on local environment possible, given open processing and cumulative effect of adjoining builders yard. SSSI and Ancient Woodland nearby. Air quality impacts of site traffic must be considered due to proximity to the A282 Dartford Tunnel Approach Road AQMA.

HRA- Given the distance to the nearest European site and the lack of connecting pathways it is considered that this site will be unlikely to lead to significant effects and will not need Appropriate Assessment.

Site Specific Considerations	
Natural Environment	Dartford Heath LWS is opposite the site. If the recycling process is likely to reduce air quality this may damage the heathland habitat.
Heritage	Site located within an area of very high archaeological potential with important prehistoric remains recorded close to the site.
Highways	Sites 11 and 21 are adjacent and so much depends on the scale of operations.
Hydrogeology	The site is within Groundwater Source Protection Zone 1 and Flood Zone 1
Sources of Waste	Dartford/Gravesham/ Part Sevenoaks / Bexley/ Part Bromley/ Part Greenwich

Conclusion

This site consists of an existing waste management facility on previously developed land which is within the Green Belt. The proposed development allows greater recycling of waste materials and would have no greater impact on the Green Belt than already exists. This is a submission under the call for sites that was made in parallel with the submission of a planning application (reference DA/10/1232). This application was granted by the County Council subject to conditions on 27.05.11. This site will be allocated in the Sites Plan in order to safeguard the development in case the permission is not implemented.

Site 11
Lees Yard
and adj. land, Rochester
Way, Dartford

Waste Site

Designations on Site

Green Belt
Groundwater Source
Protection Zone 1

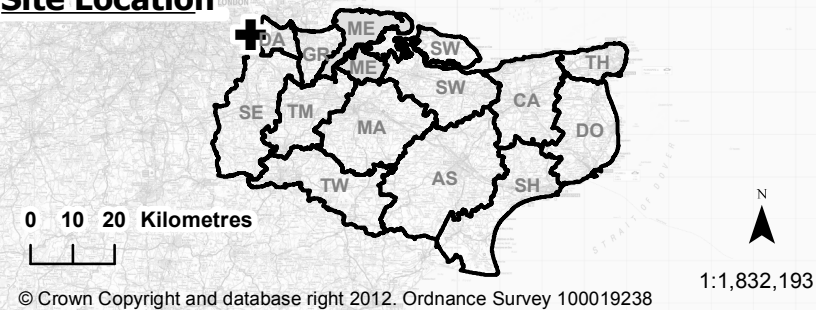
Designations Close to the site

Local Wildlife Site
Historic Parks Gardens

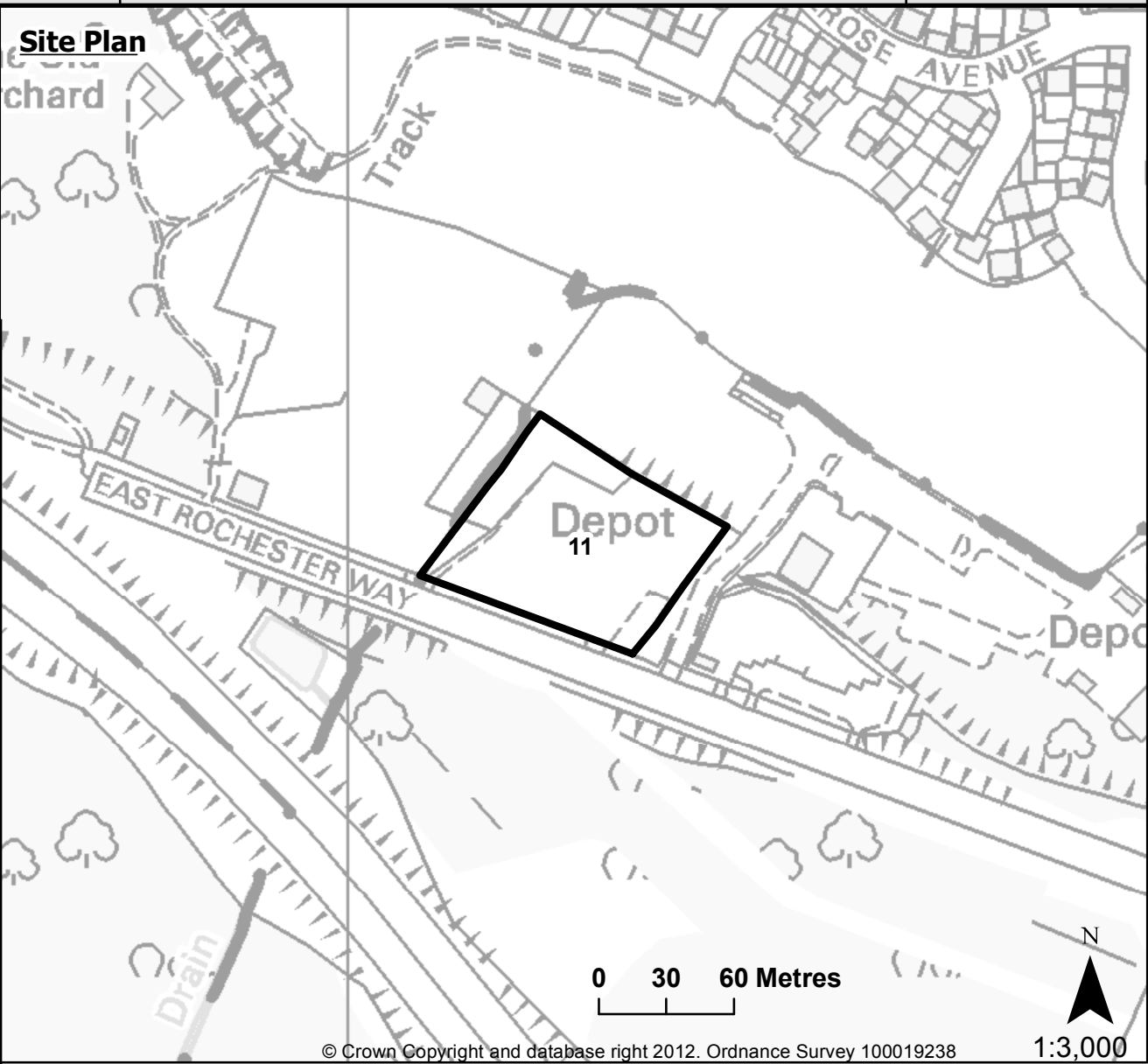
Eastings 551098
Northings 173713

Site Area (Hectares)
0.8

Site Location



Site Plan



Site Information

District/Borough	Dartford
Parish	Dartford
Landowner	Easy Load Ltd
Operator	Easy Load Ltd
Agent	Graham Simpkin Planning
Estimated Capacity	100,000tpa
Life of Operation	Permanent
Access	Existing off East Rochester Way
Current Use	Easy Load(activities include skip hire)

The development of this site will be supported subject to: The nature and scale of development being similar to that of the current permission (DA/10/1232) with planning conditions to ensure that there will be no significant impacts upon nearby heathland habitat or the underground water resources.

Site 14: Longfield Farm, Paddock Wood

Site 14

Longfield Farm, Paddock Wood

7.7 This is an existing waste site for car breaking and metal recycling. The site is promoted as a proposal to build a recycling centre for sorting of skip waste from construction projects and domestic skips in addition to the existing use.

Environmental Assessment Summary

SA- Adjacent residential uses and potential of increased traffic could cause impacts on transport and community well being. A public footpath runs adjacent to the site. A listed building is also adjacent to the site and impacts should be considered given the open processing. Proposals to provide native planting around the site boundary will contribute to biodiversity benefits and help mitigate community, landscape and heritage impacts.

HRA- Given the distance to the nearest European site and the lack of connecting pathways it is considered that this site can be screened out as being unlikely to lead to significant effects.

Site Specific Considerations	
Natural Environment	Woodland block adjacent to the site which though not ancient in origin is likely to be important for wildlife within the area.
Heritage	No known archaeological remains in the area of this site other than late medieval building at Little Old Hay to the south of the site.
Highways	There are local concerns regarding capacity on Pearsons Green Road. The site access is currently private with poor visibility.
Hydrogeology	The site is within Flood Zone 1.
Sources of Waste	Skips from construction projects and skips from domestic properties. The waste will come in from a primary catchment area of 10-15 mile radius.

Conclusion

This site consists of an existing waste management facility on previously developed land. As an existing waste facility there will be a need for it to be modernised in order to keep up with market demand and environmental controls and to increase the range of wastes that can be recycled.

Site 14
Longfield Farm,
Old Hay,
Paddock Wood

Waste Site

Designations on Site

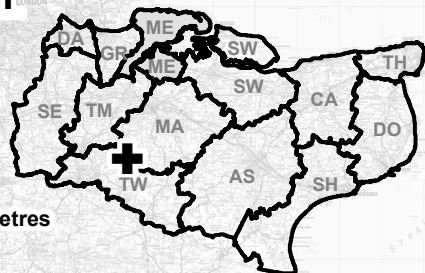
Designations Close to the site

Listed Building

Eastings 569769
Northings 144063

Site Area (Hectares)
1.9

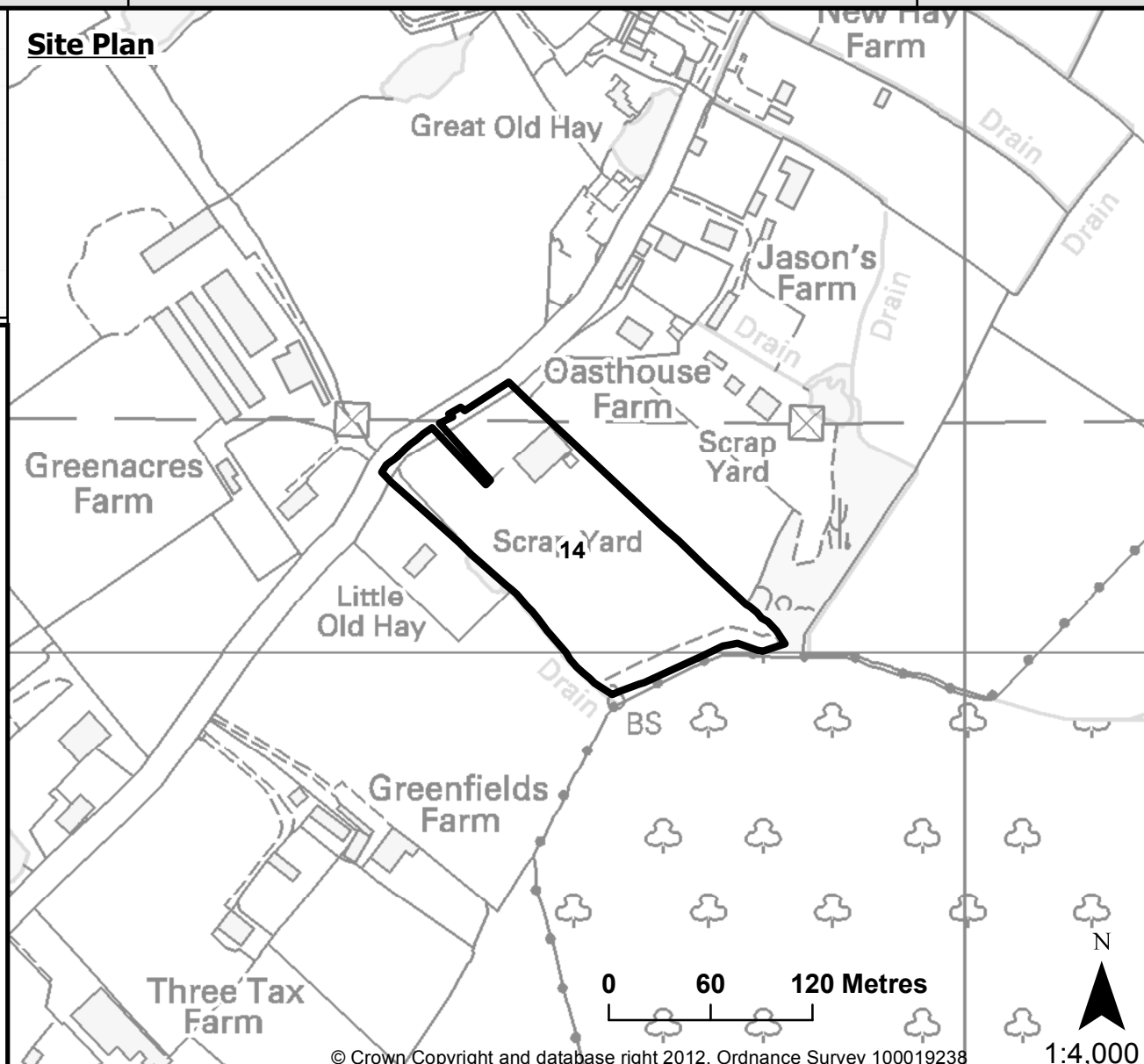
Site Location



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1:1,832,193

Site Plan



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Site Information

District/Borough	Tunbridge Wells
Parish	Paddock Wood
Landowner	Ricky Hunn
Operator	Scrapo Metal Recycling Ltd
Agent	SLR Consulting Ltd
Estimated Capacity	25,000tpa
Life of Operation	Permanent
Access	Existing off Old Hay
Current Use	Car breaking and metal recycling

The development of this site will be supported subject to:

1. The area that will be used for the recycling of skip waste being enclosed.
2. The maximum capacity of both the existing Metal/End of Life Vehicle use and the proposed skip waste not generating more traffic movements than can be accommodated without significant adverse effects on the local highway capacity.

Site 27: Otterpool Quarry, Sellindge

Site 27

Otterpool Quarry, Sellindge

7.8 This site has permission for an anaerobic digestion facility and materials recycling facility. The materials recycling facility will be taking waste primarily from the commercial and industrial sectors.

Strategic Environmental Assessment Summary

SA- Potential issues surround impacts on biodiversity and the proximity of the site to the listed Otterpool Manor. Positive sustainability benefits from generation of renewable energy from the AD facility and the efficient use of land (reuse of a quarry).

HRA- Given the distance to the nearest European site and the lack of connecting pathways it is considered that this site is unlikely to lead to significant effects and will not need Appropriate Assessment.

Site Specific Considerations	
Natural Environment	Adjacent to Otterpool Quarry SSSI designated for its geological importance. The SSSI should be protected from harmful impacts.
Heritage	Archaeological potential will have been removed though some potential for Palaeolithic fissure sites.
Highways	Sufficient spare capacity on A20. Improvements to access will make it easy for lorries to turn towards Junction 11 but impossible to turn towards Sellindge.
Hydrogeology	The site is within Flood Zone 1
Type of Waste	Commercial and Industrial Waste

Conclusion

This site consists of previously developed land. The proposed development would facilitate more recycling and recovery of waste materials and would allow an increase in the capacity for treating green and kitchen waste diverting waste from going to non hazardous landfill. This is a submission under the call for sites that was made in parallel with the submission of a planning application (reference SH/08/124) for MRF and AD. This application was granted by the County Council subject to conditions on 28.03.11. This site will be allocated in the Sites Plan in order to safeguard the site for waste uses in case the permission is not implemented.

Site 27
Otterpool Quarry,
Ashford Road,
Barrow Hill, Sellindge

Waste Site

Designations on Site

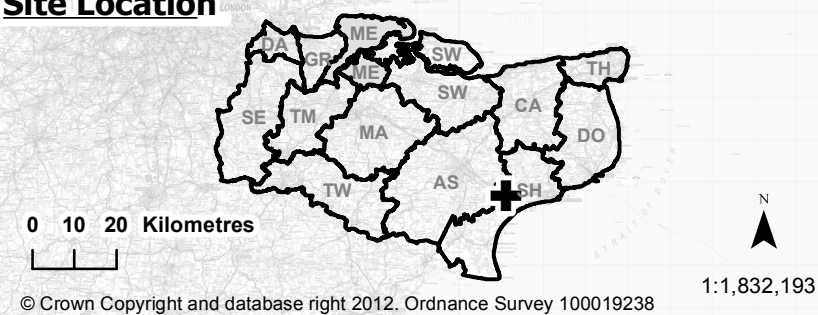
Designations Close to the site

Site of Special Scientific Interest

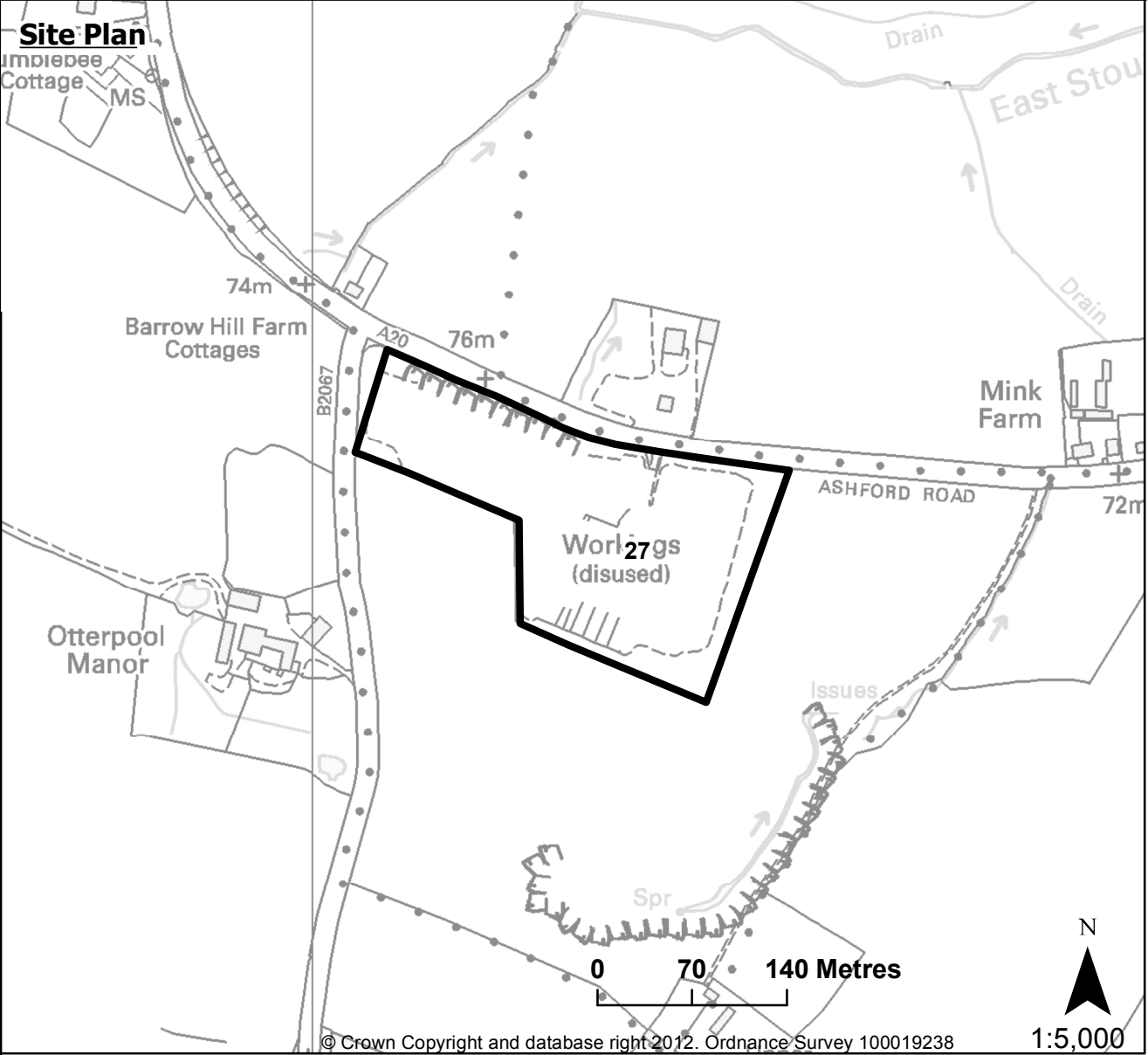
Eastings 611206
Northings 136611

Site Area (Hectares)
3.8

Site Location

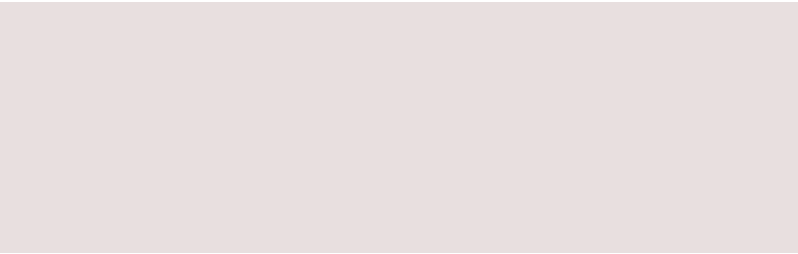


Site Plan



Site Information

District/Borough	Shepway
Parish	Sellindge
Landowner	Countrystyle Recycling Ltd
Operator	Countrystyle Recycling Ltd
Agent	SLR Consulting Ltd
Estimated Capacity	AD 20,000tpa & MRF 75,000tpa
Life of Operation	Permanent
Access	On to Ashford Road
Current Use	Former Quarry and plant site
The development of this site will be supported subject to: The nature and scale of development being similar to that of the current permission (SH/08/124).	



Site 51: Ridham, Iwade**Site 51****Ridham**

7.9 This site currently has planning permission for an in vessel composting facility, a materials recycling facility, aggregates recycling and a waste wood combined heat and power plant.

Strategic Environmental Assessment Summary

SA- Potentially adverse impact due to the proximity of the site to the Swale (designated as a Ramsar, SPA and SSSI site). There is potential impact due to the site being in Flood Zone 3 and the presence of UK protected species within the site. Positive impacts surround the potential use of the site to generate renewable energy and to use waste heat on site.

HRA- A project specific HRA would be required if the proposals involve any increase in the scale of current consented operation to confirm that the noise and air quality impacts would be acceptable. It would also be necessary for an assessment of the pathogen risk to plants due to the close proximity of SPA/Ramsar site.

Site Specific Considerations

Natural Environment	Adjacent to the Swale SPA, Ramsar and SSSI. Possible emissions would need to be assessed for impact on European designations.
Heritage	Marshlands could include prehistoric remains from use of Milton Creek, including wrecks.
Highways	Highway network likely to have enough capacity. Significant traffic on Sittingbourne Northern Relief Road may impact on junctions along Barge Way and Swale Way.
Hydrogeology	The site is within Flood Zone 2 and Flood Zone 3.
Sources of Waste	Commercial, industrial and domestic sites primarily in East Kent.

Comment

Existing waste management facility and not in any national planning constraint areas but adjoins the Swale SPA. Proposed development within the same footprint, would allow an increase in capacity for recycling, composting and energy from waste, reducing disposal at non-hazardous landfill. Planning applications were submitted to consolidate the operations at the site for the same uses and intensity (references SW/10/1146 and SW/10/1436). These were granted permission on 26.10.10 and 05.05.11 and were subject to conditions and an AA. This site will be allocated in the Sites Plan to safeguard the development in case the permission is not implemented.

Site 51
Ridham Countrystyle
MRF, Dock Road,
Iwade

Waste Site

Designations on Site

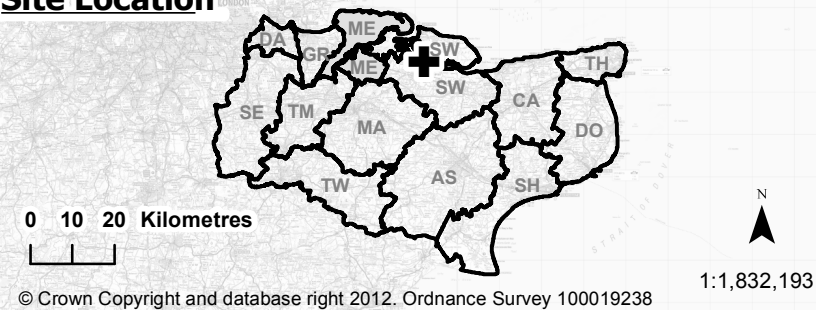
Designations Close to the site

Site of Special Scientific Interest
Special Protection Area
Ramsar site

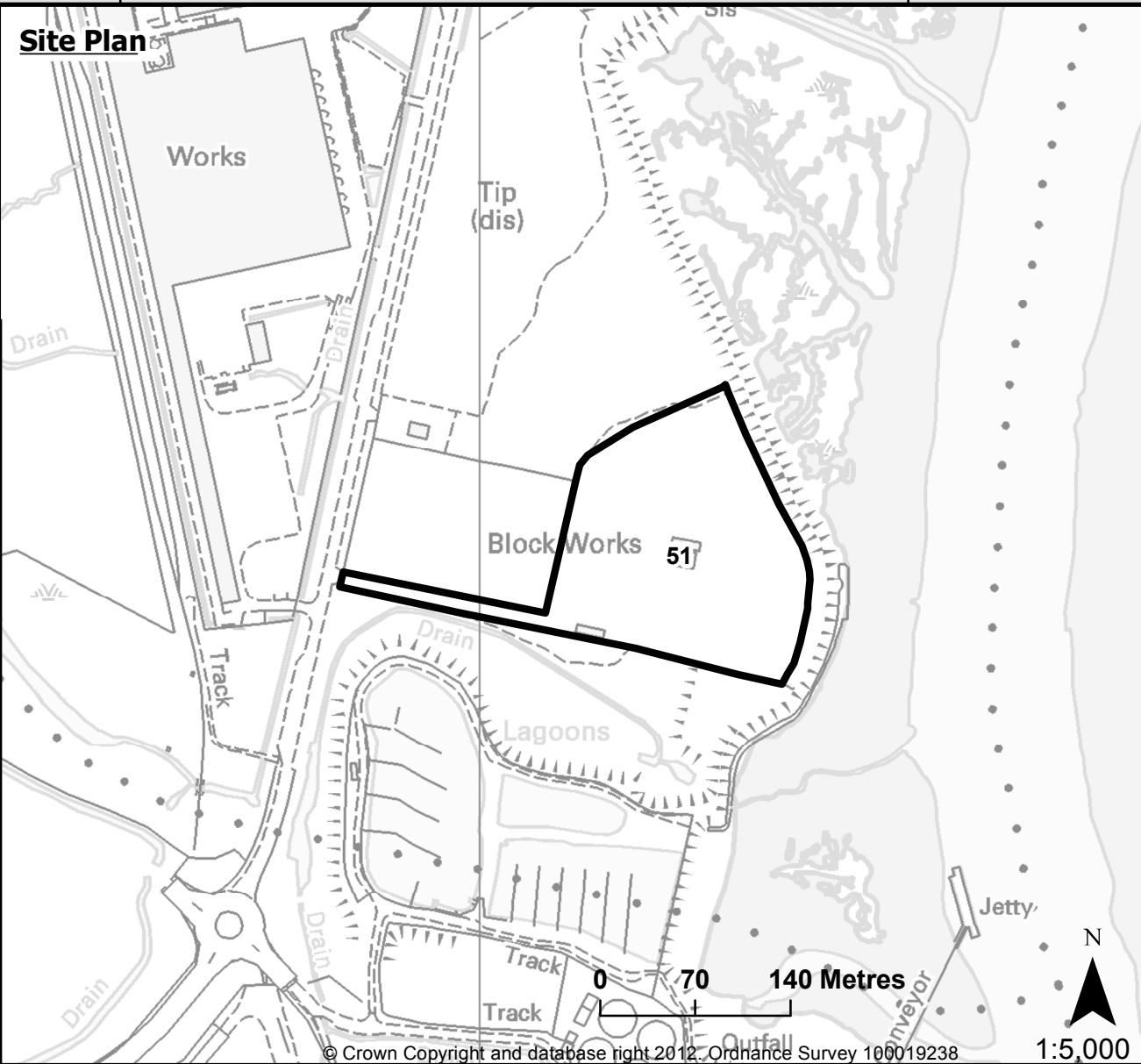
Eastings 592139
Northings 167401

Site Area (Hectares)
3.1

Site Location



Site Plan



Site Information

District/Borough	Swale
Parish	Iwade
Landowner	Countrystyle Recycling Ltd
Operator	Countrystyle Recycling Ltd
Agent	SLR Consulting Ltd
Estimated Capacity	IV Composting- 14,873 tpa, MRF- 75,101 tpa, EfW- 30,000 tpa
Life of Operation	Permanent
Access	Existing off Ridham Dock Road
Current Use	MRF and in vessel composting with permission for EfW from waste wood

The development of this site will be supported subject to: The nature and scale of development being similar to that of the current permissions (SW/10/1146 and SW/10/1436).

Site 63: Pinden Quarry

Site 63

Pinden Quarry

7.10 This is an existing chalk extraction and asbestos landfill site. The existing waste recycling uses consist of MRF, aggregate recycling and soil screening. The site has been submitted for expansion and to continue the existing recycling activities. Site 63 can also be found in Chapter 7 of the Minerals Sites Preferred Options Document and Chapter 5 of this document.

Strategic Environmental Assessment Summary

SA- Potential adverse impacts relate to the presence of an Ancient Woodland site within 1km. Potential benefits are the distance of the site from European and National wildlife sites, its location in Flood Zone 1, and its distance to cultural heritage.

HRA- Given the distance to the nearest European site and the lack of connected pathways (since there will be no putrescible waste in this landfill) it is considered that this site will be unlikely to lead to significant effects and will not need an Appropriate Assessment.

Site Specific Considerations	
Natural Environment	LWS and Ancient Woodland within 1km, SSSI within 5km. UK and Local Designated species recorded within 1km.
Heritage	Bronze Age, Iron Age and Roman Remains all found during past investigations. Remains include evidence of Roman occupation.
Highways	HGV capacity depends on life of site. As development comes forward in Kent Thameside capacity will reduce.
Hydrogeology	Upper Chalk throughout site. The site is within Flood Zone 1.
Sources of Waste	London and South East England

Conclusion

Existing temporary waste management facility and mineral working in the Green Belt. The operator has requested that the recycling and processing uses be made permanent and not removed when mineral working is restored. Waste facilities are inappropriate development in the Green Belt and only acceptable whilst mineral working is operational. However, an extension to the mineral working with restoration through the deposit of asbestos is being promoted. This is expected to extend the operational life beyond the end of the plan period. It is therefore appropriate that this site is allocated in the plan. The site boundary has been extended to include existing facilities to secure its continual use as a waste management area.

Site 63
Pinden Quarry
North West Extension
Darenth, Dartford

Minerals/ Waste Site

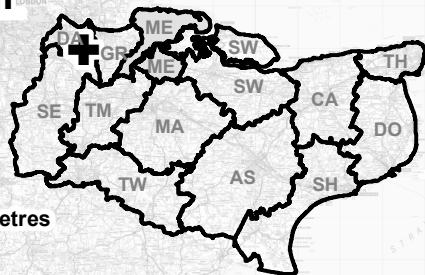
Designations on Site

Green Belt
Public Rights of Way

Eastings 559469
Northings 169870

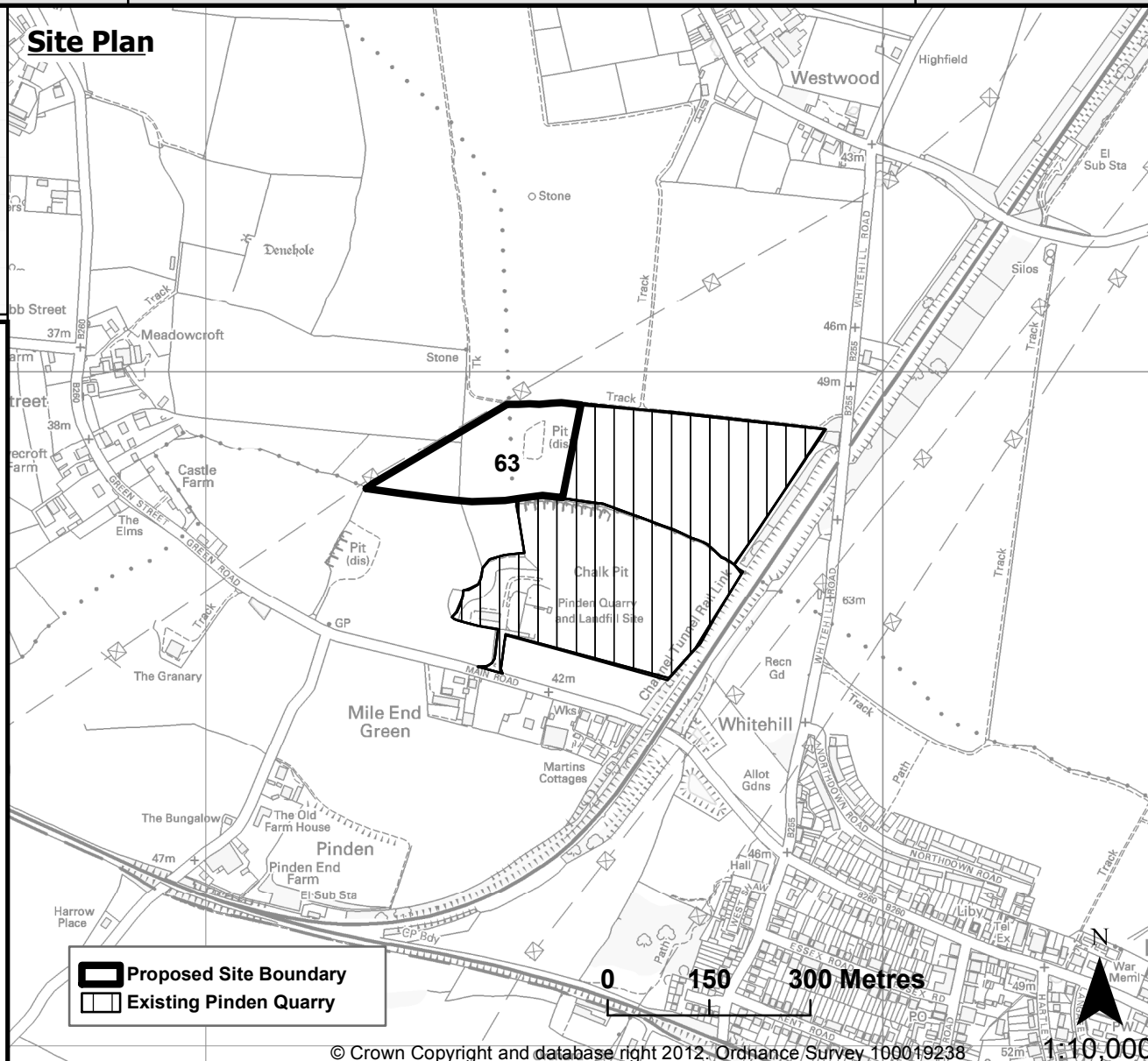
Site Area (Hectares)
2.9

Site Location



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Site Plan



Site Information

District/Borough	Dartford
Parish	Darenth & Southfleet, Longfield & New Barn
Landowner	Syd Bishop & Sons
Operator	Pinden Ltd
Agent	Environmental Scientifics Group
Estimated Capacity	No additional capacity above that which is already permitted
Life of Operation	Linked to life of Planning Permission (Until 21.02.2042)
Access	Existing off Main Road
Current Use	No current use

The development of this site will be supported subject to: 1. The development not generating any increase in traffic movement for all the activities in the quarry above the level specified in the current planning permission for the existing quarry of 500 traffic movements per day. 2. The waste recycling and processing uses being removed prior to the completion of restoration of the mineral working.

Proposed Site Boundary
Existing Pinden Quarry

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1:10,000

Site 64: Richborough Hall, Sandwich**Site 64****Richborough Hall**

7.11 This is an existing site permitted as an integrated waste management centre. The site has recently been granted planning permission for the construction of a MRF to replace the existing inert materials processing facility on the southern part of the site.

Strategic Environmental Assessment Summary

SA- Potential adverse impacts relate to the proximity of the site to Thanet Coast & Sandwich Bay (a Ramsar, SPA and SSSI designated site), the location of the site within Flood Zone 3 and the presence of UK protected species within the site.

HRA- Site would need air quality assessment if there is to be an increase of vehicle movements. Given that the site lies within 500m of Sandwich Bay SAC and Thanet Coast to Sandwich Bay SPA/Ramsar it is considered that construction noise and dust will need to be assessed.

Site Specific Considerations

Natural Environment	Situated approximately 100m from Thanet Coast and Sandwich Bay SPA/Ramsar site. Any development in these locations therefore has the potential to adversely affect the important habitats and species.
Heritage	Main archaeological potential lies in alluvium deposits of former Wantsum Sea Channel.
Highways	Adequate capacity on adjoining road network. Site falls within area of East Kent Access Phase 1C.
Hydrogeology	The site is within Flood Zone 2 and Flood Zone 3.
Sources of Waste	Principally Thanet, Dover and Canterbury Districts plus, potentially, other East Kent Districts.

Conclusion

Part of an existing waste management facility and located in close proximity to a SPA and LWS. The proposed development would be within the same footprint and would allow an increase in the capacity for recycling within the county, diverting materials away from disposal. This submission was made in parallel with the submission of a planning application for the same uses and intensity(reference DO/10/954). It was granted permission subject to conditions on 19.07.2011. It is appropriate that this site should also be allocated in the Sites Plan subject to any future waste management developments being similar in nature and scale of activity to those permitted. The site boundary has been extended to include existing facilities to secure its continued use as a waste management area.

Site 64
Richborough Hall,
west of Ramsgate
Rd., Sandwich

Waste Site

Designations on Site

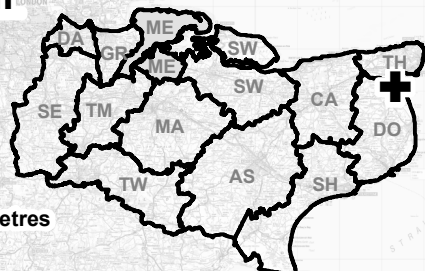
Designations Close to the site

Local Wildlife Site

Eastings 633342
Northings 161006

Site Area (Hectares)
2.0

Site Location



0 10 20 Kilometres

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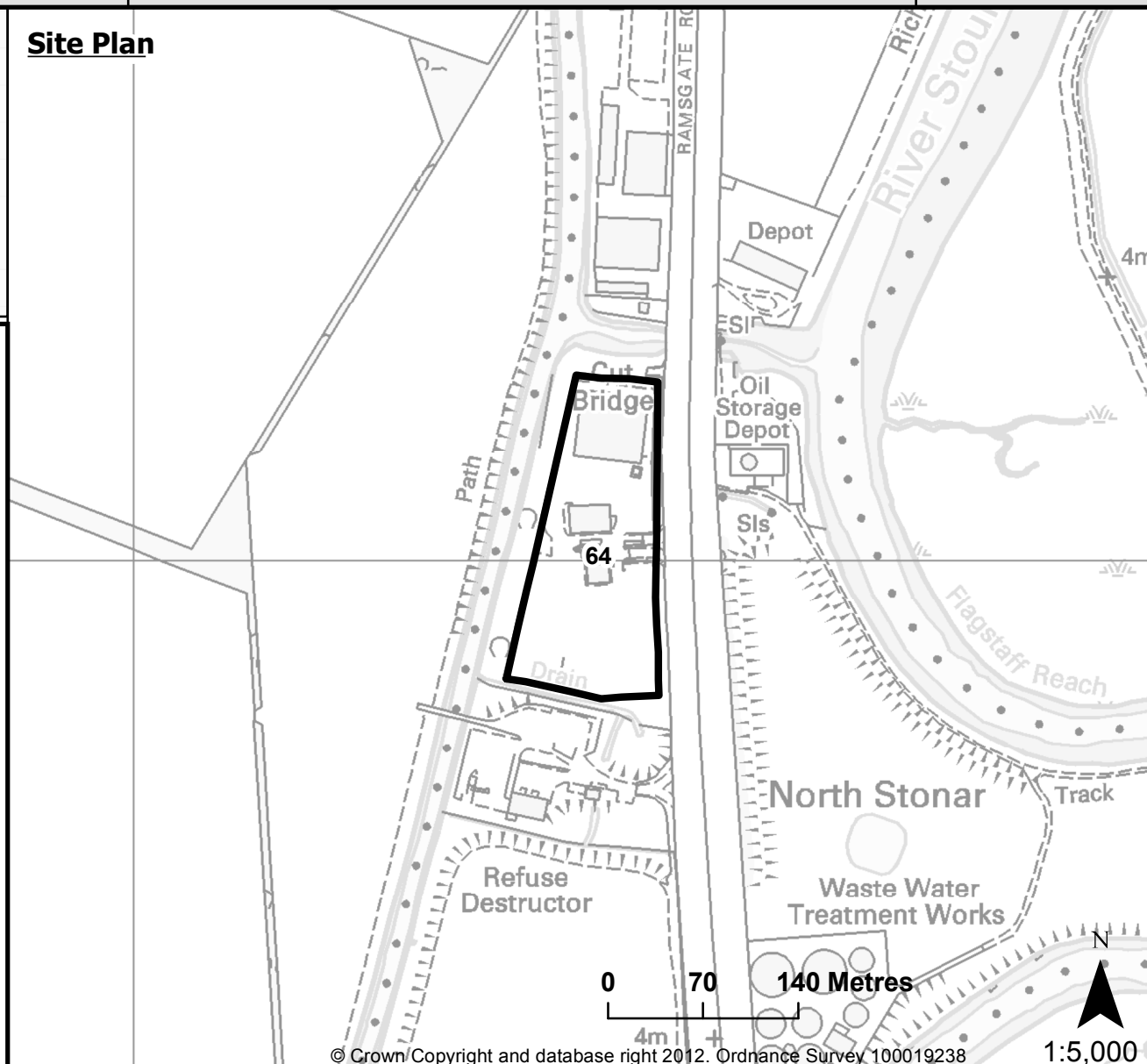
1:1,832,193

Site Plan

Site Information

District/Borough	Dover
Parish	Sandwich
Landowner	Thanet Waste Services
Operator	Thanet Waste Services
Agent	Lee Evans Planning
Estimated Capacity	50,000tpa new clean MRF capacity
Life of Operation	Permanent
Access	Existing off Ramsgate Road
Current Use	MRF, transfer, soil and C&D recycling.

The development of this site will be supported subject to: Any future waste management developments being similar in nature and scale of activity to those permitted for application DO/10/954.



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1:5,000

Site 72: Unit 14 Canterbury Industrial Park, Hersden

Site 72

Unit 14 Canterbury Industrial Park

7.12 The site is proposed for use as a waste transfer station taking commercial & industrial waste and inert and excavation waste. The site has also been promoted to produce secondary and recycled aggregates and can be found in Chapter 11 of the Minerals Sites Preferred Options Document.

Strategic Environmental Assessment Summary

SA- The site is a former colliery tip now used for general storage. An existing industrial estate neighbours the site and is accessed through here. There are no apparent views to the site from the north, east or south. UK and Local protected species are within the site. There is unlikely to be any archaeological interest on the site due to its previous use.

HRA- Given the proximity of this site to the Stodmarsh SAC/SPA/Ramsar site, likely significant effects cannot be ruled out at this stage and further investigation will be required. This is likely to focus on issues of air quality, water quality and noise/disturbance.

Site Specific Considerations	
Natural Environment	This site is immediately adjacent to the Stodmarsh SPA/Ramsar site, SAC, SSSI and NNR. The site is also adjacent to a Local Wildlife Site.
Heritage	Archaeological potential for the site may have been affected by previous development works including a colliery on the site.
Highways	There is good quality access into the site from the A28. The carriageways within the industrial park have not been adopted by KHS and as such are a private maintenance liability. However they appear to be suitable for HGV access.
Hydrogeology	The site is within Flood Zone 1.
Sources of Waste	The Canterbury/Whitstable/Thanet area

Conclusion

This site consists of previously developed/despoiled land and adjoins an existing industrial estate. It is not in any national planning constraint areas but the area of the site being put forward in the Sites Plan Preferred Options has been amended to exclude the Former Hersden Colliery LWS. The site is in close proximity to the Stodmarsh SPA albeit separated by a railway line. In principle, the allocation of this site would comply with the policies in the Core Strategy. In order to mitigate the potential effects of noise and dust on the SPA and the LWS, the waste operations on this site would need to be enclosed.

Site 72
Unit 14 and land adj.
Canterbury Industrial Park,
Hersden, Canterbury

Minerals/ Waste Site

Designations on Site

Regionally Important
Geological/geomorphological
Sites

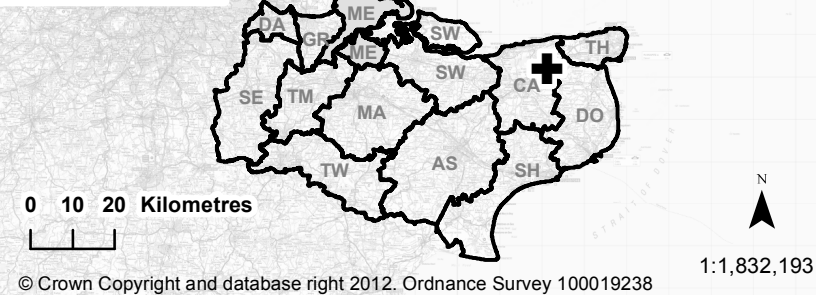
Designations Close to the site

Local Wildlife Site
Site of Special Scientific Interest
Special Protection Area
Special Area of Conservation
Ramsar site

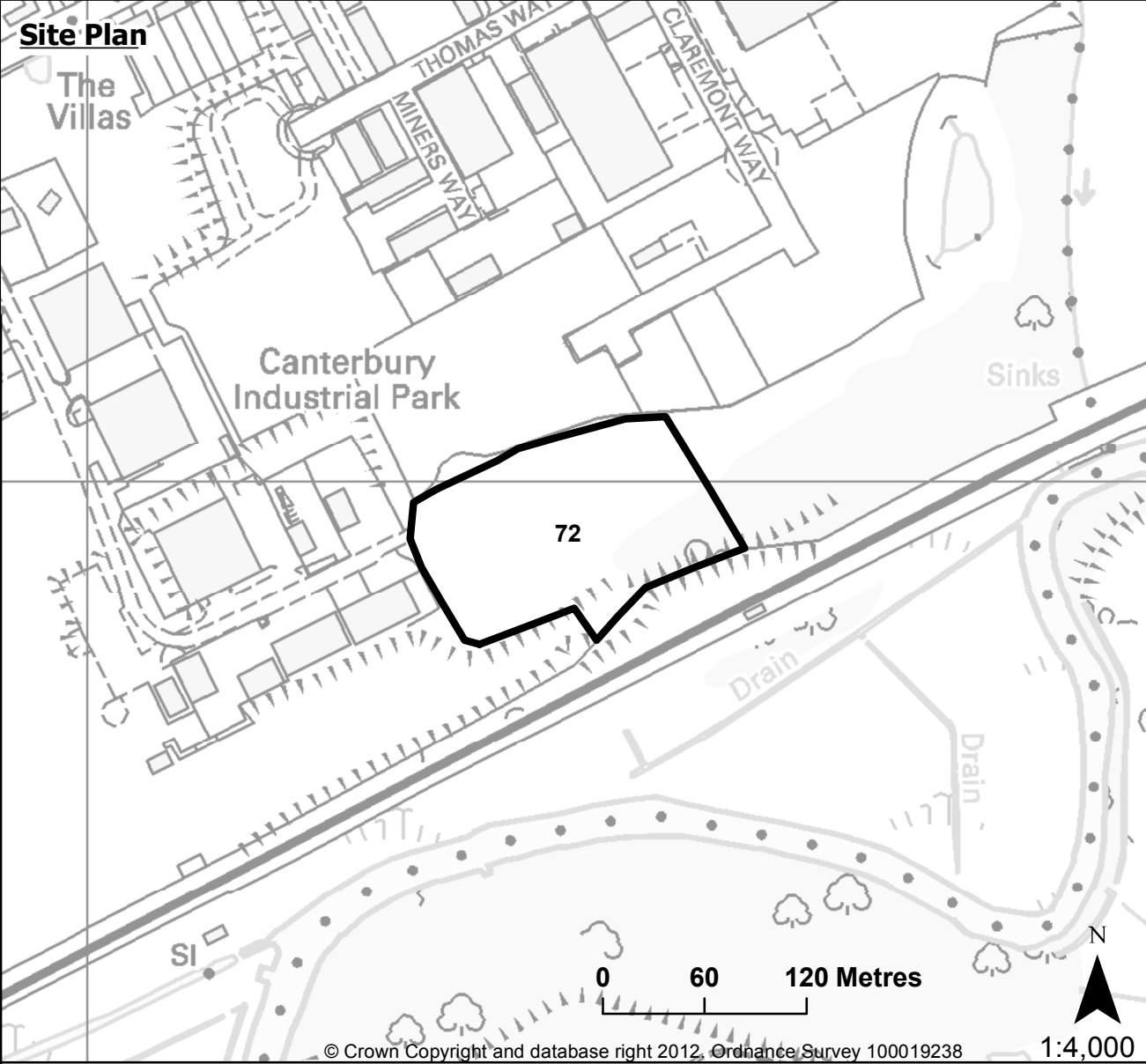
Eastings 621282
Northings 161972

Site Area (Hectares)
1.7

Site Location

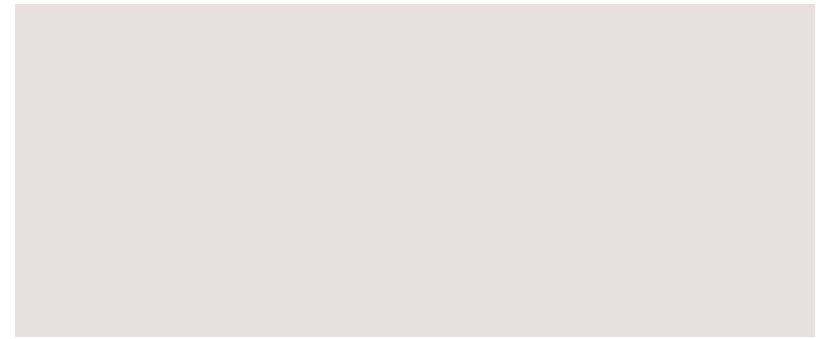


Site Plan



Site Information

District/Borough	Canterbury
Parish	Hersden
Landowner	Goody Demolition
Operator	R H Ovenden Ltd
Estimated Capacity	50,000tpa
Life of Operation	Permanent
Access	Existing industrial estate access
Current Use	General storage. Former colliery tip
The development of this site will be supported subject to: Waste handling operations being enclosed.	



Site 88: Sevington Rail Depot, Ashford**Site 88****Sevington Rail Depot, Ashford**

7.13 This site is currently a construction and demolition waste recycling facility. The site has been promoted for a variety of waste uses including anaerobic digestion, energy from waste and a mechanical biological treatment facility.

Strategic Environmental Assessment Summary

SA- All existing and proposed composting and recycling activities are unlikely to have significant adverse effects on the local road network; however the cumulative impact with the other proposed developments for this part of Ashford is unclear. The site is not in close proximity to any designated nature conservation areas and the proposed fully enclosed nature of the waste management facility should have minimal on or near site impacts. Consideration needs to be given to the European and UK protected species within the site.

HRA- Given the distance to the nearest European site and the lack of connecting pathways it is considered that this site would be unlikely to lead to significant effect and would not need Appropriate Assessment

Site Specific Considerations

Natural Environment	Contains a complex of ditches which ultimately feed into the South Willesborough Dykes LWS.
Heritage	Past development likely to have had heavy impact on potential archaeology though may be areas on fringes that have not been disturbed.
Highways	Improvements to the Waterbrook roundabout will result in increased capacity. A 40mph speed limit is proposed at the roundabout.
Hydrogeology	The site is within Flood Zone 1.
Sources of Waste	Ashford Borough, Thanet Borough, Shepway Borough, Swale Borough, Canterbury City.

Conclusion

This site consists of previously developed land that is an existing minerals and waste site, is not in any national planning constraint areas and adjoins an industrial estate. This site also has permission for a waste transfer station and MRF which have not yet been developed. The development of a mechanical biological treatment facility along with other waste management activities would further the aims of the Core Strategy in moving waste up the hierarchy. The site area has been reduced to reflect the area that is under control of the operator and in order not to sterilise the rest of the land which is within an industrial estate from being developed for other (non-waste management) employment uses.

Site 88
Sevington Recycling
Depot, Waterbrook Avenue,
Ashford

Waste Site

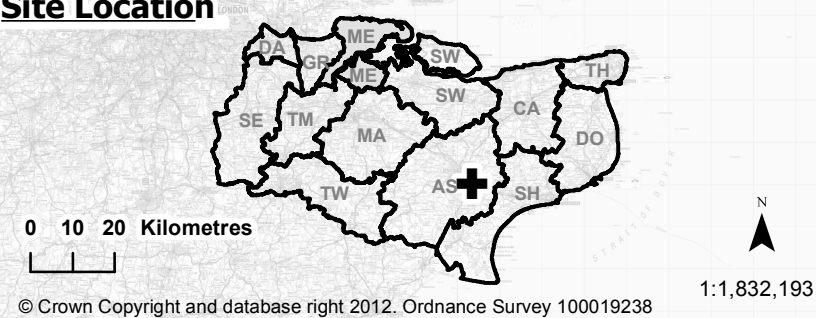
Designations on Site

Public Rights of Way

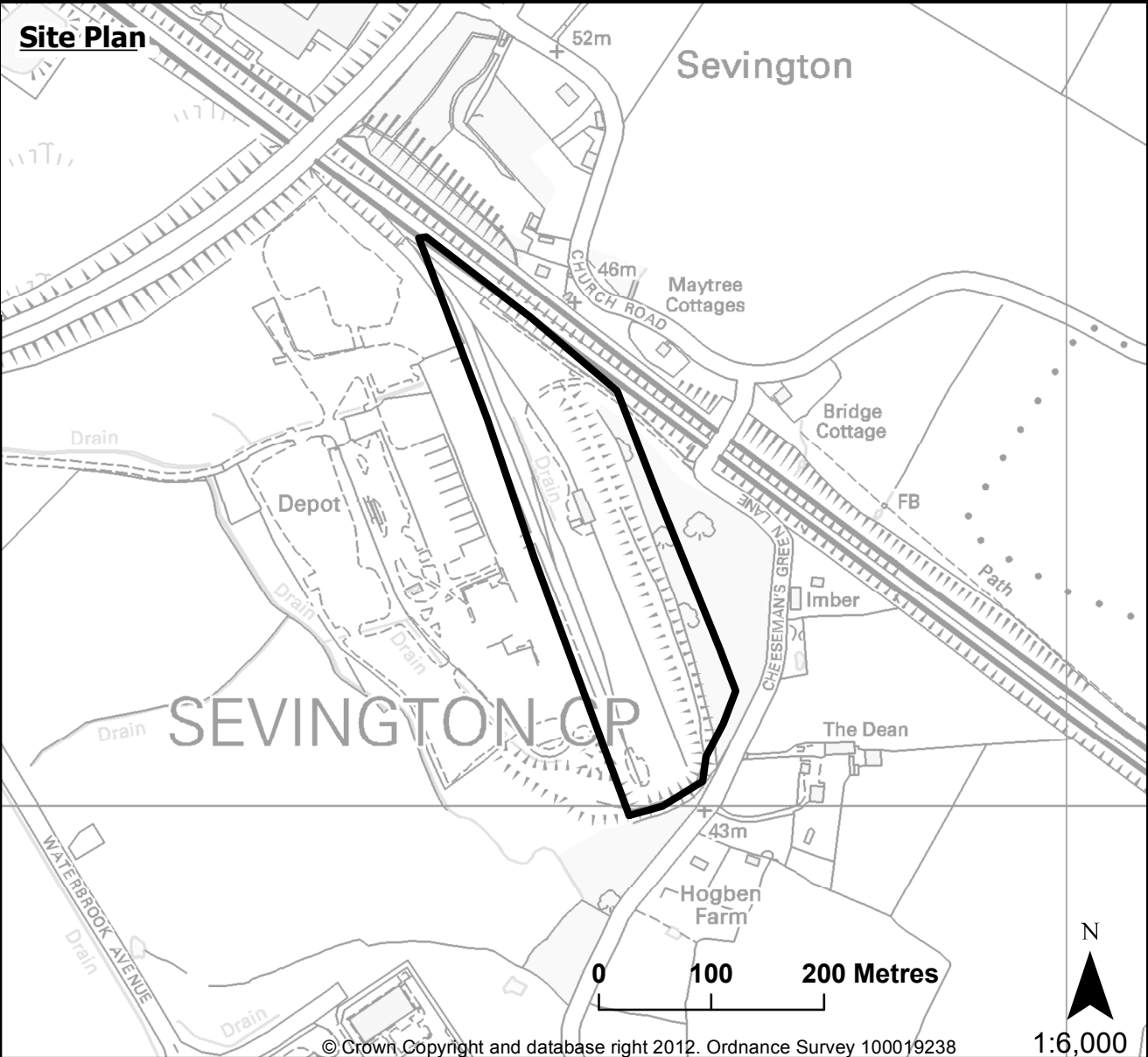
Eastings 603583
Northings 140234

Site Area (Hectares)
5.4

Site Location



Site Plan



Site Information

District/Borough	Ashford
Parish	Sevington
Landowner	Robert Brett & Sons Ltd
Operator	Brett Aggregates Ltd
Estimated Capacity	80,000tpa
Life of Operation	Permanent
Access	Munstereifel Road & Ashford to Folkestone Railway Line
Current Use	Aggregate rail depot

The development of this site will be supported subject to:

1. The maximum capacity of all the existing and proposed activities on the site not generating more traffic movements than can be accommodated without significant adverse effects on the local highway network.
2. The waste management uses being enclosed.

Sites for Green and Kitchen Waste Treatment

8.1 The Revised Waste Needs Assessment⁽¹³⁾ confirms the need for additional facilities in the future for composting for both the MSW and the C&I waste streams. However, the report concludes that a smaller quantity of new capacity for the treatment of green and kitchen waste is needed by the end of the plan period of 64,000 tpa. This is due both to a reduction in the amount of C&I waste predicted to arise during the plan period and restricting the rate of growth in MSW to only one option (the rate of growth predicted by the KCC Waste Management Unit).

8.2 The additional capacity for treating green waste and kitchen waste is expected to come from either in-vessel composting or anaerobic digestion (AD) with energy recovery. No sites have been selected for open composting as these could not be allocated without a detailed study of the effects of airborne transmission of bioaerosols on adjoining land uses or sensitive habitats and therefore none of these sites could be relied upon as being likely to be granted permission. Sufficient sites have been promoted for both in-vessel composting and AD which are both enclosed operations and could offer an outlet for kitchen waste and green waste where as open composting is only suitable for green waste.

8.3 The following sites have been allocated:

- **Site 23: Blaise Farm, Offham**
- **Site 27: Otterpool Quarry, Sellindge**
- **Site 51: Ridham, Iwade**
- **Site 65: Land North of Stevens & Carlotti, Sandwich**

8.4 The following sites have not been allocated:

- **Site 52: Weatherlees, Minster**
- **Site 79: Tilmanstone Works, Eythorne**
- **Site 82: Milton Manor Farm 2, Chartham**
- **Site 83: Island Road, Sturry (Westbere)**
- **Site 84: Highstead, Chislet**
- **Site 85: Charing Quarry (Waste)**

13 http://www.kent.gov.uk/environment_and_planning/planning_in_kent/minerals_and_waste/evidence_base/issues_consultation.aspx

8.5 This page has been left blank intentionally.

Site 23: Blaise Farm, Offham**Site 23****Blaise Farm**

8.6 This is an existing in-vessel composting facility which has a temporary permission until 2028. The permission for mineral working requires completion by March 2063 and so a further extended temporary period for the composting plant is unlikely to prejudice restoration of the quarry or the objectives of the Green Belt.

Strategic Environmental Assessment Summary

SA- The proposal to enable production of energy from biomass material is likely to provide sustainability benefits including carbon reductions. Potential cumulative transport impacts dependent on nature of proposed improvements within Kings Hill. Archaeological remains are potentially on site. Possible adverse impacts on remains of Chapel just north of the site and on a nearby listed building. Potential adverse impacts on biodiversity as Ancient Woodland and LWS are nearby.

HRA- Given the distance to the nearest European site and the lack of connecting pathways, it is considered that this site would be unlikely to lead to significant effects and would not need Appropriate Assessment.

Site Specific Considerations

Natural Environment	Adjacent to Mereworth Woods designated for its Ancient Woodland habitat. It will be important to ensure there will be no direct or indirect impact.
Heritage	Potential for prehistoric archaeological remains. Remains of medieval chapel just outside of site.
Highways	HGV route along the A228. Proposed developments within Kings Hill which would increase vehicular traffic.
Hydrogeology	The site is not within a Flood Zone or Groundwater Source Protection Zone.
Sources of Waste	From the South East of England

Conclusion

Half of the facility's capacity has so far been developed. It is located in an active mineral working, within the Green Belt and adjoins an LWS. The facility forms part of the current waste management capacity for processing green and kitchen wastes. Its retention, after the current temporary permission expires, for the plan period and beyond is necessary. No additional detriment to the Green Belt would be caused if a further temporary permission is granted that did not conflict with restoration of the quarry and does not exceed current permitted 100,000tpa capacity. As long as any future waste management activities are enclosed to a similar standard to the existing facility there would be no additional impact on the nearby LWS. Site area has been reduced to ensure the LWS and Ancient Woodland are not within the boundary.

Site 23
Blaise Waste
Management Facility,
Offham

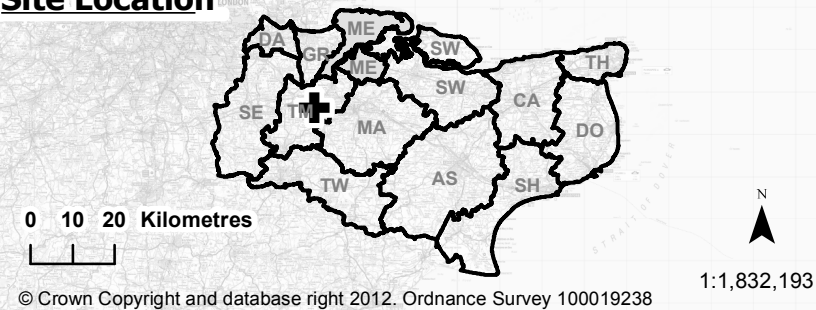
Waste Site

Designations on Site
Green Belt
Regionally Important
Geological/geomorphological
Sites

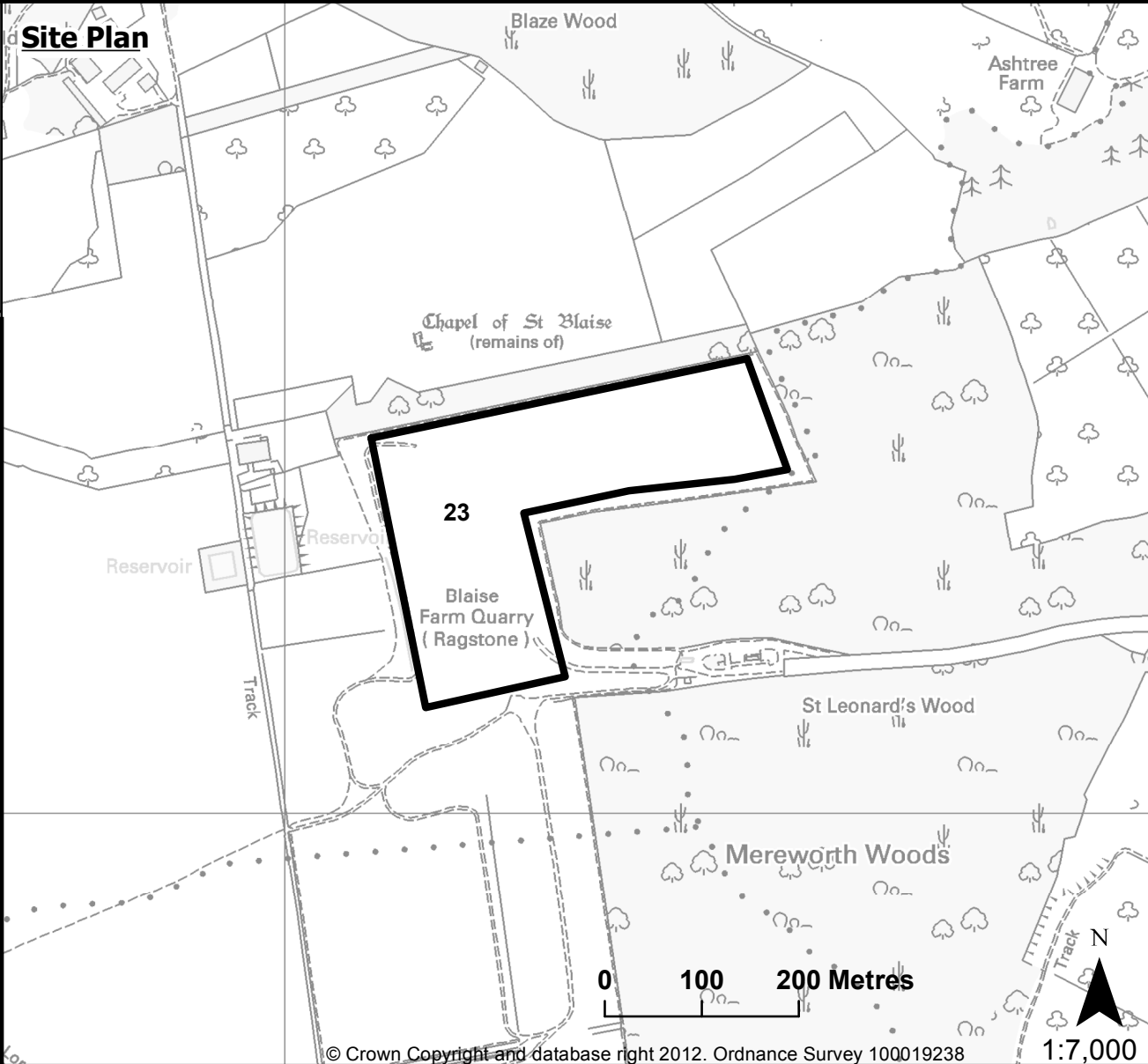
Designations Close to the site
Local Wildlife Site
Ancient Woodland

Eastings 566264
Northings 156315
Site Area (Hectares)
7.0

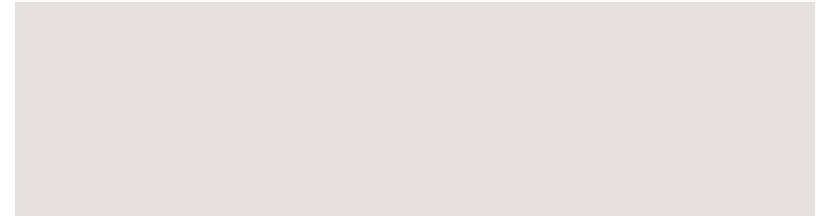
Site Location



Site Plan



Site Information	
District/Borough	Tonbridge and Malling
Parish	Offham
Landowner	New Earth Solutions Group Ltd and Mr W.E.Riddle
Operator	New Earth Solutions
Estimated Capacity	100,000 tpa
Life of Operation	Permanent
Access	A228
Current Use	Existing Waste Facility
The development of this site will be supported subject to: 1. The development being removed prior to the completion of restoration of the mineral working 2 The capacity of the existing waste facility and any additional waste development not exceeding 100,000 tonnes per year. 3. All waste handling and composting operations being enclosed.	



Site 27: Otterpool Quarry, Sellindge**Site 27****Otterpool Quarry, Sellindge**

8.7 This site has permission for an anaerobic digestion facility and materials recycling facility. The materials recycling facility will be taking waste primarily from the commercial and industrial sectors.

Strategic Environmental Assessment Summary

SA- Potential issues surround impacts on biodiversity and the proximity of the site to the listed Otterpool Manor. Positive sustainability benefits from generation of renewable energy from the AD facility and the efficient use of land (reuse of a quarry).

HRA- Given the distance to the nearest European site and the lack of connecting pathways it is considered that this site is unlikely to lead to significant effects and will not need Appropriate Assessment.

Site Specific Considerations

Natural Environment	Adjacent to Otterpool Quarry SSSI designated for its geological importance. The SSSI should be protected from harmful impacts.
Heritage	Archaeological potential will have been removed though some potential for Palaeolithic fissure sites.
Highways	Sufficient spare capacity on A20. Improvements to access will make it easy for lorries to turn towards Junction 11 but impossible to turn towards Sellindge.
Hydrogeology	The site is within Flood Zone 1
Type of Waste	Commercial and Industrial Waste

Conclusion

This site consists of previously developed land. The proposed development would facilitate more recycling and recovery of waste materials and would allow an increase in the capacity for treating green and kitchen waste diverting waste from going to non-hazardous landfill. This is a submission under the call for sites that was made in parallel with the submission of a planning application (reference SH/08/124) for MRF and AD. This application was granted by the County Council subject to conditions on 28.03.11. This site will be allocated in the Sites Plan in order to safeguard the site for waste uses in case the permission is not implemented.

Site 27
Otterpool Quarry,
Ashford Road,
Barrow Hill, Sellindge

Waste Site

Designations on Site

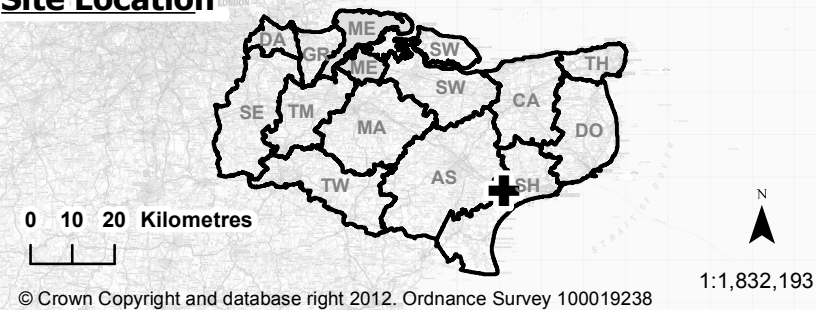
Designations Close to the site

Site of Special Scientific Interest

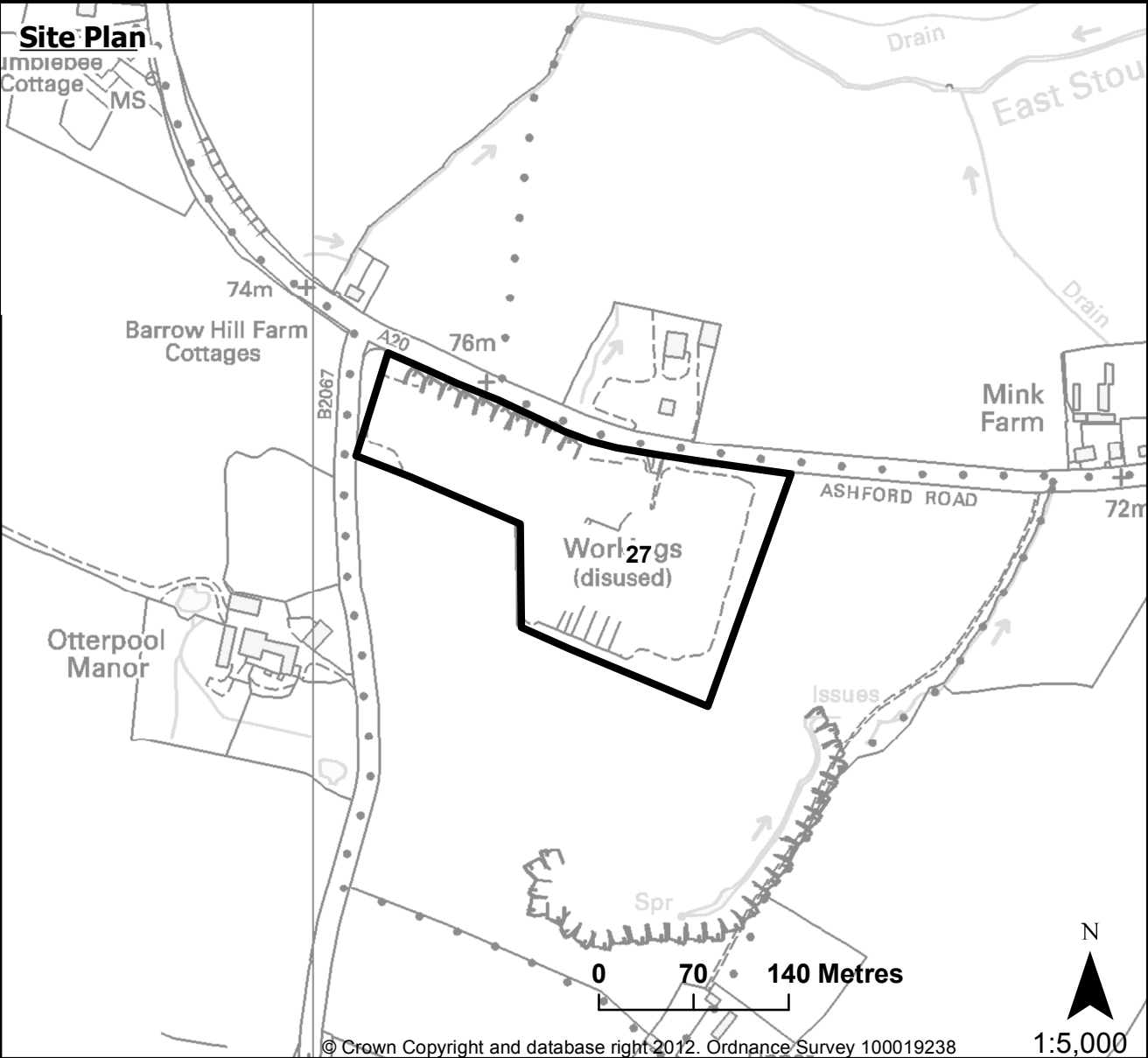
Eastings 611206
Northings 136611

Site Area (Hectares)
3.8

Site Location



Site Plan



Site Information

District/Borough	Shepway
Parish	Sellindge
Landowner	Countrystyle Recycling Ltd
Operator	Countrystyle Recycling Ltd
Agent	SLR Consulting Ltd
Estimated Capacity	AD 20,000tpa & MRF 75,000tpa
Life of Operation	Permanent
Access	On to Ashford Road
Current Use	Former Quarry and plant site
The development of this site will be supported subject to: The nature and scale of development being similar to that of the current permission (SH/08/124).	

Site 51: Ridham, Iwade**Site 51****Ridham**

8.8 This site currently has planning permission for an in-vessel composting facility, a materials recycling facility, aggregates recycling and a waste wood combined heat and power plant.

Strategic Environmental Assessment Summary

SA- Potentially adverse impact due to the proximity of the site to the Swale (designated as a Ramsar, SPA and SSSI site). There is potential impact due to the site being in Flood Zone 3 and the presence of protected species within the site. Positive impacts surround the potential use of the site to generate renewable energy and to use waste heat on site.

HRA- A project specific HRA would be required if the proposals involve any increase in the scale of current consented operation to confirm that the noise and air quality impacts would be acceptable. It would also be necessary for an assessment of the pathogen risk to plants due to the close proximity of SPA/Ramsar site.

Site Specific Considerations

Natural Environment	Adjacent to the Swale SPA, Ramsar and SSSI. Possible emissions would need to be assessed for impact on European designations.
Heritage	Marshlands could include prehistoric remains from use of Milton Creek, including wrecks.
Highways	Highway network likely to have enough capacity. Significant traffic on Sittingbourne Northern Relief Road may impact on junctions along Barge Way and Swale Way.
Hydrogeology	The site is within Flood Zone 2 and Flood Zone 3.
Sources of Waste	Commercial, industrial and domestic sites primarily in East Kent.

Comment

Existing waste management facility but adjoins the Swale SPA. Proposed development within the same footprint, would allow an increase in capacity for recycling, composting and energy from waste, reducing disposal at non-hazardous landfill. Planning applications were submitted to consolidate the operations at the site for the same uses and intensity (references SW/10/1146 and SW/10/1436). These were granted permission on 26.10.10 and 05.05.11 and were subject to conditions and an AA. This site will be allocated in the Sites Plan to safeguard the development in case the permission is not implemented.

Site 51
Ridham Countrystyle
MRF, Dock Road,
Iwade

Waste Site

Designations on Site

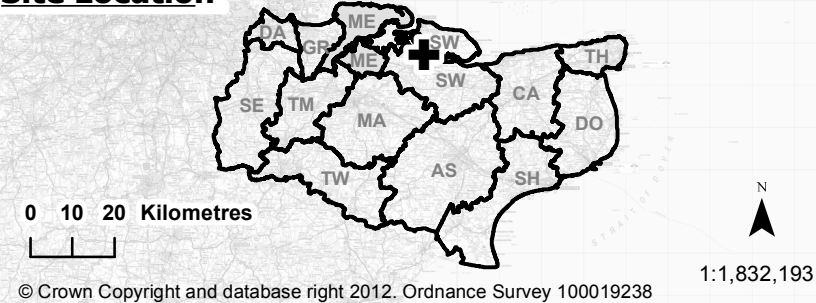
Designations Close to the site

Site of Special Scientific Interest
Special Protection Area
Ramsar site

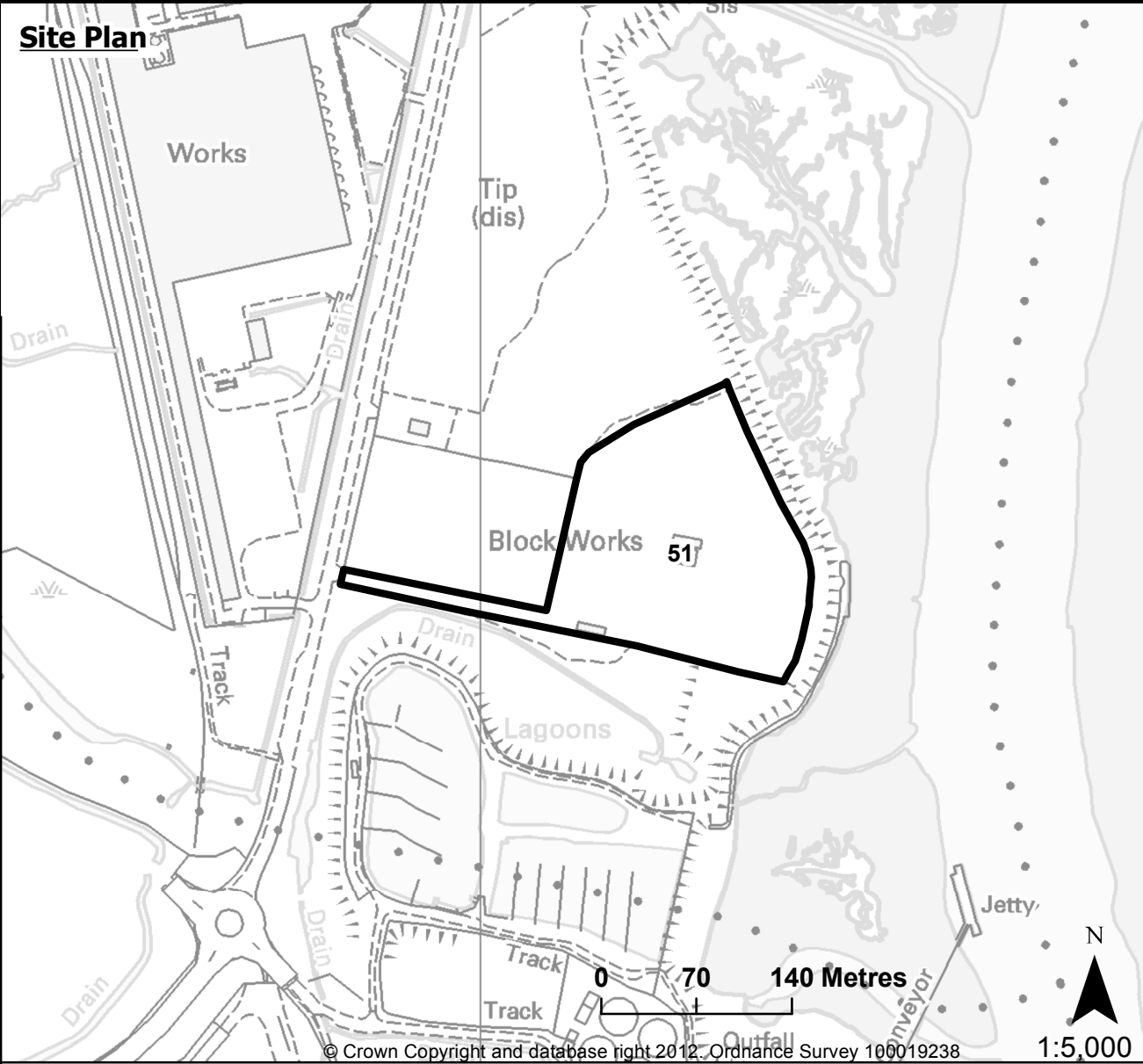
Eastings 592139
Northings 167401

Site Area (Hectares)
3.1

Site Location



Site Plan



Site Information

District/Borough	Swale
Parish	Iwade
Landowner	Countrystyle Recycling Ltd
Operator	Countrystyle Recycling Ltd
Agent	SLR Consulting Ltd
Estimated Capacity	IV Composting- 14,873 tpa, MRF- 75,101 tpa, EfW- 30,000 tpa
Life of Operation	Permanent
Access	Existing off Ridham Dock Road
Current Use	MRF and in vessel composting with permission for EfW from waste wood

The development of this site will be supported subject to: The nature and scale of development being similar to that of the current permissions (SW/10/1146 and SW/10/1436).

Site 65: Land North of Stevens & Carlotti, Sandwich**Site 65****Land North of Stevens & Carlotti**

8.9 This will be a mixed use site, working alongside the current Thanet Waste site at Richborough Hall. This site will include an anaerobic digestion plant, an inert waste crusher and a recycled aggregate screening and washing plant. Site 65 can also be found in Chapter 11 of the Minerals Sites Preferred Options Document.

Strategic Environmental Assessment Summary

SA- Potential adverse impacts relate to the proximity of the site to Thanet Coast & Sandwich Bay (a Ramsar, SPA and SSSI designated site), and the presence of UK protected species within the site. Positive impacts relate to the development of previously developed land, the distance from cultural heritage sites, and the location of the site so as to reduce transport distances and therefore emissions.

HRA- Given the proximity of this site to a European site designated for disturbance-sensitive wildlife it will be necessary for further noise assessment to be undertaken. It is likely that a transport/air quality analysis may also be required.

Site Specific Considerations

Natural Environment	Close proximity to the Pegwell / Sandwich Bay SSSI / SPA / SAC/ Ramsar site. Further assessment required to establish the likely impact.
Heritage	No archaeological remains from site. However, area could include geo-archaeological remains.
Highways	Adequate HGV capacity on adjoining road network. Site falls within area of East Kent Access Phase 1C.
Hydrogeology	The site is within Flood Zone 2 and 3.
Sources of Waste	Inert materials and green/kitchen wastes from East Kent and potentially Mid Kent.

Conclusion

Previously developed land and not in any national planning constraint areas although located in close proximity to a SPA and LWS. The proposed development would allow an increase in capacity for treating green and kitchen waste within the county and to recover energy from waste. This submission was made in parallel with the submission of a planning application for the same use and intensity (reference DO/10/954). It was granted permission subject to conditions on 19.07.2011. This site should be allocated in the Sites Plan subject to any future waste management developments being similar in nature and scale of activity to those permitted.

Site 65
North of
Stevens & Carlotti,
Ramsgate Road,
Sandwich

Minerals/ Waste Site

Designations on Site

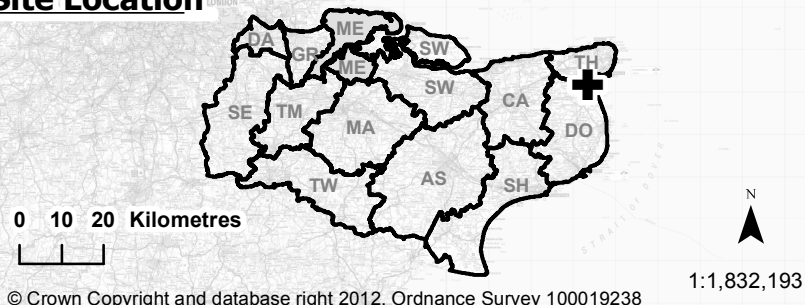
Designations Close to the site

Local Wildlife Site

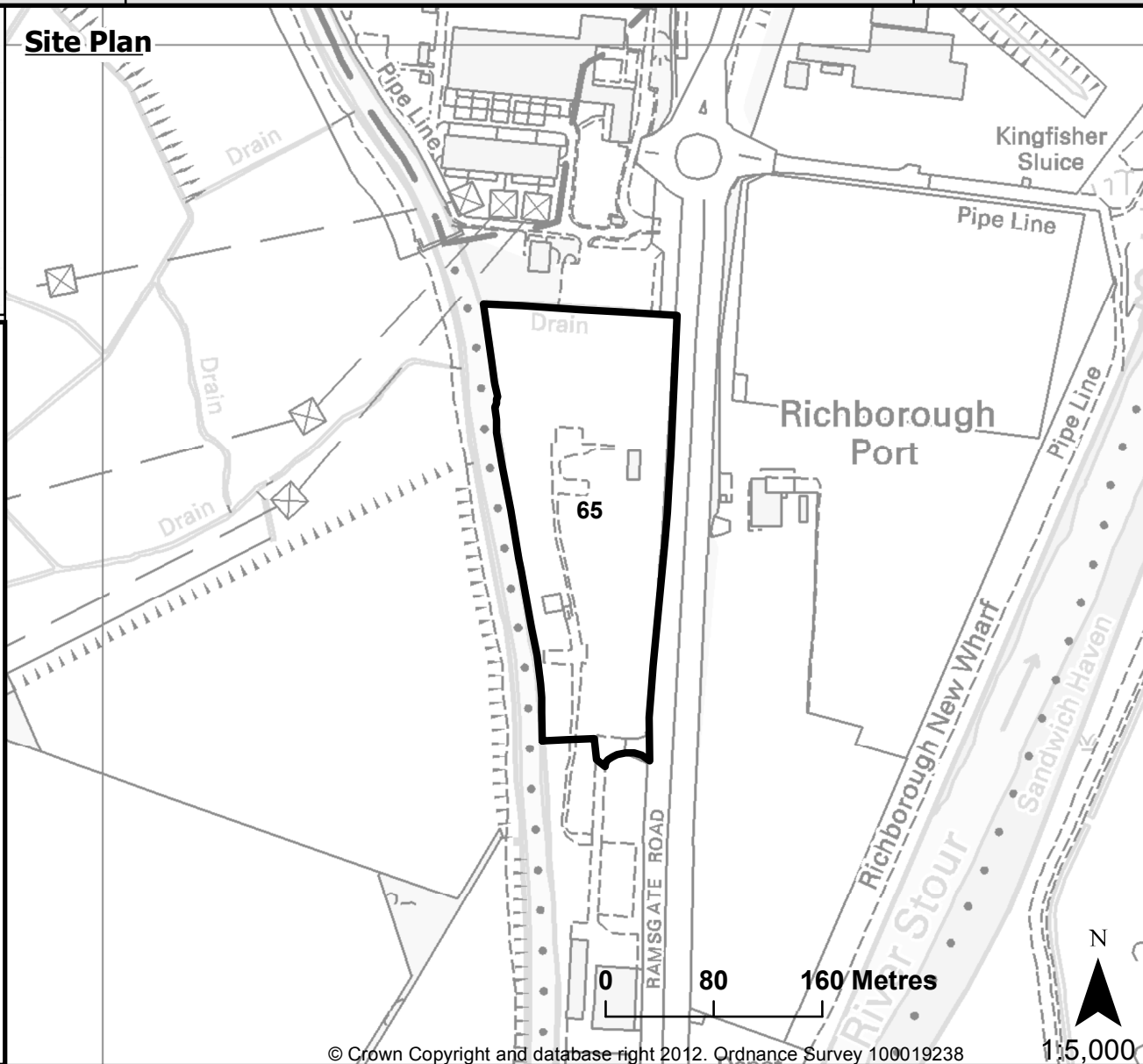
Eastings 633358
 Northings 161659

Site Area (Hectares)
 3.6

Site Location



Site Plan



Site Information

District/Borough	Dover
Parish	Sandwich
Landowner	Thanet Waste Services
Operator	Thanet Waste Services
Agent	Lee Evans Planning
Estimated Capacity	25,000tpa new capacity for AD 95,000 tpa additional for CD recycling
Life of Operation	Permanent
Access	Ramsgate Road
Current Use	In the process of being redeveloped

The development of this site will be supported subject to: 1. Any future waste management developments being similar in nature and scale of activity to those permitted for application DO/10/954. 2. No development encroaching onto Local Wildlife Site situated to the west of the site. This site has been allocated in order to safeguard the consented recycling capacity until the planning permission is implemented.

Facilities for Household Waste

9.1 The majority of the submissions for proposals for facilities specifically for Municipal Solid Waste (MSW) were submitted by Kent County Council (KCC) Waste Management Unit (WMU). These mostly relate to improvements to existing facilities to enable a greater range of waste to be recycled or to replace the buildings due to deterioration and/or a lack of space for vehicle circulation. As these proposals are not for new facilities and do not increase the overall capacity for waste management, these types of submissions can be dealt with by policy and do not need the sites to be specifically allocated.

9.2 There are two sites that relate to increasing capacity and these will be allocated. These sites are for the development of a new waste transfer station and increasing the capacity of an existing Household Waste Recycling Centre (HWRC) at Cobbs Wood Industrial Estate, Ashford (Site 37) and the development a new HWRC at the Allington Energy from Waste facility (Site 13) which would establish a new facility into the borough of Tonbridge and Malling where no HWRC exists at present.

A number of operators included Municipal Solid Waste (MSW) amongst the range of wastes which their proposed facilities would be able to handle, these have not been allocated. These sites include: Site 12: Newington Industrial Estate, Site 28: Waterbrook Park and site 57: Pike Road Extension, Eythorne.

9.3 The following sites have been allocated:

- **Site 13: Allington Waste Management Facility**
- **Site 37: Cobbs Wood Industrial Estate**

9.4 The following sites do not need to be allocated as they are improvements and/or extensions to existing facilities and it would be considered appropriate to be dealt with by a policy supporting in principal improvements and/or extensions to existing waste facilities.

- **Site 30: Church Marshes**
- **Site 31: Studd Hill**
- **Site 38: Southwall Road**
- **Site 42: Pedham Place**
- **Site 43: Stoneyard**
- **The existing Dunbrik HWRC, transfer station and composting site (instead of the area of search as shown in the Core Strategy proposals map)**

9.5 The following site has been withdrawn:

- **Site 44: Land at Church Marshes**

9.6 This page has been left blank intentionally

Site 13: Allington Waste Management Facility**Site 13****Allington Waste Management Facility**

9.7 This is an existing waste management site with an energy from waste incinerator and materials recycling facility. The site has been promoted for the expansion of the existing facilities as well as the development of a household waste recycling centre.

Strategic Environmental Assessment Summary

SA- This is a brownfield site with existing infrastructure and good access which contribute to a positive sustainability outcome. Impacts of the site and its traffic on air quality are a key concern due to its location within the Town Centre AQMA. This is especially the case given the large capacity of the proposal. Environmental impacts are possible, with sensitive local biodiversity sites including the Allington Quarry SSSI and Ancient Woodland in close proximity. Cumulative environmental effects possible due to adjoining industrial estate.

HRA- This site would need an Appropriate Assessment in accordance with Environment Agency guidance.

Site Specific Considerations

Natural Environment	Strips of woodland along boundary should be preserved and enhanced.
Heritage	The site has potential for Bronze Age, Iron Age and Roman findings nearby.
Highways	No planned highway improvements and no proposed improvements within the 20/20 Industrial Estate in which the site is situated.
Hydrogeology	The site is within Groundwater Source Protection Zone 1 and 2 and Flood Zone 1.
Sources of Waste	Tonbridge and Malling and West Maidstone

Conclusion

The site consists of part of the area granted permission for the Allington EfW facility (reference TM/98/1428 and MA/98/1212) which is no longer needed for the EfW plant. The proposed development would provide a new HWRC within the district of Tonbridge and Malling which at present does not have such a facility. The principle of this development would be supported by the policies in the Core Strategy. There are a number of issues that need to be considered in the detailed design of the scale of operations when a planning application is determined which relates to the close proximity of the site and the approach roads to an AQMA, the capacity of the local road network and the temporary planning permission for the EfW facility (31/07/2030). The site boundary which was originally submitted has been changed to remove the parts of the former Allington Quarry that are reserved for nature conservation and to protect the perimeter landscaping.

Site 13
Allington Waste
Management Facility,
20/20 Industrial Estate

Waste Site

Designations on Site

Groundwater Source
Protection Zones 1 and 2

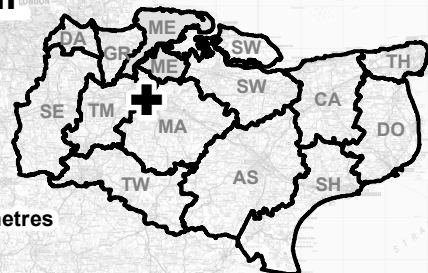
Designations Close to the site

Air Quality Management Area

Eastings 573862
Northings 157838

Site Area (Hectares)
10.5

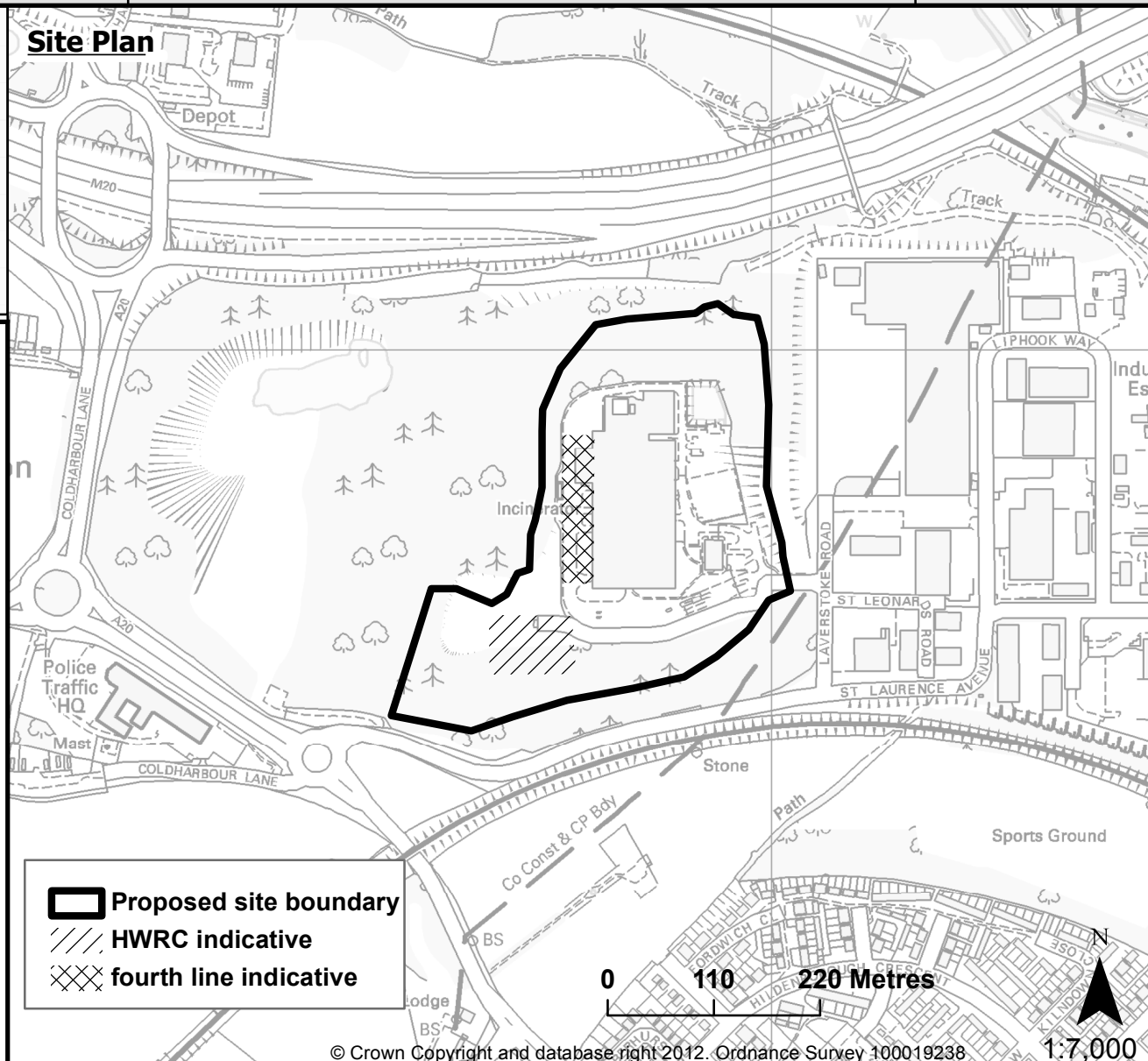
Site Location



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1:1,832,193

Site Plan



- Proposed site boundary**
- HWRC indicative**
- fourth line indicative**

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1:7,000

District/Borough	Tonbridge and Malling
Parish	Aylesford
Landowner	Waste Recycling Group Ltd
Operator	Kent Enviro Power
Estimated Capacity	15,000 tpa
Life of Operation	Temporary to 31 July 2030
Access	Existing
Current Use	Waste to energy and MRF

The development of this site will be supported subject to: 1 The traffic movements generated by the HWRC and the maximum traffic movements allowed under the planning permission for the EfW facility not exceeding more traffic movements than can be accommodated without significant adverse effects on the local highway network and the AQMA. 2. If the scale of the facility has to be reduced for highway capacity reasons, a smaller scale facility shall only be permitted if: (i) either the site is closed during the highway peak hours of traffic (ii) or an additional HWRC has been developed elsewhere in the borough of Tonbridge & Malling. 3. The facility being temporary and demolished within the same timeframe as EfW plant and the site being restored in accordance with the provisions of the EfW facility permission.

Site 37: Cobbs Wood Industrial Estate, Ashford**Site 37****Cobbs Wood Industrial Estate**

9.8 This site includes the existing Chart Leacon Household Waste Recycling Centre. The site is proposed for a new waste transfer station and an increased capacity for the HWRC.

Strategic Environmental Assessment Summary

SA- Potential issues surround impacts on biodiversity (European, UK and Local protected species within 1km and Local designated site within 1km). Overall the site makes efficient use of land, is in an area of low flood risk and is over 3km from National and European protected areas.

HRA- Given the distance to the nearest European site and the lack of connecting pathways, it is considered that there are unlikely to be any significant effects and will not need an Appropriate Assessment.

Site Specific Considerations

Natural Environment	Along important migratory corridor for wildlife. Railway line could be buffered with hedgerow and long grass.
Heritage	Main archaeological potential relates to Great Stour, on 3 rd Terrace River Gravels with potential for Palaeolithic remains.
Highways	Existing Access. A28 Chart Road is congested at peak times. Full duelling of A28 as part of the Chilmington Development.
Hydrogeology	The site is within Flood Zone 1.
Sources of Waste	Ashford

Conclusion

The proposed development would increase the capacity of the HWRC providing for future growth in Ashford. A new waste transfer and bulking station would reduce vehicles on the roads. Currently MSW from Ashford is delivered directly to the Allington EfW and MRF. This development would be consistent with policies in the Core Strategy. This submission has been made in parallel with a planning application for the same use and intensity (reference AS/0365/2011) which has addressed an issue of the capacity of the surrounding road network through funding of off-site highway improvements. This application was determined at the April 2012 Planning Committee which has resolved to grant planning permission subject to conditions.

Site 37
Cobbs Wood
Industrial Estate
and HWRC,
Ashford

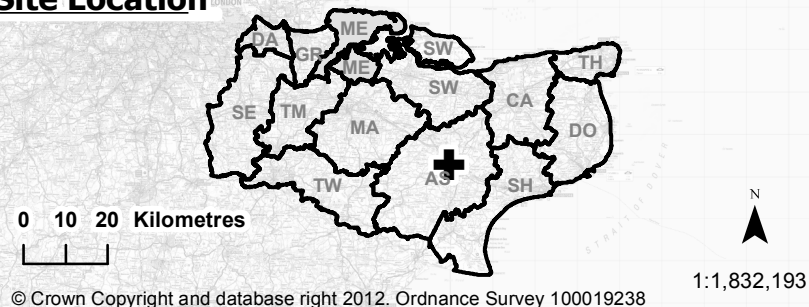
Waste Site

Designations on Site

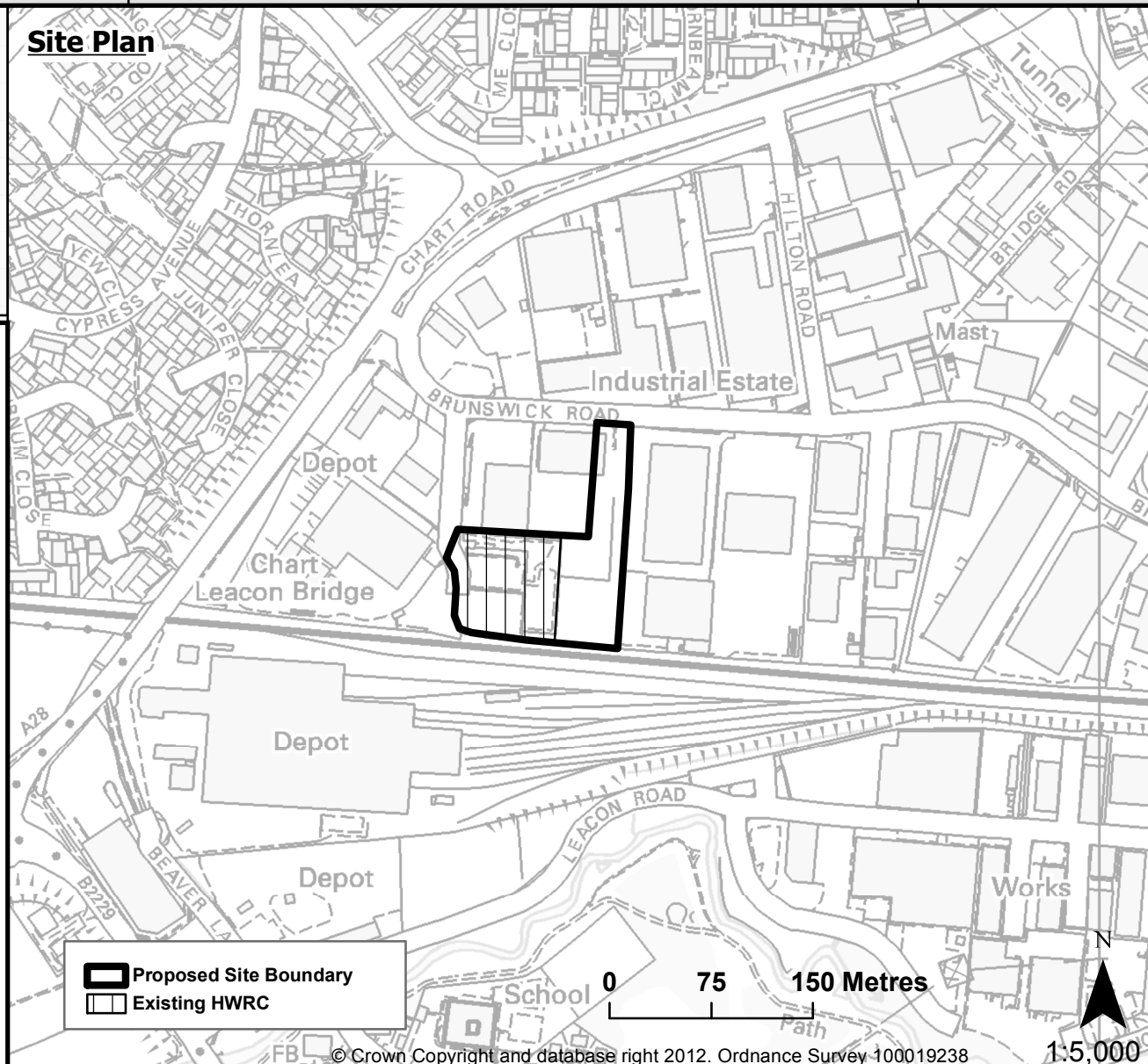
Eastings 599597
Northings 142702

Site Area (Hectares)
1.2

Site Location



Site Plan



Site Information

District/Borough	Ashford
Parish	Ashford
Landowner	Kent County Council
Operator	KCC Waste Management Unit
Estimated Capacity	100000 tpa
Life of Operation	Permanent
Access	Existing off Brunswick Road
Current Use	HWRC and other industrial units

The development of this site will be supported subject to:

1. The transfer and bulking operation being contained within a building.
2. The scale of the development not generating more traffic than that which can be accommodated without significant adverse effects upon the local highway network.

Non-Allocated Sites

11.1 The following non-allocated sites are listed numerically by site reference number with a site map and a summary of the reasons why each site has not been allocated. The introductions for the waste uses in the waste sites preferred options section gave explanations as to the reasoning behind why some sites had not been allocated.

11.2 Before the non-allocated maps in this section are shown there are two summaries explaining why no environmental improvement to closed biodegradable landfill or inert/construction, demolition and excavation landfill and landraise sites have been allocated.

11.3 Although a site may not have been allocated in this document it does not prevent it from being put forward in a planning application. It should also be noted that there are a number of types of site location where it is considered more appropriate to adopt a policy approach which supports the principle of waste development in these locations rather than through allocation of specific sites. These types of sites are as follows:

- Industrial estates
- Extensions and improvements to existing waste management facilities
- Environmental improvements to closed biodegradable landfill sites

Environmental Improvement to Closed Biodegradable Landfills

11.4 There is no need to specifically allocate sites where environmental improvements are needed at closed biodegradable landfills. The Core Strategy at the Strategy and Policy Directions stage (May 2011), ⁽¹⁴⁾ draft policy (CSW12), states that permission would be granted for development that reduces the effects on the environment of closed landfill sites which contain biodegradable waste. This draft policy also contains a criteria approach to qualify the circumstances when permission should be granted.

11.5 It is accepted that works will be needed to maintain both the standard of restoration and the environmental control of closed landfill sites which have received biodegradable waste. However, as there is no need for additional disposal capacity for inert waste, this should be determined upon the basis for the necessity of the works not from the point of view of the need for additional landfill space.

11.6 The sites which are not being allocated in the plan for the above reasons are as follows;

- Site 39: Chilmington
- Site 40: North Farm WTS and HWRC
- Site 41: Cryalls Lane, Sittingbourne
- Site 66: North Farm Landfill
- Site 67: Chilmington Green
- Site 68: Sleadwood Landfill, Dover

¹⁴ Available from:
http://www.kent.gov.uk/environment_and_planning/planning_in_kent/minerals_and_waste/minerals__waste_core_strategy/strategy_and_policy_directions.aspx

Sites for Landfill or Landraise of Inert/Construction, Demolition and Excavation Waste

11.7 There is no need to allocate any new sites for the disposal of inert waste in Kent. The conclusion in the Waste Needs Assessment (May 2010) ⁽¹⁵⁾ and the Core Strategy at the Strategy and Policy Directions stage (May 2011) ⁽¹⁶⁾ is that there is sufficient inert landfill permitted in Kent to meet Kent's disposal needs during the plan period. This conclusion has been confirmed by the Revised Waste Needs Assessment-January 2012 (Link to this document can be found in footnote 15) and reinforced by assessing more factors.

11.8 The Revised Waste Needs Assessment has taken into account the following changes since the May 2010 report:

- Permitted inert landfill capacity in the county has decreased from approximately 26 million tonnes in 2009/10 to 24 million tonnes in 2010/11.
- A national study of Construction Demolition Excavation (CDE) waste arisings has been published and whilst it does not provide data on waste arisings in Kent, it shows that at national level there has been a 7% reduction in annual waste arisings since 2005.
- A review of Environment Agency annual waste management facility data from 2006 to 2009 shows that approximately 350,000 tonnes per year of inert waste deposited in Kent landfill sites originated in London.

11.9 The Revised Waste Needs Assessment report concludes that even when assuming that the level of imports from London were to continue for the whole of the plan period, there is sufficient permitted landfill for Kent's needs and at the end of the plan period, there would still be approximately 10 million tonnes of landfill void space remaining in Kent.

11.10 The sites which have not been allocated in the Sites Plan for inert landfill are as follows;

- Site 12: Newington Industrial Estate
- Site 18: Covers Farm
- Site 41: Cryalls Lane
- Site 50: Ightham Sand Pit
- Site 70: Stonecastle Farm Quarry Lake
- Site 79: Tilmanstone
- Site 87: Charing Quarry (waste 3)
- Site 89: Hollowshore
- Site 90: Ham Farm (Withdrawn by operator)
- Site 93: Highstead Pits 3, Sittingbourne
- Site 95: Stone Gate

11.11 The following sites have not been allocated in the Waste Sites Plan for inert landfill but have been allocated in the Minerals Sites Plan for mineral extraction and the method of restoration might include the deposit of inert waste :

- Site 17: Moat Farm
- Site 24: Land North of Addington Lane
- Site 105: Borough Green Sand Pit Extension

11.12 It is anticipated that there will be a continual demand for inert materials to restore mineral workings being allocated in the Minerals Sites Plan. This may be possible as existing sites complete restoration. However, it will be necessary for mineral operators to demonstrate that both the materials are available to restore new sites and that this does not have an adverse effect upon the restoration of any nearby mineral workings.

15 Available from: http://www.kent.gov.uk/environment_and_planning/planning_in_kent/minerals_and_waste/evidence_base/issues_consultation.aspx

16 Available from: http://www.kent.gov.uk/environment_and_planning/planning_in_kent/minerals_and_waste/minerals__waste_core_strategy.aspx

Site 8
Chelsfield
Ammunition Depot,
Badgers Mount,
Shoreham

Minerals/ Waste Site

Treatment/Materials Recycling

Designations on Site

Green Belt
Area of Outstanding Natural Beauty
Local Wildlife Sites
Ancient Woodland
Groundwater Source Protection Zone 3

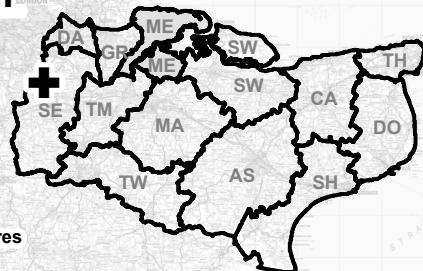
Designations Close to the site

Public Rights
of Way

Eastings 549902
Northings 161778

Site Area (Hectares)
19.5

Site Location



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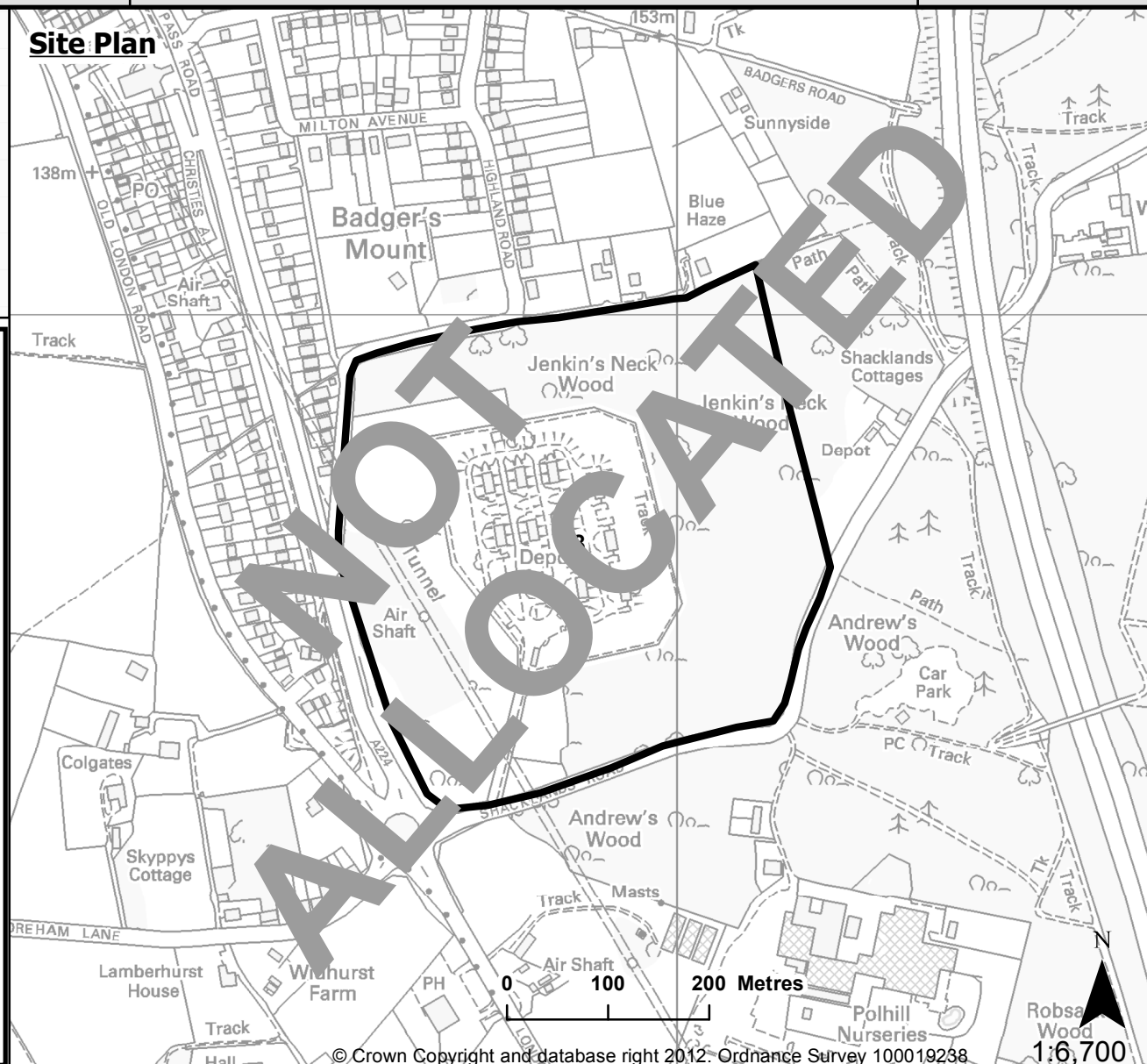
1:1,832,193

Site Information

District/Borough	Sevenoaks
Parish	Shoreham and near to Halstead
Landowner	FM Conway Ltd
Operator	FM Conway Ltd
Agent	Gerald Eve LLP
Estimated Capacity	Unknown
Life of Operation	Unknown

Reasons for not allocating the site: This site consists of previously developed land within the Green Belt and the Kent Downs AONB. Sufficient capacity for Aggregate Recycling to meet the need requirements in the Core Strategy can be obtained from allocating sites which are not in either the Green Belt or the AONB and there is no need to allocate this site.

Site Plan



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1:6,700

Site 9 **Ightham Sand Pits** **(H & H) Ightham**

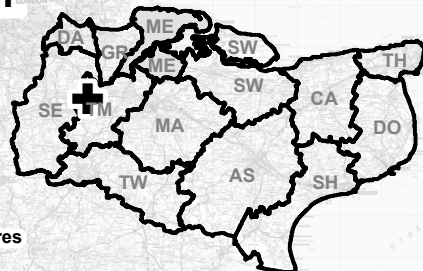
Waste Site
 Inert/CDE Landfill

Designations on Site
 Green Belt
 Area of Outstanding Natural Beauty
 Public Rights of Way
 Groundwater Source Protection Zone 3

Eastings 560221
Northings 157926

Site Area (Hectares)
16.0

Site Location



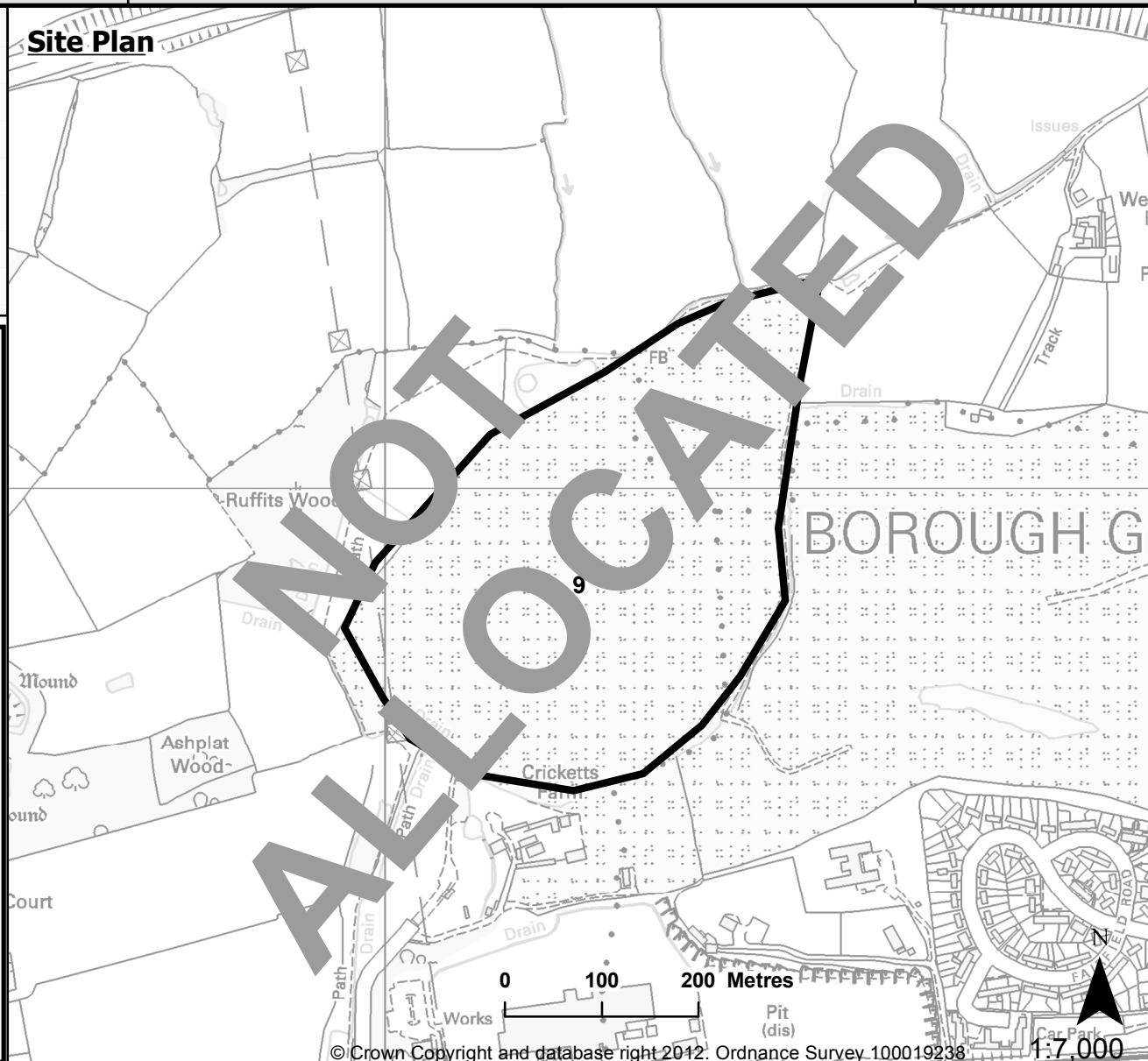
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Site Information

District/Borough	Tonbridge & Malling
Parishes	Ightham, Wrotham, and Borough Green
Landowner	H & H UK Ltd
Operator	H & H UK Ltd
Agent	Peer Spanner
Estimated Capacity	200,000 tpa
Life of Operation	25 - 30 years

Reasons for not allocating site: There is no need to allocate this site as there is sufficient existing (permitted) inert landfill capacity in Kent to meet the identified need for longer than the plan period. There is no need to identify any new sites for inert landfill.

Site Plan



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Site 12
Newington
Industrial Estate,
London Road,
Newington

Waste Site

Treatment/Materials Recycling
Inert Landfill
HWRC/Transfer

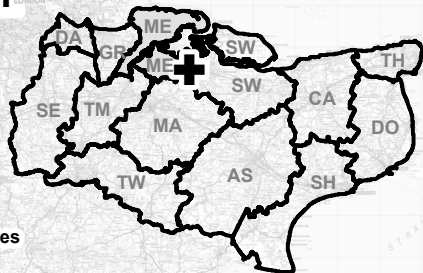
Designations on Site

Public Rights of Way
Groundwater Source Protection Zones 2 and 3

Eastings 584902
Northings 164857

Site Area (Hectares)
11.0

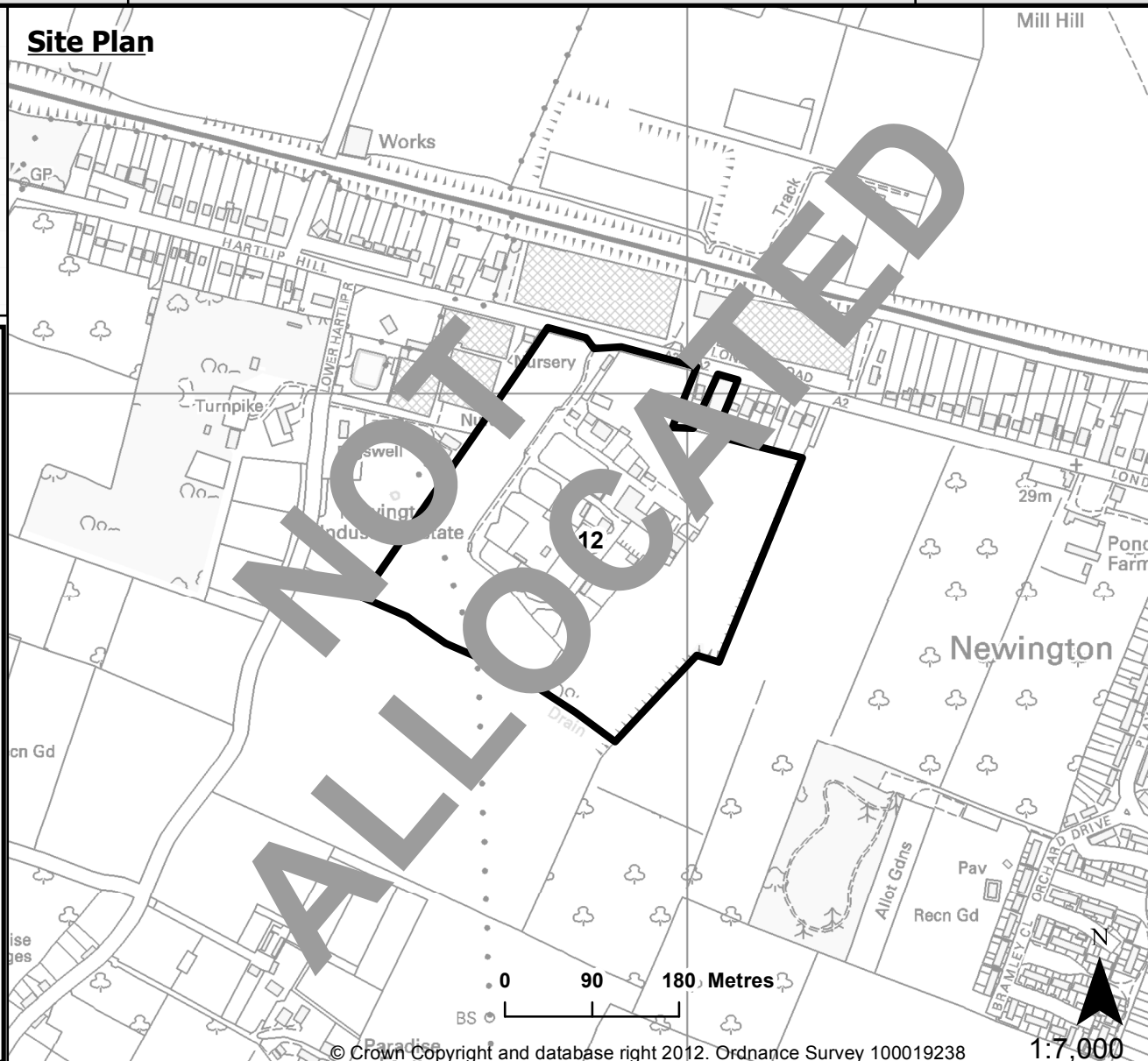
Site Location



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Site Plan



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Site Information

District/Borough	Swale
Parish	Newington and Hartlip
Landowner	W.T.Lamb Properties Ltd
Agent	FallowBond Ltd
Estimated Capacity	50,000 tpa

Reasons for not allocating the site: This site consists of an existing industrial estate and surrounding land previously worked for brickearth and restored. Whilst there is no objection in principle to the use of the industrial estate for waste management uses, the allocation of this area of the site is not necessary as it can be dealt with by means of a policy identifying the industrial estate as being suitable in principle for waste management uses. This approach would not create any conflict with the continued use of the industrial estate for other employment uses. The surrounding land is treated as a greenfield site and there is no need for additional inert landfill.

Site 15
Burntwick Island,
Upchurch, Swale

Waste Site

Non - Hazardous Landfill:
dredgings and CDE wastes

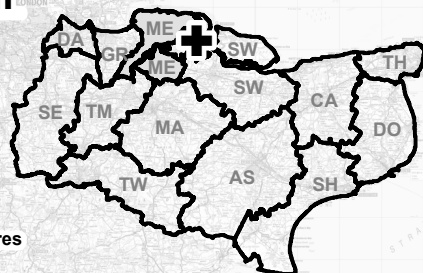
Designations on Site

Site of Special Scientific Interest
Special Protection Areas
Ramsar Site

Eastings 586082
Northings 172281

Site Area (Hectares)
76.4

Site Location

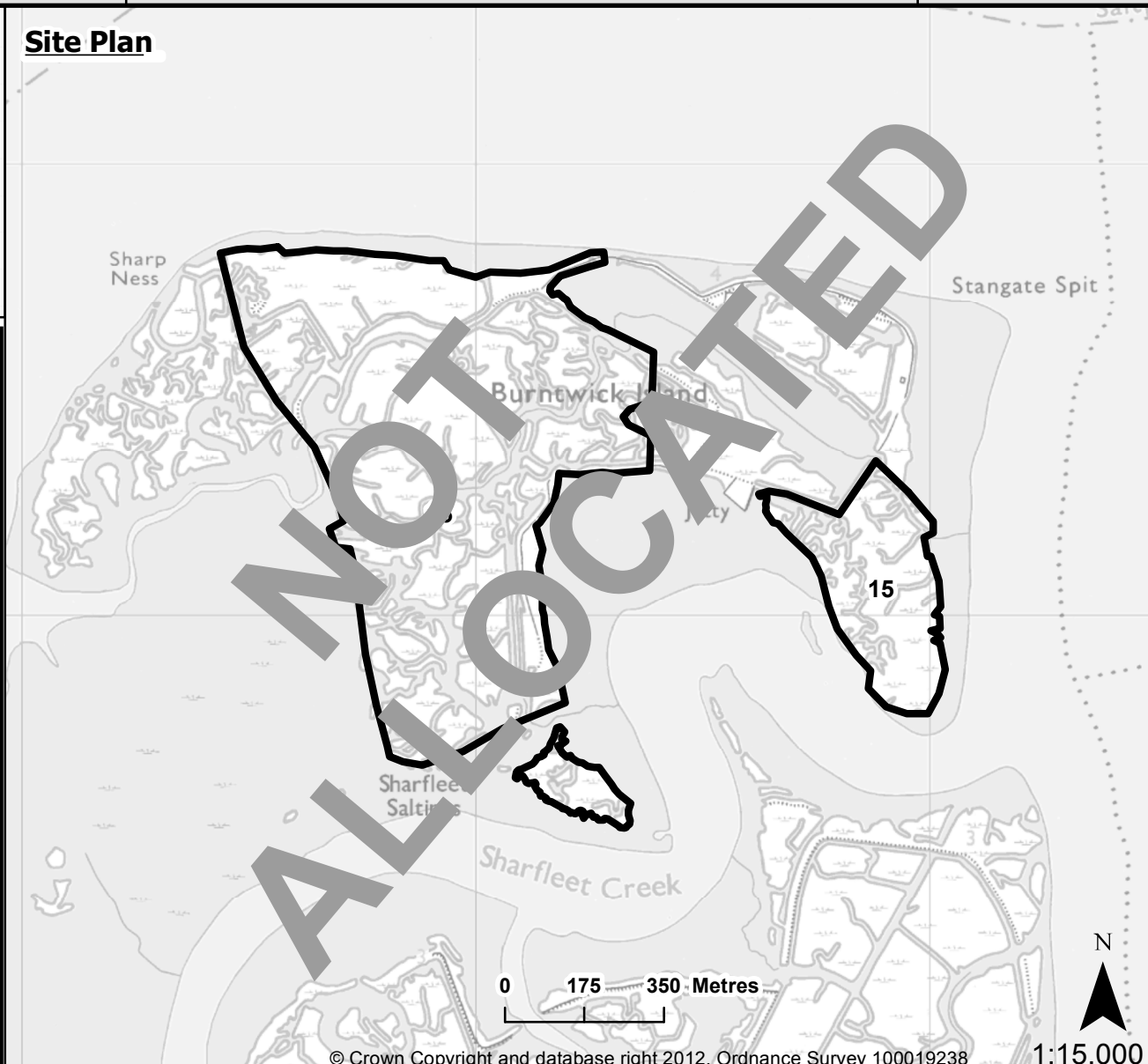


0 10 20 Kilometres

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1:1,832,193

Site Plan



0 175 350 Metres

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1:15,000

Site Information

District/Borough	Swale
Parish	Upchurch
Landowner	Medway Ports
Operator	Peels Ports Ltd
Agent	SLR Consulting Ltd
Estimated Capacity	Unknown
Life of Operation	Unknown

Reasons for not allocating site: This site forms part of the Medway Estuary Marshes SPA/Ramsar site. The deposition of dredgings and CDE wastes would damage or destroy the habitat and disturb the bird interest. The inclusion of this site as a preferred option would not meet the requirements of the Conservation Habitats and Species Regulations 2010.

Site 16
Beacon Hill
Quarry, Charing

Minerals/ Waste Site

Inert/CDE Landfill

Designations on Site

Area of Outstanding Natural Beauty
 Ancient Woodland
 Local Wildlife Site
 RIGS
 Groundwater Source Protection Zone 3

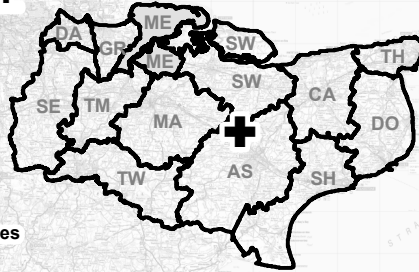
Designations Close to the site

Public Rights
 of Way

Eastings 597010
Northings 149070

Site Area (Hectares)
9.2

Site Location

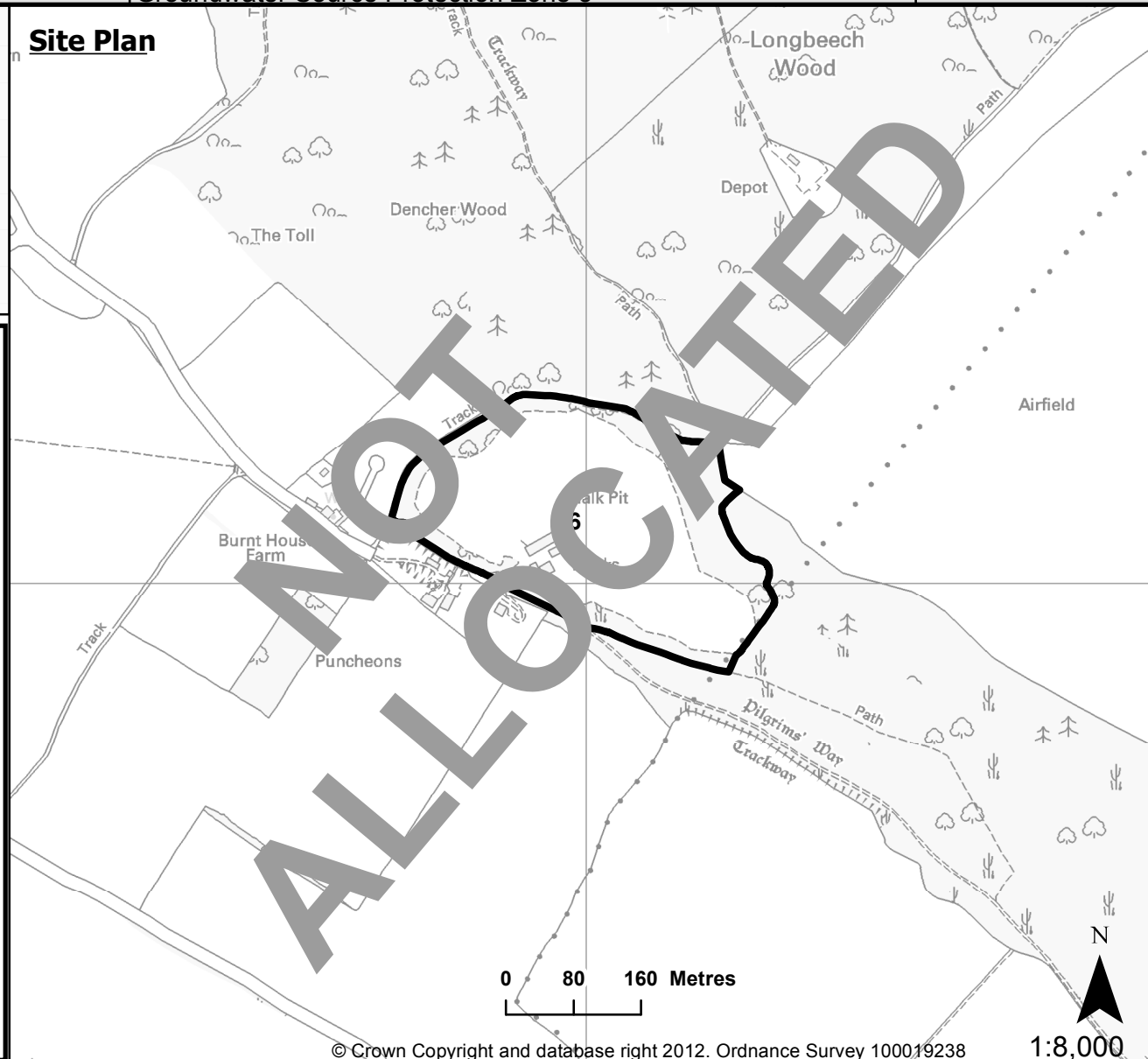


0 10 20 Kilometres

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Site Plan



0 80 160 Metres

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1:8,000

Site Information

District/Borough	Ashford
Parishes	Charing and Westwell
Landowner	John Bourne & Co Ltd
Operator	John Bourne & Co Ltd
Estimated Capacity	20 years
Access	Existing

Reasons for not allocating site: There is no need to allocate this site as there is sufficient existing (permitted) inert landfill capacity in Kent to meet the identified need for longer than the plan period. There is no need to identify any new sites for inert landfill.

Site 18
Covers Farm,
Westerham Road,
Westerham

Waste Site

Inert/CDE Landfill

Designations on Site

Green Belt
Area of Outstanding Natural Beauty
Public Rights of Way
Air Quality Management Area

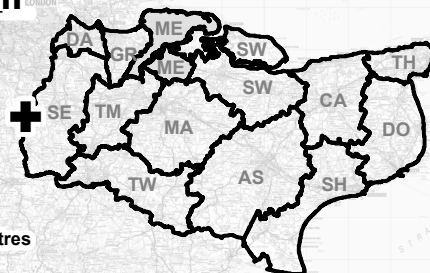
Designations Close to the site

Ancient Woodland

Eastings 543397
Northings 154186

Site Area (Hectares)
42.0

Site Location



0 10 20 Kilometres

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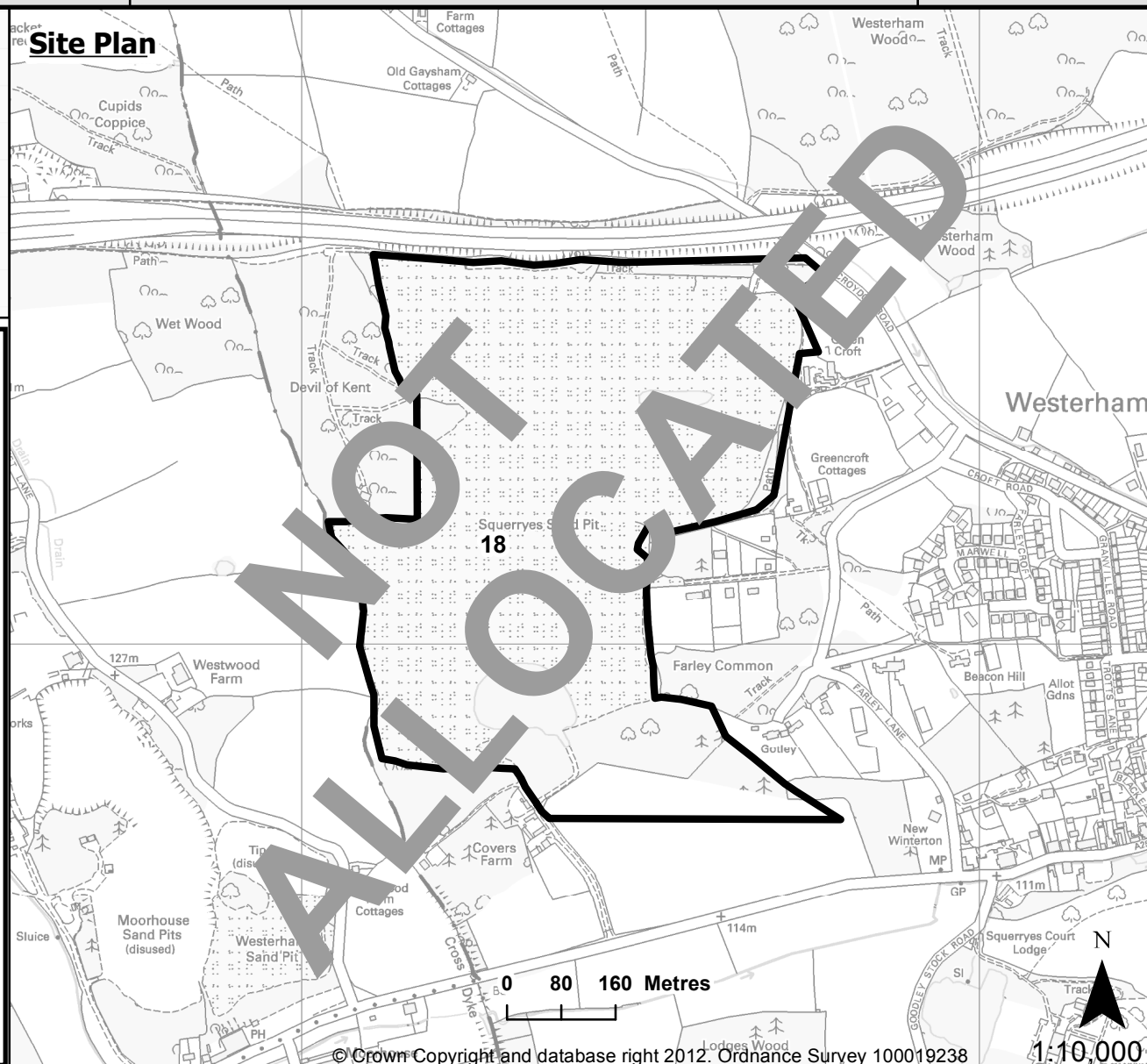
1:1,832,193

Site Information

District/Borough	Sevenoaks
Parish	Westerham
Landowner	Squerryes Estate
Operator	Monier Ltd
Agent	David Jarvis Associates Ltd
Estimated Capacity	6.75 million tonnes
Life of Operation	Unknown

Reasons for not allocating site: There is no need to allocate this site as there is sufficient existing (permitted) inert landfill capacity in Kent to meet the identified need for longer than the plan period. There is no need to identify any new sites for inert landfill.

Site Plan



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1:10,000

Site 20
Tovil Recycling
Centre, Maidstone

Waste Site

Treatment/Materials Recycling

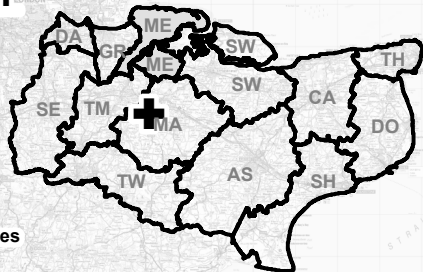
Designations on Site

Air Quality Management Area

Eastings 575289
Northings 154016

Site Area (Hectares)
1.8

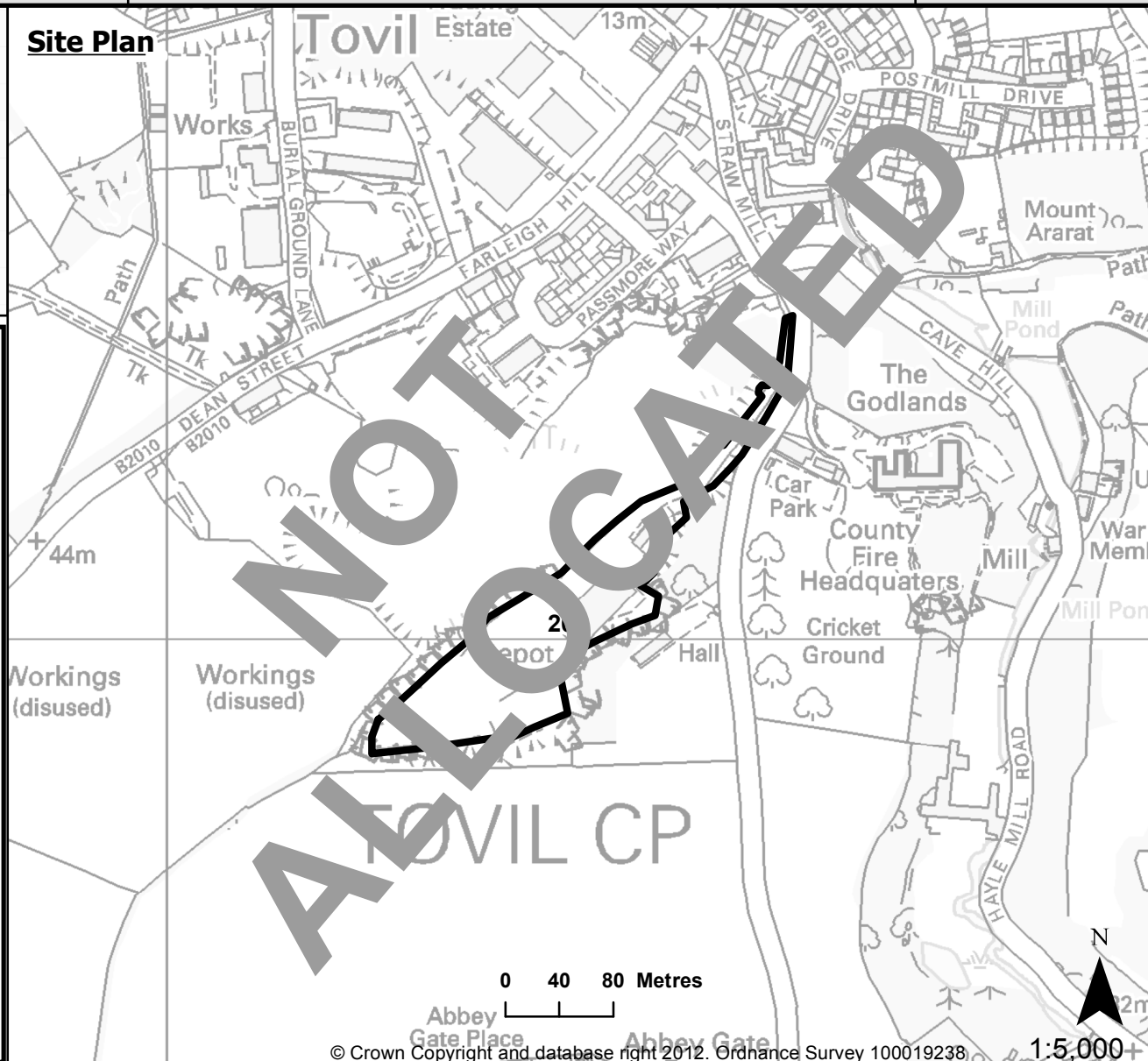
Site Location



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1:1,832,193

Site Plan



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1:5,000

Site Information

District/Borough	Maidstone
Parish	Tovil
Landowner	Syd Bishop & Sons
Operator	SBS Recycling Ltd
Agent	Environmental Scientifics Group
Estimated Capacity	90,152 tpa
Life of Operation	Permanent

Reasons for not allocating site: The submission under the MWDF call for sites was made in parallel with a planning application for a waste management use of a similar scale (application reference MA/10/1067). This application was refused by KCC and the appeal decision confirmed the refusal of permission was upheld (reference APP/W2275/A/11/2154335) as the need did not out weigh the material harm. This proposal cannot be regarded as deliverable and cannot be allocated.

Site 28
Waterbrook Park,
Sevington, Ashford

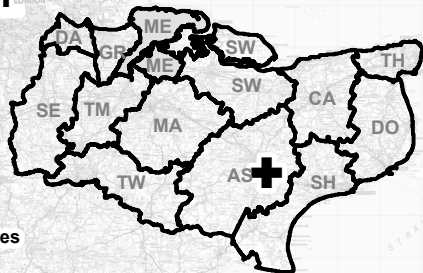
Waste Site
Municipal Waste facilities

Designations on Site
Public Rights of Way

Eastings 592904
Northings 149894

Site Area (Hectares)
12.8

Site Location

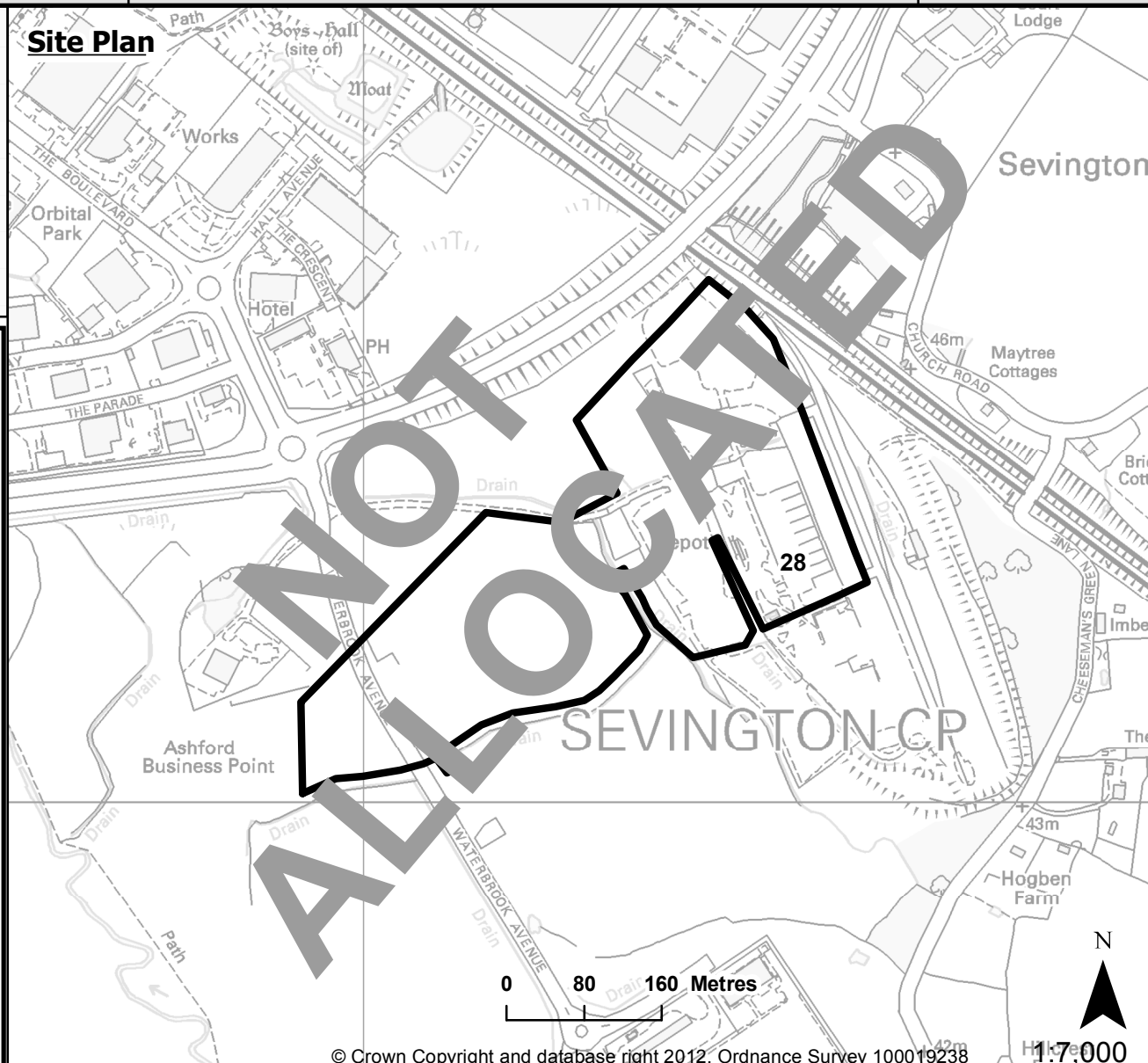


0 10 20 Kilometres

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1:1,832,193

Site Plan



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1:17,000

Site Information

District/Borough	Ashford
Parish	Sevington
Landowner	GSE Waterbrook Ltd
Operator	GSE Waterbrook Ltd
Estimated Capacity	Unknown
Life of Operation	Unknown

Reasons for not allocating the site: The area is too large, there are no specific proposals for waste development. The site is already permitted for industrial development and the allocation of this site is not necessary. The development of waste management uses at this site can be dealt with by means of a policy identifying the industrial estate as being suitable in principle for waste management uses. This approach would not create any conflict with the continued use of the industrial estate for other employment uses.

Site 30
Church Marshes
Waste Transfer Station
& HWRC, Sittingbourne

Waste Site

Municipal Waste facilities

Designations on Site

Public Rights of Way

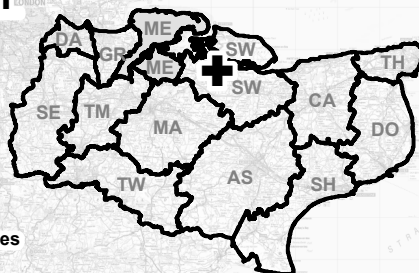
Designations Close to the site

Local Wildlife Site

Eastings 591533
 Northings 165077

Site Area (Hectares)
 2.6

Site Location

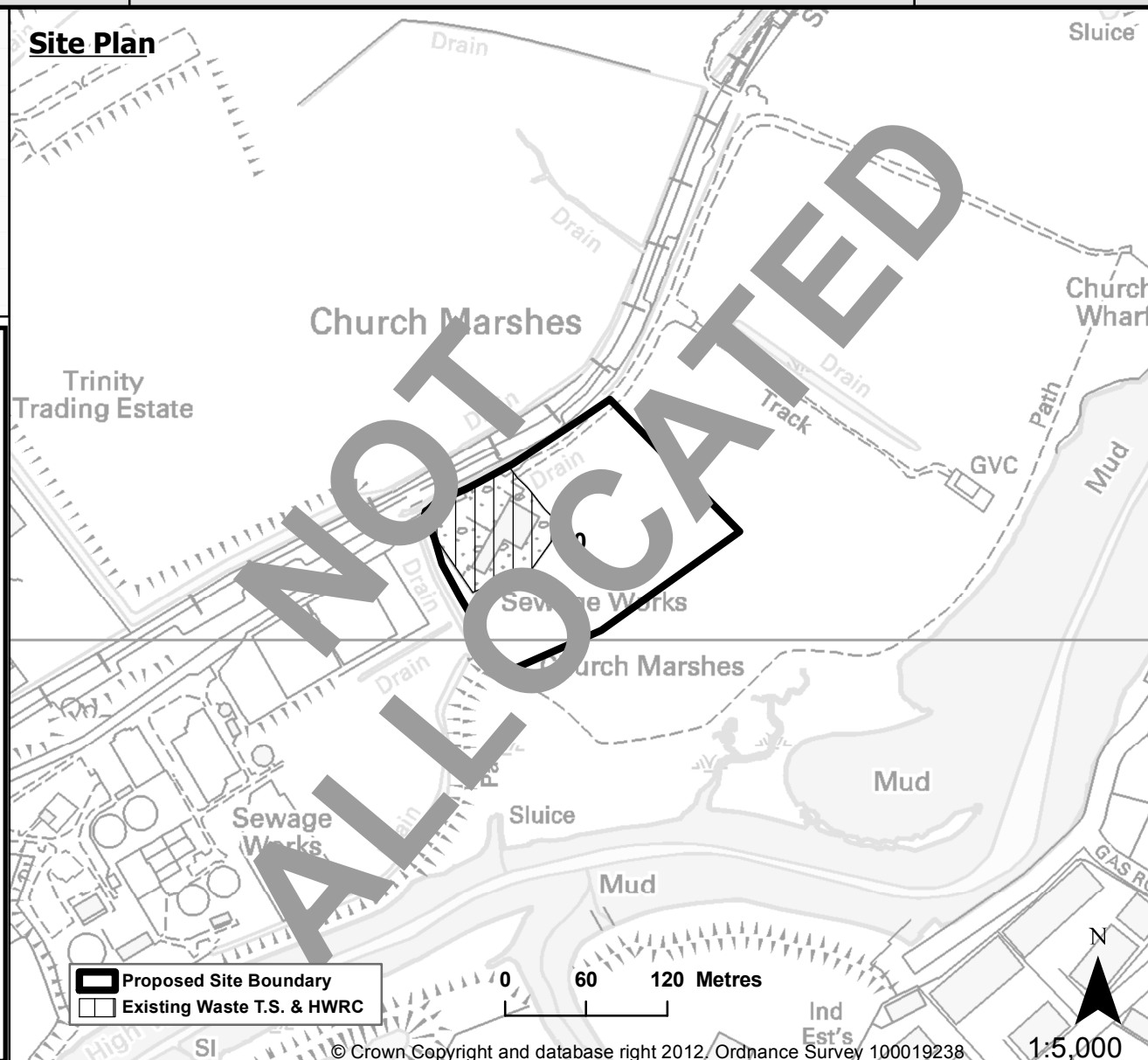


0 10 20 Kilometres

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1:1,832,193

Site Plan



Proposed Site Boundary
 Existing Waste T.S. & HWRC

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1:5,000

Site Information

District/Borough	Swale
Parish	Sittingbourne
Landowner	Kent County Council
Operator	KCC Waste Management Unit
Estimated Capacity	100,000 tpa
Life of Operation	Permanent

Reasons for not allocating site: This proposal is for the existing site to be replaced/ extended. It will not result in any increase in capacity but will enable more waste to be recycled. It is considered more appropriate to deal with this form of development by a policy supporting in principle improvements and/or extensions to existing waste facilities rather than allocating the site.

Site 31
Studd Hill
Westbrook Lane,
Herne Bay

Waste Site

Municipal Waste facilities

Designations on Site

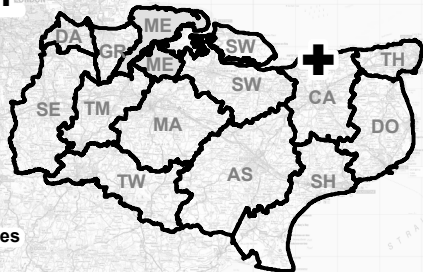
Designations Close to the site

Local Wildlife Site

Eastings 615448
Northings 167073

Site Area (Hectares)
2.2

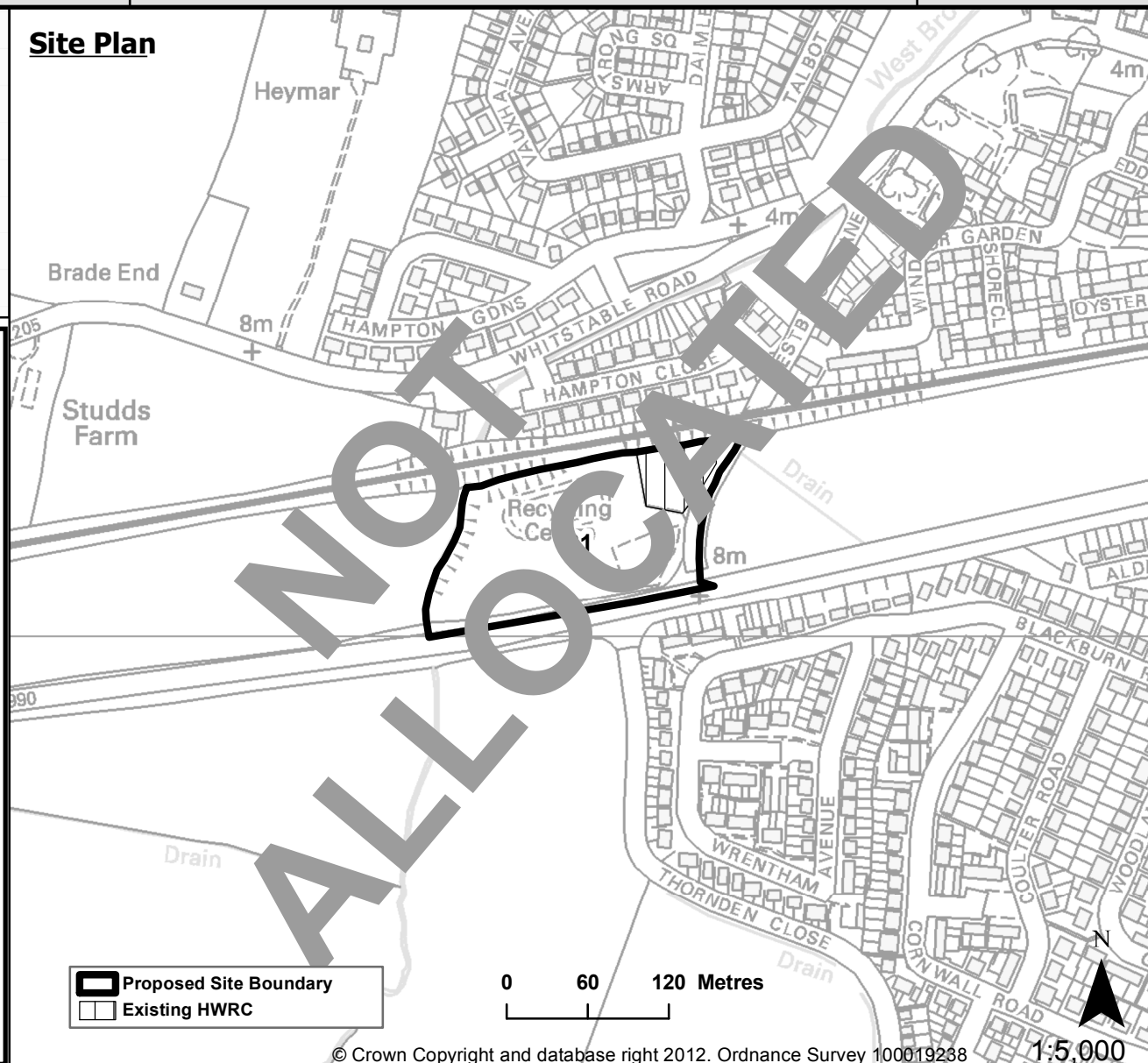
Site Location



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1:1,832,193

Site Plan



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1:5,000

Site Information

District/Borough	Canterbury
Parish	Near to Chestfield, and near to Herne Bay & Broomfield
Landowner	Canterbury City Council
Operator	KCC Waste Management Unit
Estimated Capacity	20,000 tpa
Life of Operation	Permanent

Reasons for not allocating site: This proposal is for the existing site to be replaced/ extended. It will not result in any increase in capacity but will enable more waste to be recycled. It is considered more appropriate to deal with this form of development by a policy supporting in principle improvements and/or extensions to existing waste facilities rather than allocating the site.

Site 38
Southwall Road,
HWRC,
Deal

Waste Site

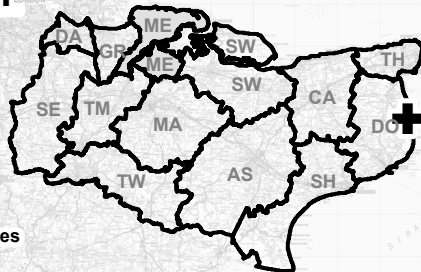
Municipal Waste facilities

Designations on Site

Eastings 636757
Northings 152965

Site Area (Hectares)
0.6

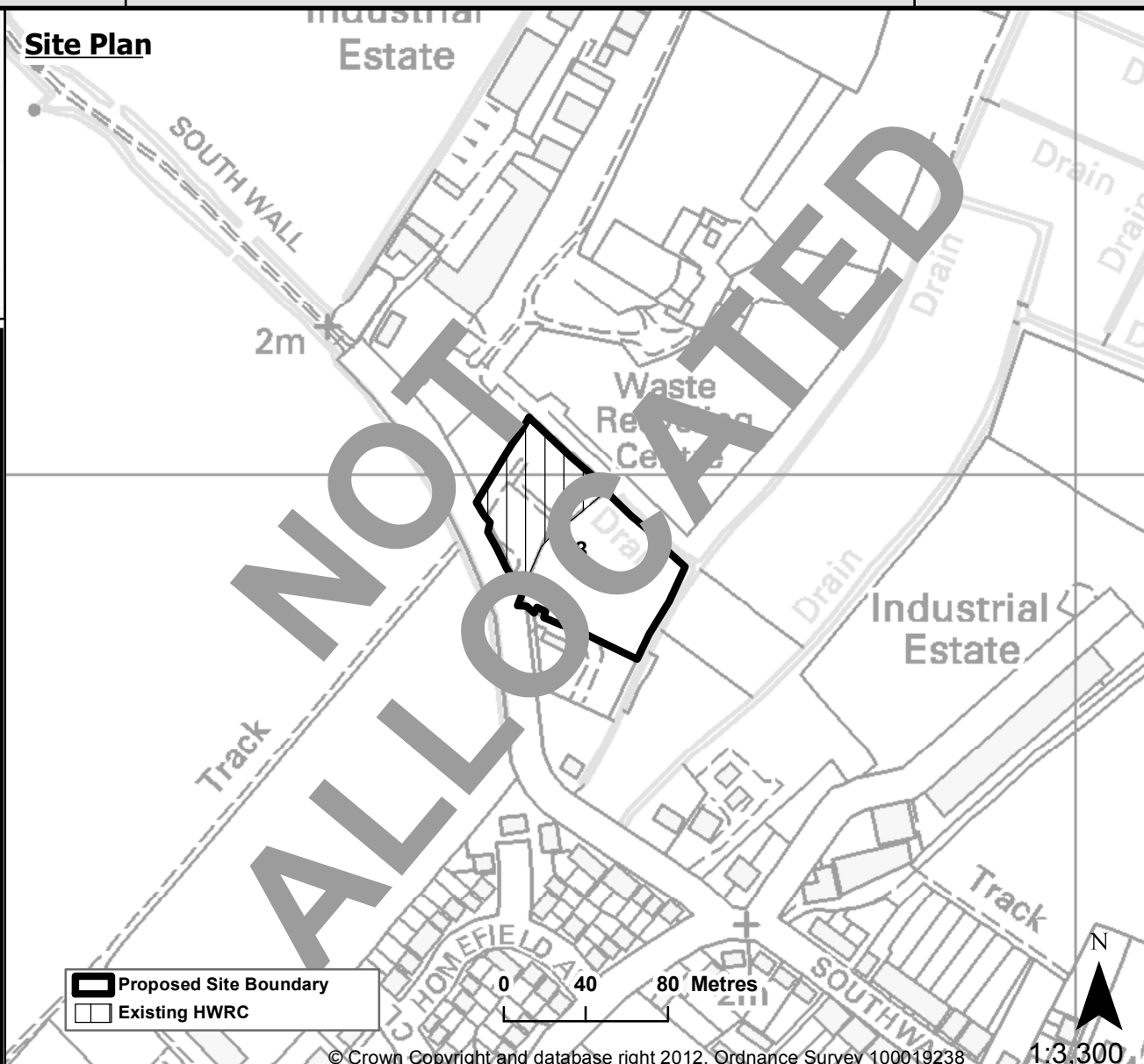
Site Location



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1:1,832,193

Site Plan



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1:3,300

Site Information

District/Borough	Dover
Parish	Deal
Landowner	Kent County Council
Operator	KCC Waste Management Unit
Estimated Capacity	10,000 tpa
Life of Operation	Permanent

Reasons for not allocating site: This proposal is for the existing site to be replaced/ extended. It will not result in any increase in capacity but will enable more waste to be recycled. It is considered more appropriate to deal with this form of development by a policy supporting in principle improvements and/or extensions to existing waste facilities rather than allocating the site.

Site 39
Chilmington Landfill,
Mock Lane,
Chilmington, Ashford

Waste Site

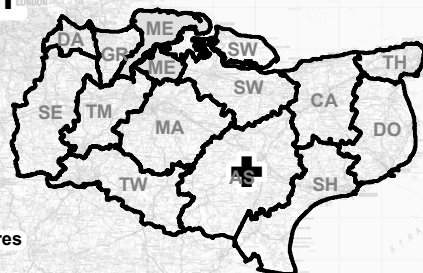
Environmental Improvements
to Closed Biodegradable Landfill

Designations on Site

Eastings 598015
Northings 141126

Site Area (Hectares)
11.4

Site Location

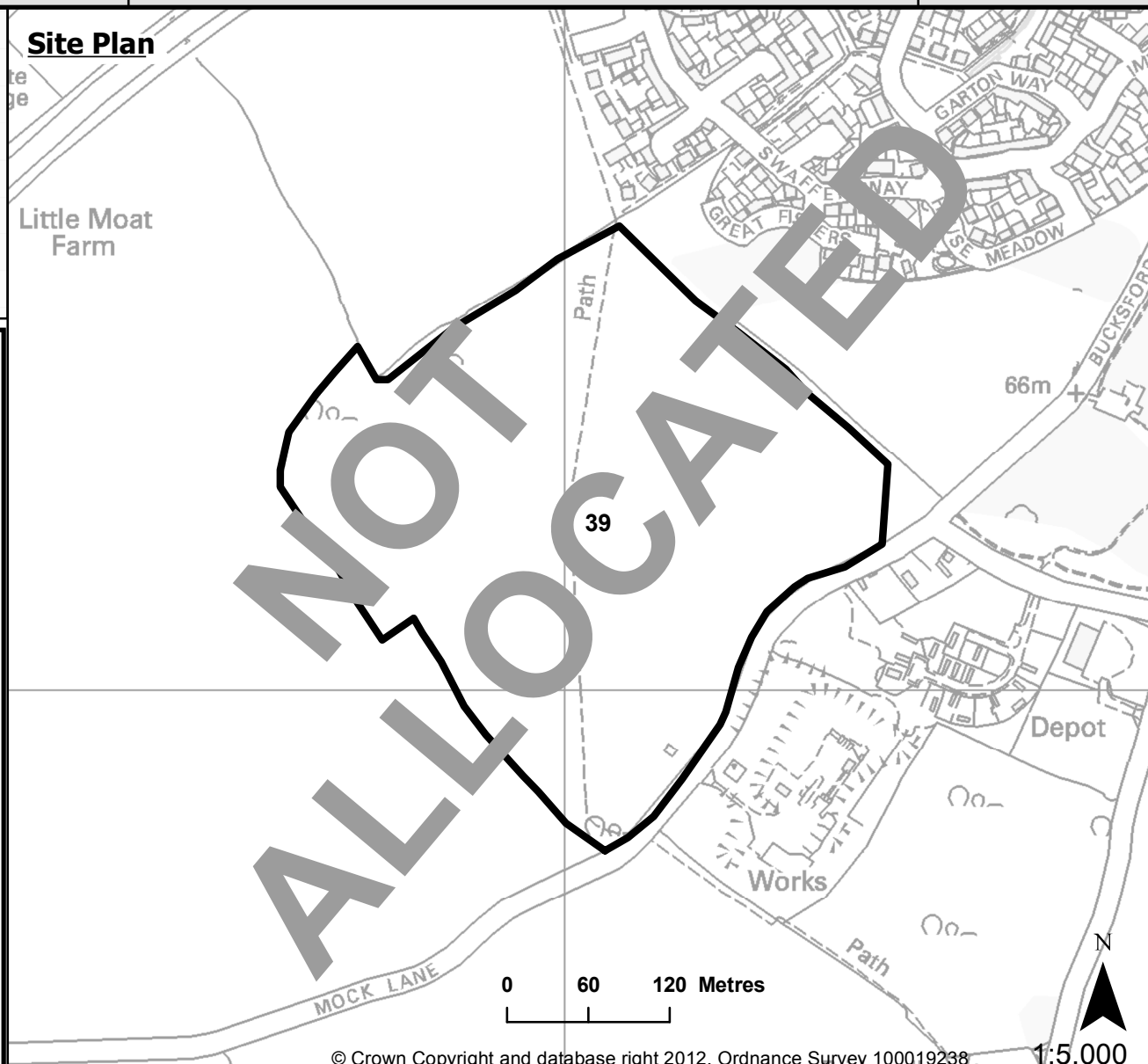


0 10 20 Kilometres

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1:1,832,193

Site Plan



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1:5,000

Site Information

District/Borough	Ashford
Parish	Great Chart with Singleton
Landowner	Kent County Council
Operator	KCC Waste Management Unit
Estimated Capacity	Unknown
Life of Operation	Unknown

Reasons for not allocating site: There is no need to allocate this site as it is considered more appropriate to deal with this type of development by a policy supporting in principle works at closed biodegradable landfill sites to maintain the standard of restoration and the environmental controls providing that these works are kept to the minimum that is necessary.

Site 40
North Farm
Waste Transfer Station
and HWRC,
Tunbridge Wells

Waste Site

Municipal Waste facilities

Designations on Site

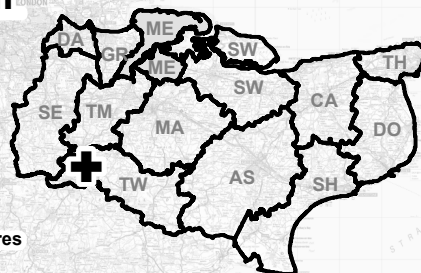
Designations Close to the site

Public Rights of Way

Eastings 560023
Northings 142316

Site Area (Hectares)
1.8

Site Location



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1:1,832,193

Site Plan

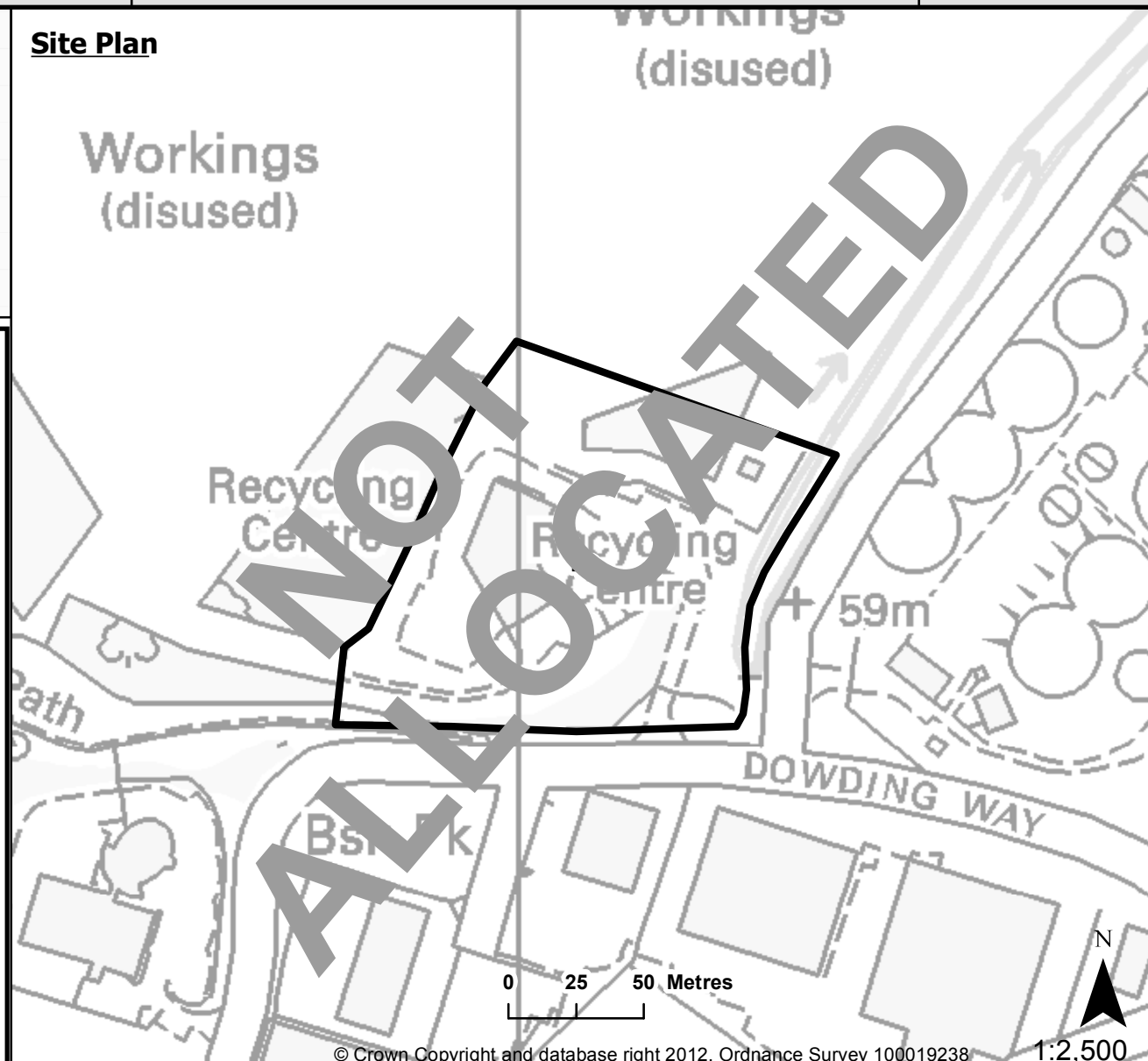
Workings
(disused)

Workings
(disused)

Site Information

District/Borough	Tunbridge Wells
Landowner	Kent County Council
Operator	KCC Waste Management Unit
Estimated Capacity	Unknown
Life of Operation	Unknown

Reasons for not allocating site: This proposal is for the existing site to be replaced/ extended. It will not result in any increase in capacity but will enable more waste to be recycled. It is considered more appropriate to deal with this form of development by a policy supporting in principle improvements and/or extensions to existing waste facilities rather than allocating the site.



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1:2,500

Site 41
Cryalls Lane
Landfill, Borden,
Sittingbourne

Waste Site

1. Inert/CDE Landfill
2. Environmental Improvements to Closed Biodegradable Landfill

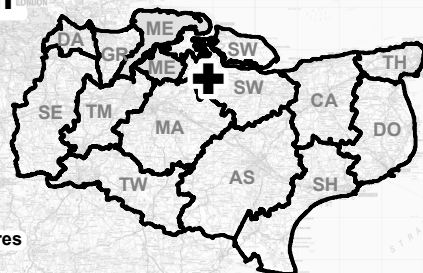
Designations on Site

Groundwater Source Protection Zone 1
 Public Rights of Way

Eastings 588817
Northings 163216

Site Area (Hectares)
5.7

Site Location

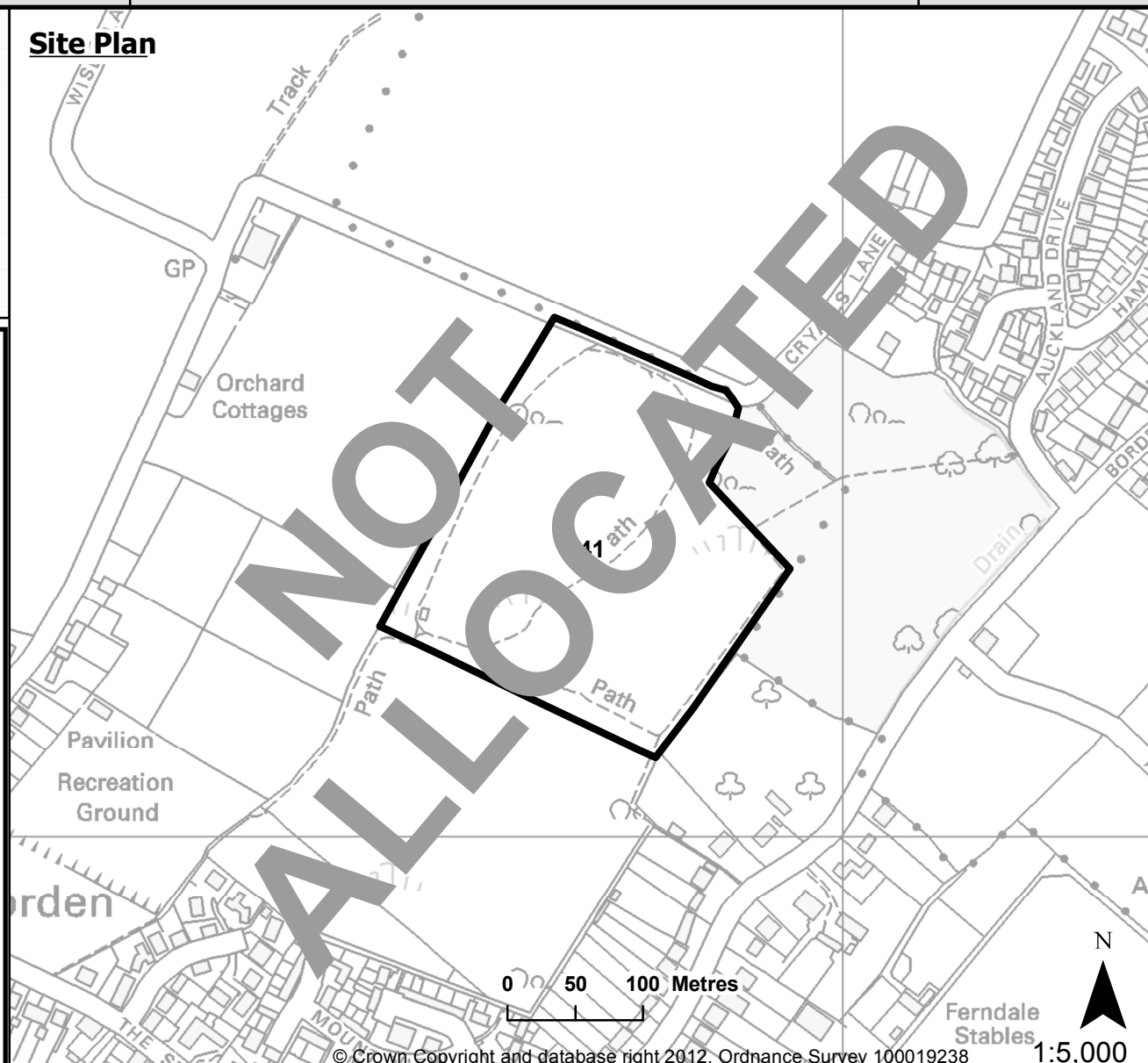


0 10 20 Kilometres

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1:1,832,193

Site Plan



Site Information

District/Borough	Swale
Parish	Borden
Landowner	Kent County Council
Operator	KCC Waste Management Unit
Estimated Capacity	Unknown
Life of Operation	Unknown

Reasons for not allocating site: 1. There is no need to allocate this site as there is sufficient existing (permitted) inert landfill capacity in Kent to meet the identified need for longer than the plan period. 2. There is no need to allocate this site as it is considered more appropriate to deal with this type of development by a policy supporting in principle works at closed biodegradable landfill sites to maintain the standard of restoration and the environmental controls providing that these works are kept to the minimum that is necessary.

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1:5,000

Site 42
Pedham Place
HWRC,
Farningham

Waste Site

Municipal Waste facilities

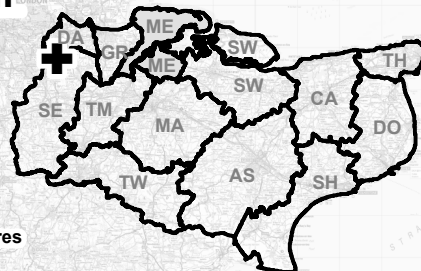
Designations on Site

Area of Outstanding Natural Beauty
Air Quality Management Area
Groundwater Source Protection Zone 3

Eastings 552963
Northings 167585

Site Area (Hectares)
0.5

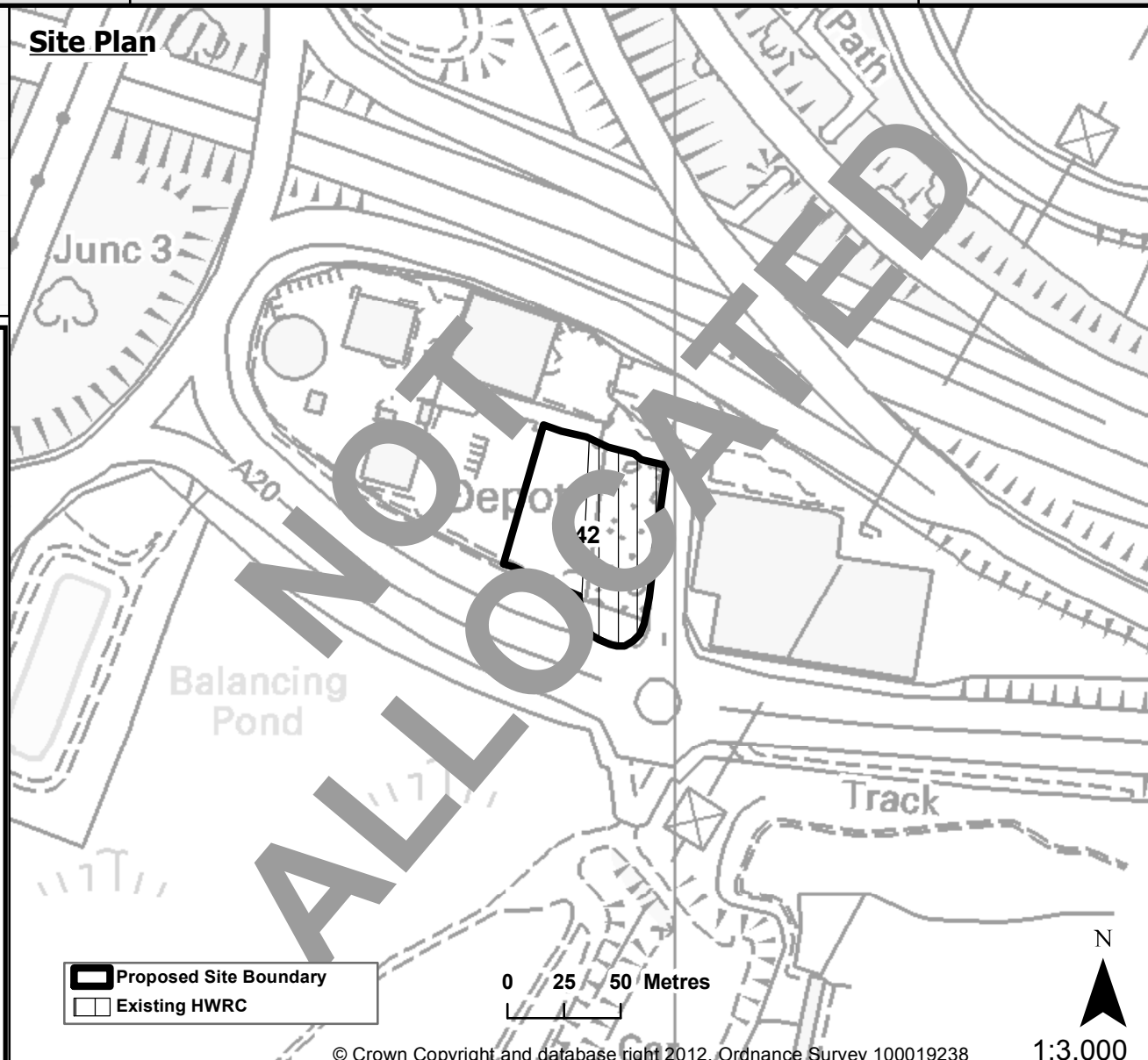
Site Location



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1:1,832,193

Site Plan



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1:3,000

Site Information

District/Borough	Sevenoaks
Parish	Farningham
Landowner	Kent County Council - Highways
Operator	KCC Waste Management Unit
Estimated Capacity	10,000 tpa
Life of Operation	Permanent

Reasons for not allocating site: This proposal is for the existing site to be replaced/ extended. It will not result in any increase in capacity but will enable more waste to be recycled. It is considered more appropriate to deal with this form of development by a policy supporting in principle improvements and/or extensions to existing waste facilities rather than allocating the site.

Site 43
Stoneyard
Station Road,
Sheerness HWRC

Waste Site

Municipal Waste facilities

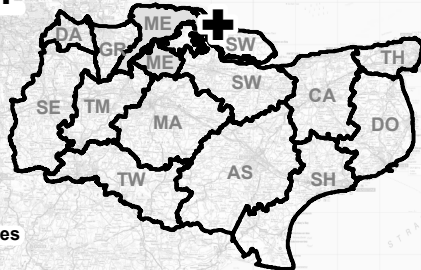
Designations on Site

Scheduled Monuments (Sheerness Defences)

Eastings 591717
Northings 174882

Site Area (Hectares)
0.2

Site Location

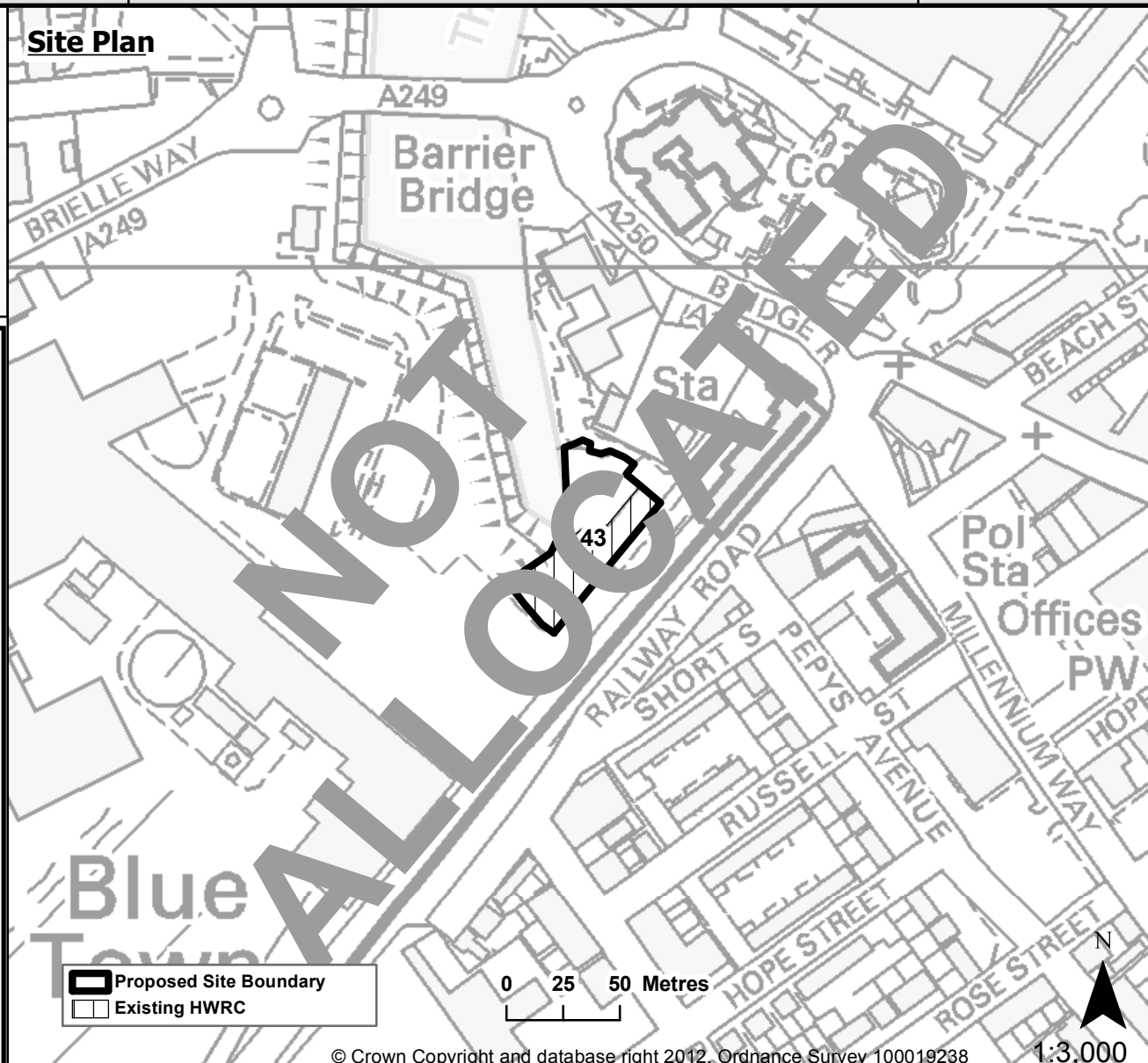


0 10 20 Kilometres

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1:1,832,193



Site Plan



Site Information

District/Borough	Swale
Parish	Sheerness
Landowner	Swale Borough Council
Operator	KCC Waste Management Unit
Estimated Capacity	8,000 tpa
Life of Operation	Permanent

Reasons for not allocating site: This proposal is for the existing site to be replaced/ extended. It will not result in any increase in capacity but will enable more waste to be recycled. It is considered more appropriate to deal with this form of development by a policy supporting in principle improvements and/or extensions to existing waste facilities rather than allocating the site.

 Proposed Site Boundary
 Existing HWRC

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1:3,000

Site 44
Church Marshes,
Transfer and HWRC

Waste Site

Municipal Waste facilities

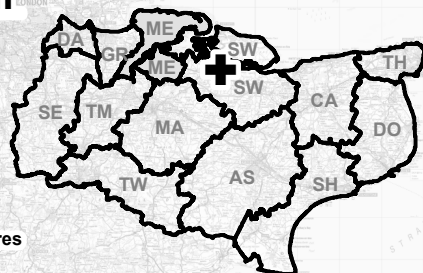
Designations on Site

Local Wildlife Site
 Public Rights of Way

Eastings 591801
Northings 165339

Site Area (Hectares)
9.0

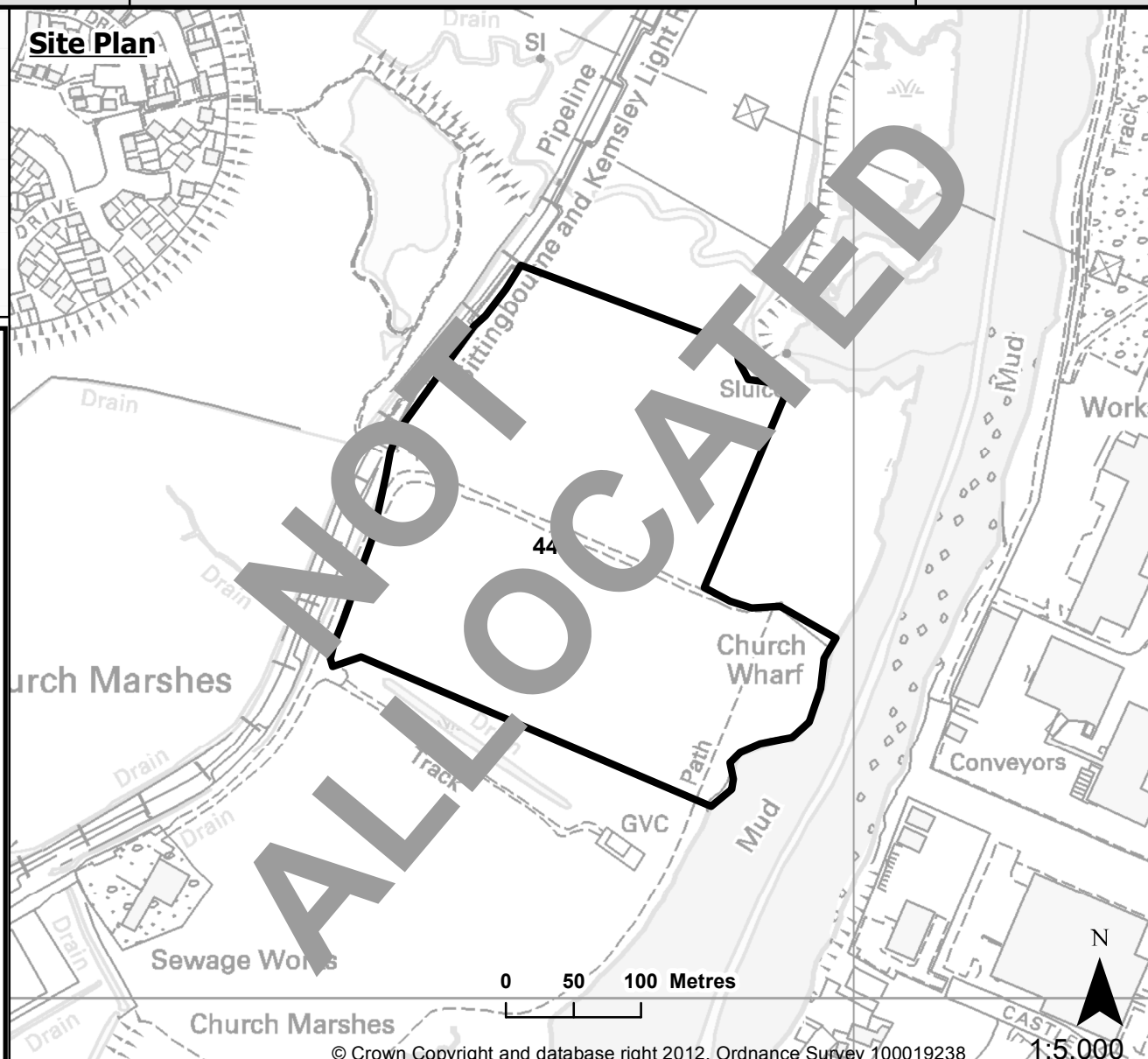
Site Location



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1:1,832,193

Site Plan



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1:5,000

Site Information

District/Borough	Swale
Parish	Sittingbourne
Landowner	Kent County Council
Operator	KCC Waste Management Unit
Estimated Capacity	Unknown
Life of Operation	Unknown

Reasons for not allocating site: This site has been withdrawn by the Kent Waste Management Unit

Site 46
Sheppy,
Ashford Road,
Hollingbourne

Waste Site

Energy from Waste

Designations on Site

Groundwater Source
Protection Zone 3

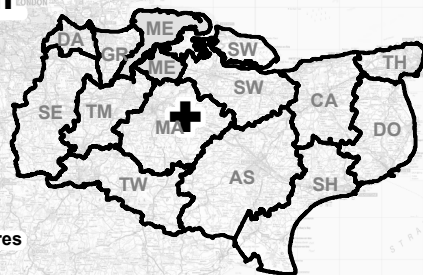
Designations Close to the site

Local Wildlife Site
Historic Parks Gardens
Public Rights of Way

Eastings 583551
Northings 154053

Site Area (Hectares)
2.2

Site Location



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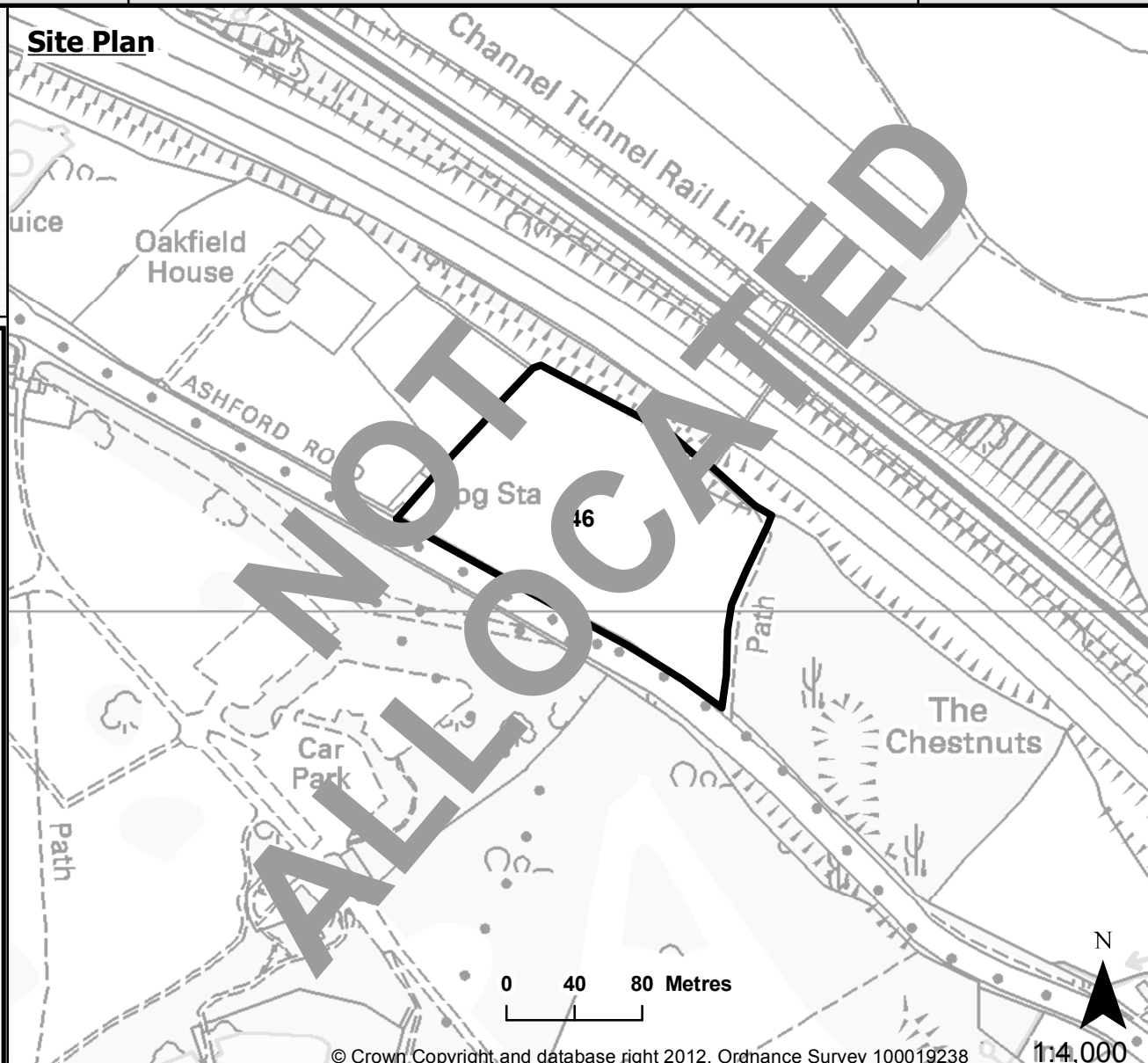
1:1,832,193

Site Information

District/Borough	Maidstone
Parish	Hollingbourne
Landowner	Sheppy Ltd
Operator	Sheppy Ltd
Estimated Capacity	250,000 tpa
Life of Operation	Permanent

Reasons for not allocating site: This is a greenfield site in a rural area and the identified need can be met from sites which are on previously developed land.

Site Plan



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1:4,000

Site 47
Rushenden Road,
Queenborough

Waste Site

Energy from Waste

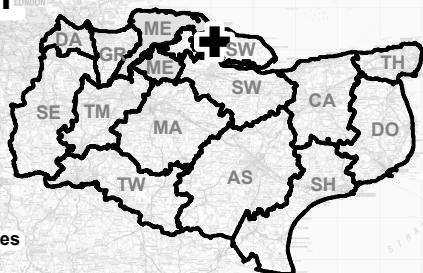
Designations on Site

Site of Special Scientific Interest
 Special Protection Area
 Ramsar Site
 Public Rights of Way

Eastings 590961
Northings 172043

Site Area (Hectares)
7.1

Site Location



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Site Plan



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1:5,000

Site Information

District/Borough	Swale
Parish	Queenborough
Landowner	Sheppy Ltd
Operator	Sheppy Ltd
Estimated Capacity	250,000 tpa
Life of Operation	Permanent

Reasons for not allocating site: The large scale of the development and the narrow range of the waste that could be burnt at the proposed facility does not provide any confidence that the additional capacity is deliverable within the timescale that is necessary for the MWDF. The allocation of this site would not be in the best interest of the Kent economy or the landowners as it would sterilise this industrial site from any form of development other than EfW. There would be no objection in principle under the policies in the Core Strategy to the development of a combined heat and power plant in association with the existing industrial use on the site even if the fuel source was a waste.

Site 48
Argent Road,
Queenborough

Waste Site

Energy from Waste

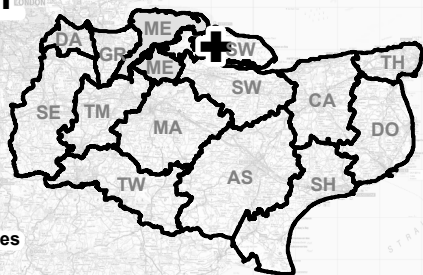
Designations on Site

Public Rights of Way

Eastings 591183
Northings 170900

Site Area (Hectares)
0.6

Site Location

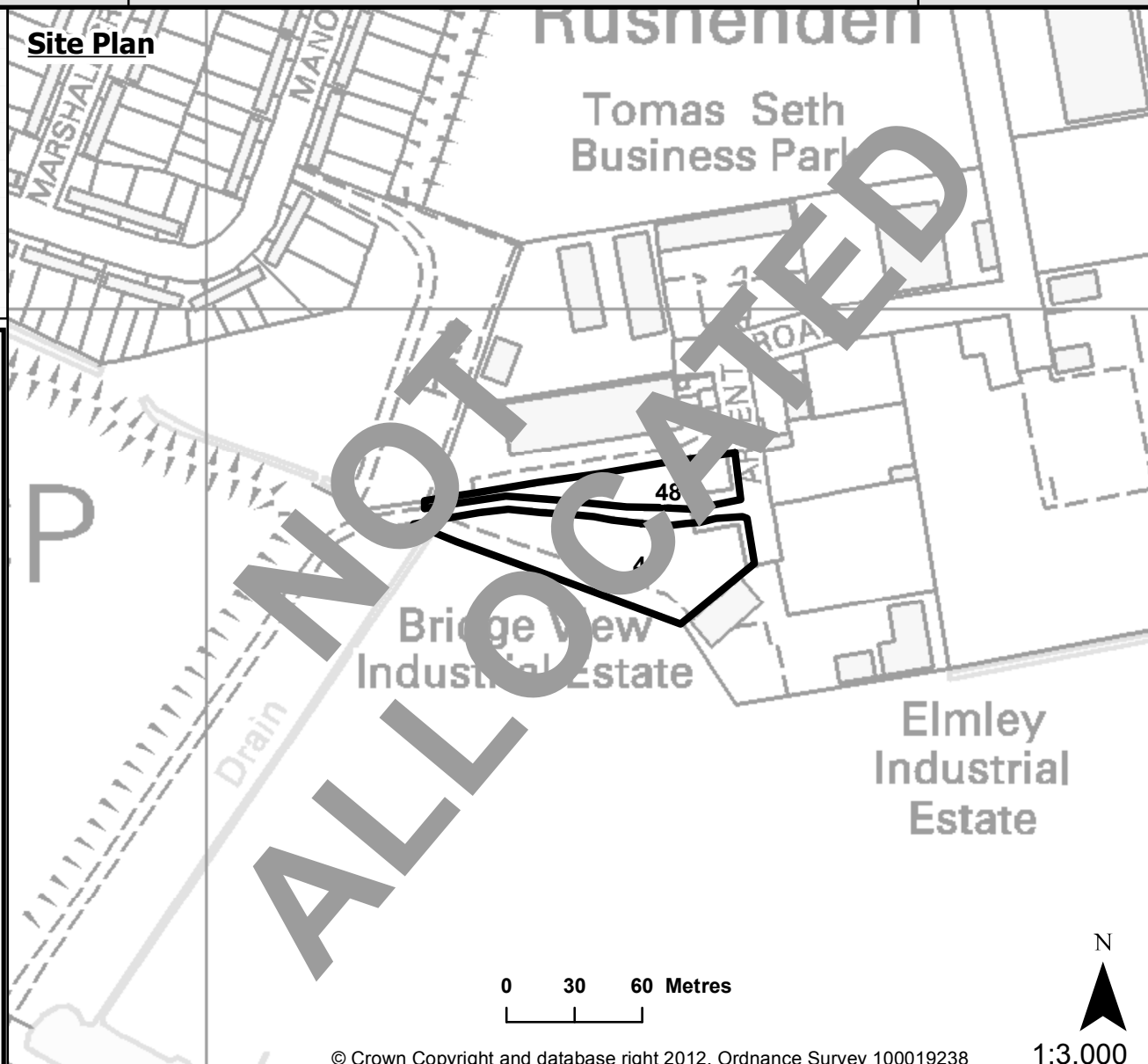


0 10 20 Kilometres

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1:1,832,193

Site Plan



Site Information

District/Borough	Swale
Parish	Queenborough
Landowner	Sheppy Ltd
Operator	Sheppy Ltd
Estimated Capacity	250,000 tpa
Life of Operation	Permanent

Reasons for not allocating site: This is a greenfield site with an access road to the Elmley Industrial Estate going through the centre. The identified need in the Core Strategy can be met from sites which are on previously developed land.

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Site 50
Ightham Sand Pit
Western Extention

Minerals/ Waste Site

Inert/CDE Landfill

Designations on Site

Area of Outstanding Natural Beauty
 Green Belt
 Historic Parks Gardens
 Groundwater Source Protection Zone 3

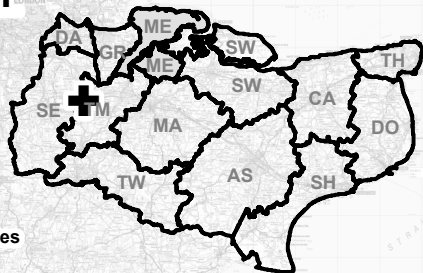
Designations Close to the site

Listed Building

Eastings 559772
Northings 157500

Site Area (Hectares)
10.2

Site Location



0 10 20 Kilometres

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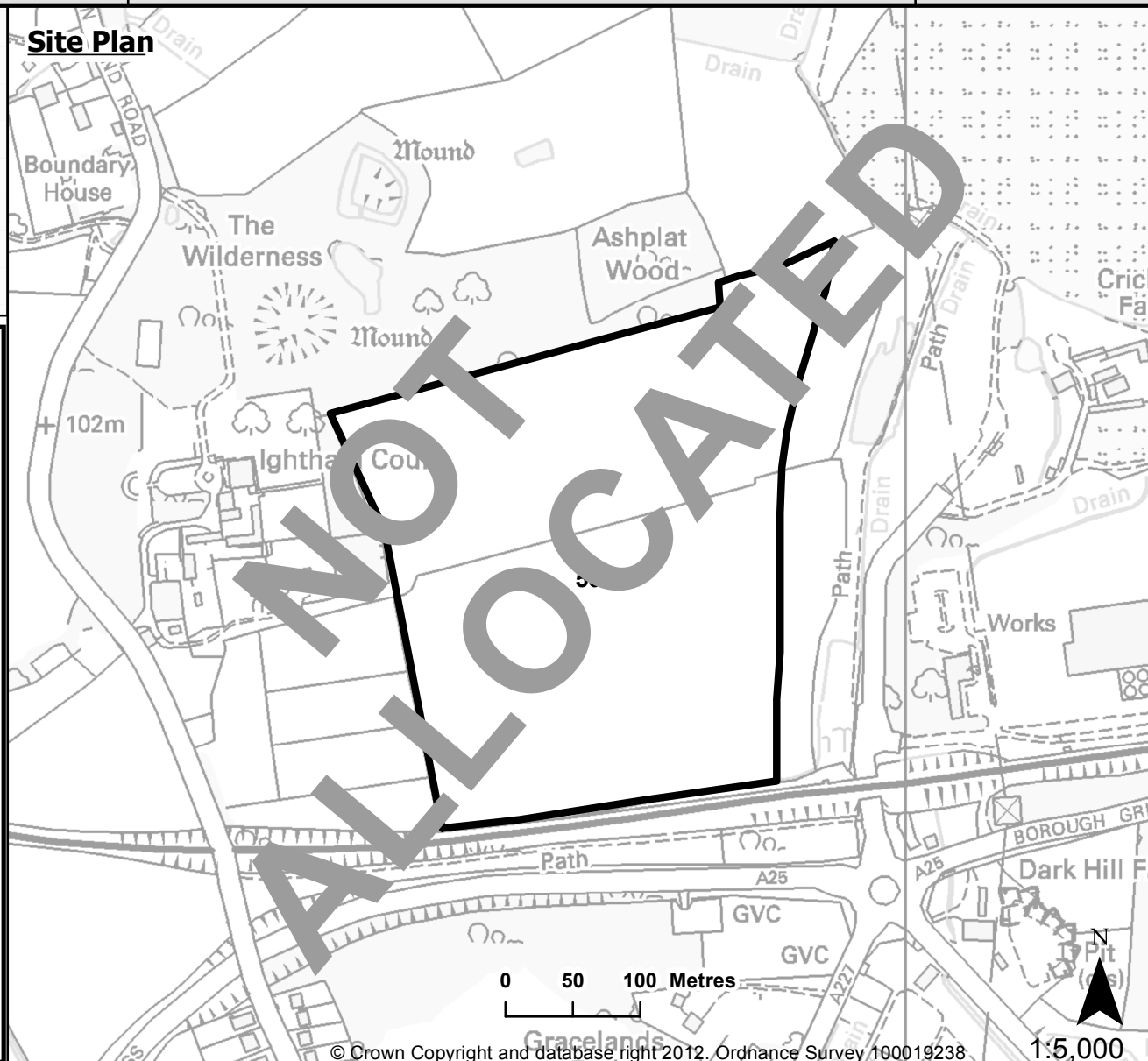
1:1,832,193

Site Information

District/Borough	Tonbridge and Malling
Parish	Ightham
Landowner	H & H UK Ltd
Operator	H & H UK Ltd
Agent	Peer Spanner
Estimated Capacity	1.2 million tonnes
Life of Operation	Unknown

Reasons for not allocating site: There is no need to allocate this site as there is sufficient existing (permitted) inert landfill capacity in Kent to meet the identified need for longer than the plan period. There is no need to identify any new sites for inert landfill.

Site Plan



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Site 52
Adjacent Weatherlees
Wastewater Treatment
Works, Cliffsend,
Minster

Minerals/ Waste Site

Treatment/Materials Recycling
 Composting

Designations on Site

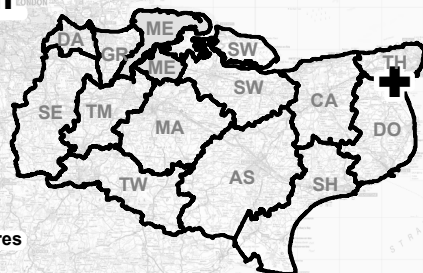
Designations Close to the site

Site of Special Scientific Interest
 Ramsar Site
 Local Wildlife Site

Eastings 633193
Northings 162564

Site Area (Hectares)
9.2

Site Location

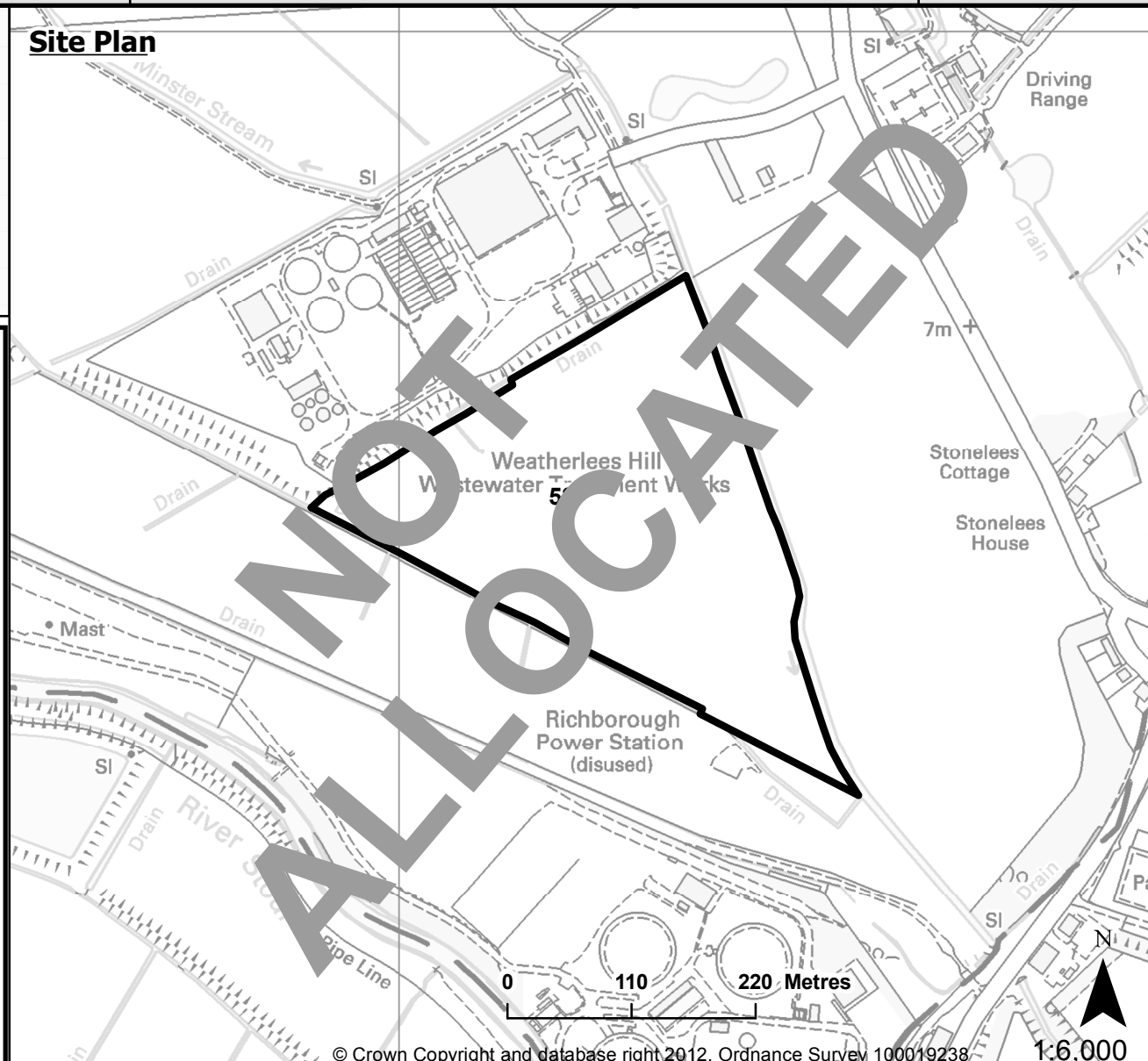


0 10 20 Kilometres

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1:1,832,193

Site Plan



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1:6,000

Site Information

District/Borough	Thanet
Parish	Minster
Landowner	JB Pace, AR Pace & PC Pace
Operator	Thanet Waste Services
Agent	Lee Evans Planning
Estimated Capacity	Unknown
Life of Operation	Unknown

Reasons for not allocating site: This site has been developed for electricity production from photovoltaic cells. However, the land has not been altered and could still be used at some time in the future for agriculture again. In that respect, it is regarded very similarly to a greenfield site and a waste management use as proposed would permanently change the land. As the need for additional green waste and kitchen waste facilities can be met from sites which are brownfield and there is no specific need for new recycling capacity, there is no reason to allocate this site.

Site 54
Richborough
Power Station,
Ash

Waste Site

Environmental Improvements
to Closed Biodegradable Landfill

Designations on Site

Local Wildlife Sites
Public Rights of Way

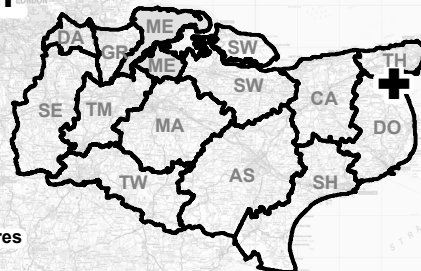
Designations Close to the site

Site of Special Scientific Interest
Scheduled Monuments

Eastings 633032
Northings 161364

Site Area (Hectares)
100.7

Site Location



0 10 20 Kilometres

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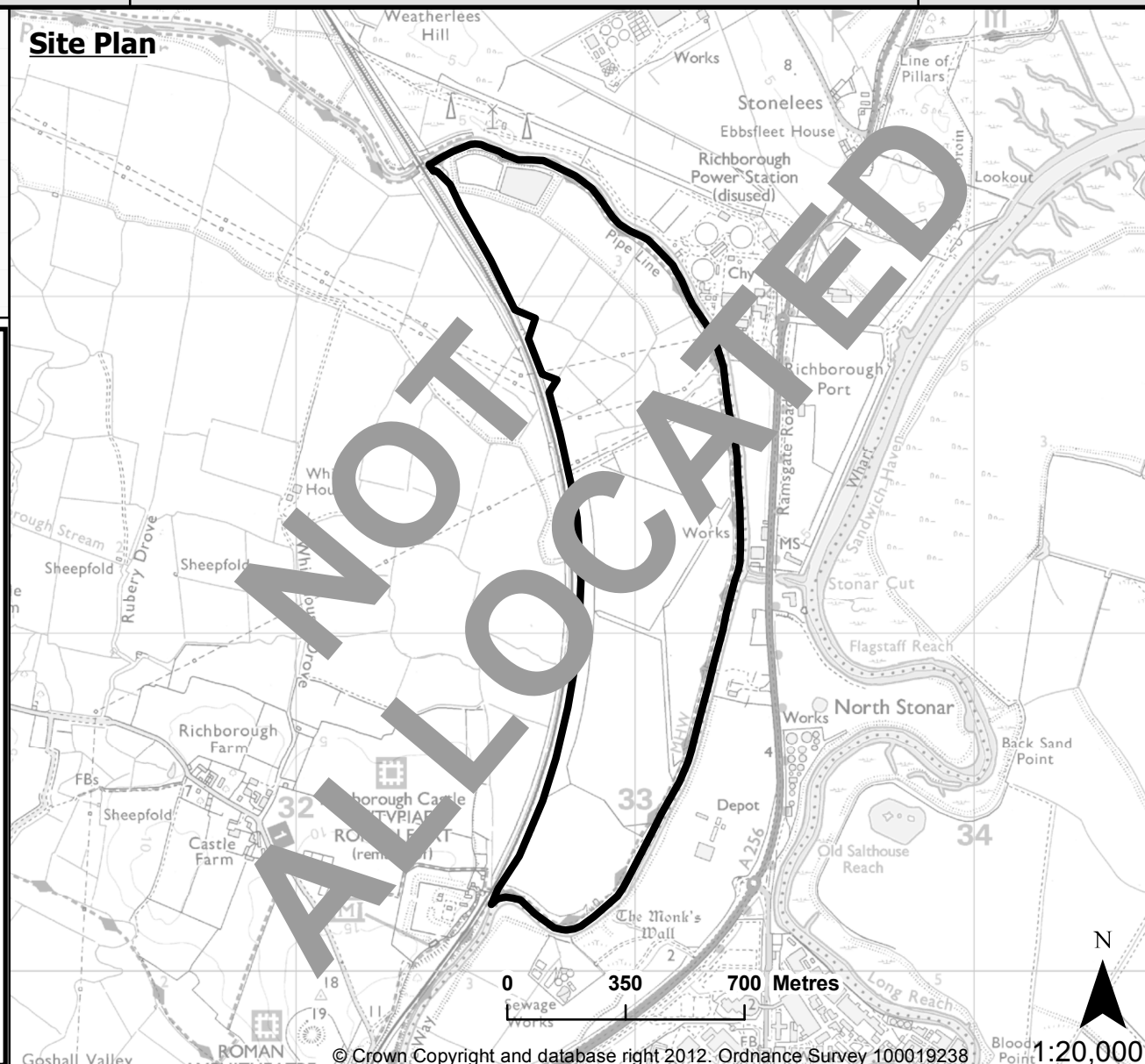
1:1,832,193

Site Information

District/Borough	Dover
Parish	Ash
Landowner	BFL Management Ltd
Agent	Montagu Evans
Estimated Capacity	Unknown
Life of Operation	Unknown

Reasons for not allocating site: There is no need to allocate this site as it is considered more appropriate to deal with this type of development by a policy supporting in principle works at closed biodegradable landfill sites to maintain the standard of restoration and the environmental controls providing that these works are kept to the minimum that is necessary.

Site Plan



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Site 55
Ightham Sand Pit
Gasification Plant

Waste Site

Energy from Waste

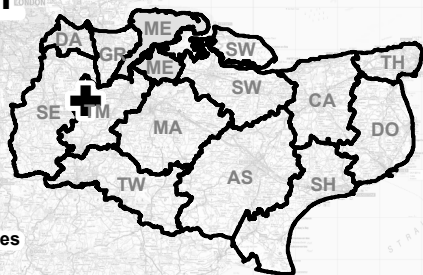
Designations on Site

Green Belt
 Area of Outstanding Natural Beauty

Eastings 560272
Northings 157890

Site Area (Hectares)
0.8

Site Location

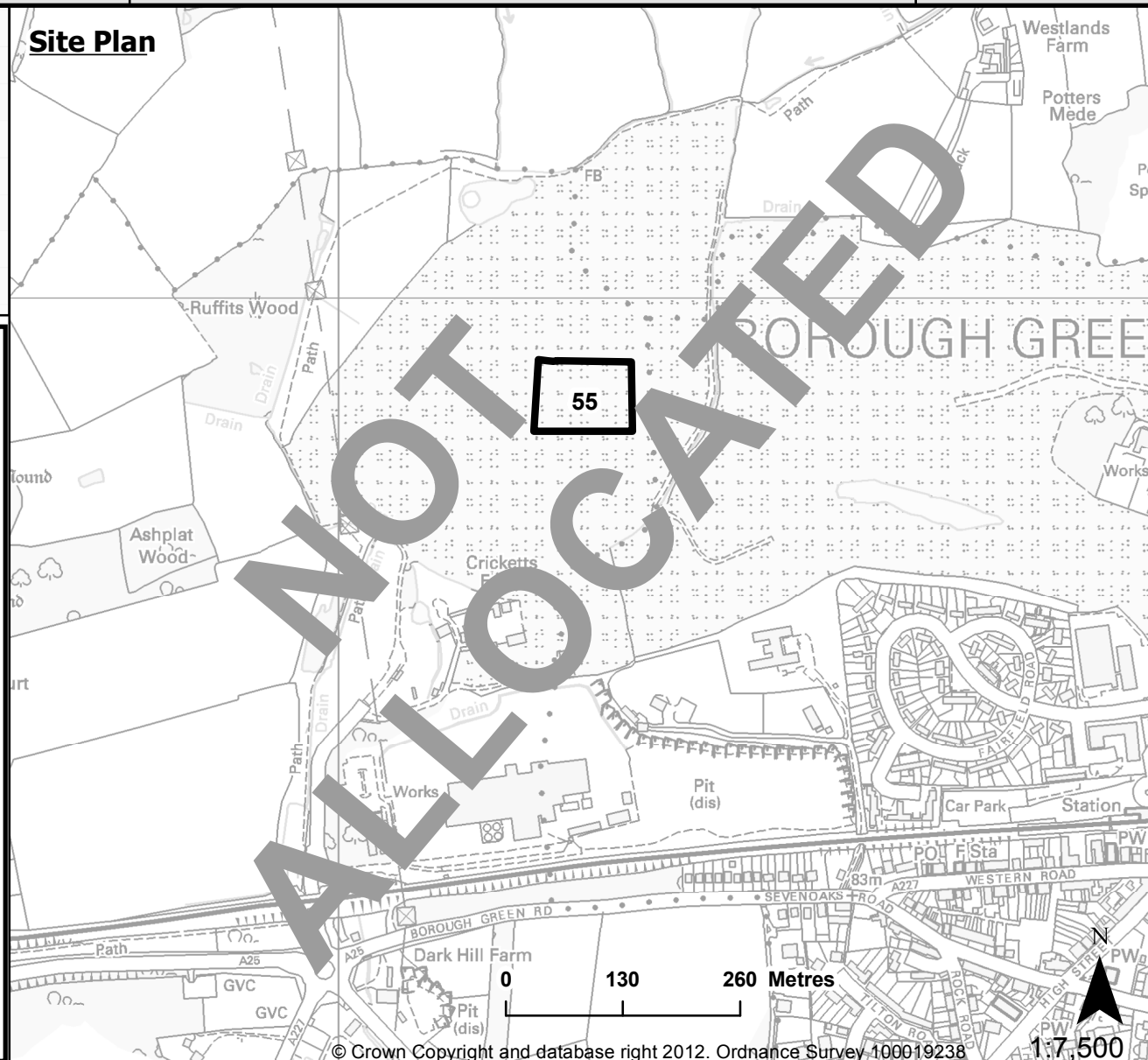


0 10 20 Kilometres

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1:1,832,193

Site Plan



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1:7,500

Site Information

District/Borough	Tonbridge and Malling
Parish	Ightham
Landowner	H & H UK Ltd
Operator	H & H UK Ltd
Agent	Peer Spanner
Life of Operation	Unknown

Reasons for not allocating site: This site is in the Kent Downs AONB and the Green Belt and the identified need can be met from the development of sites which are not constrained by national policy.

Site 57
Pike Road
Extension, Eythorne,
Dover

Waste Site

Household Waste Recycling
Centres & Transfer

Designations on Site

Groundwater Source
Protection Zone 2

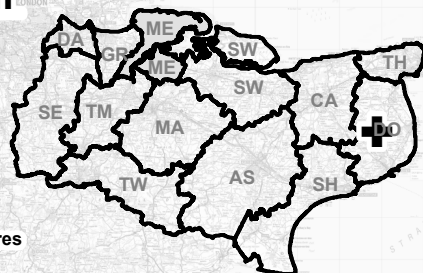
Designations Close to the site

Public Rights of Way

Eastings 628974
Northings 150622

Site Area (Hectares)
0.6

Site Location

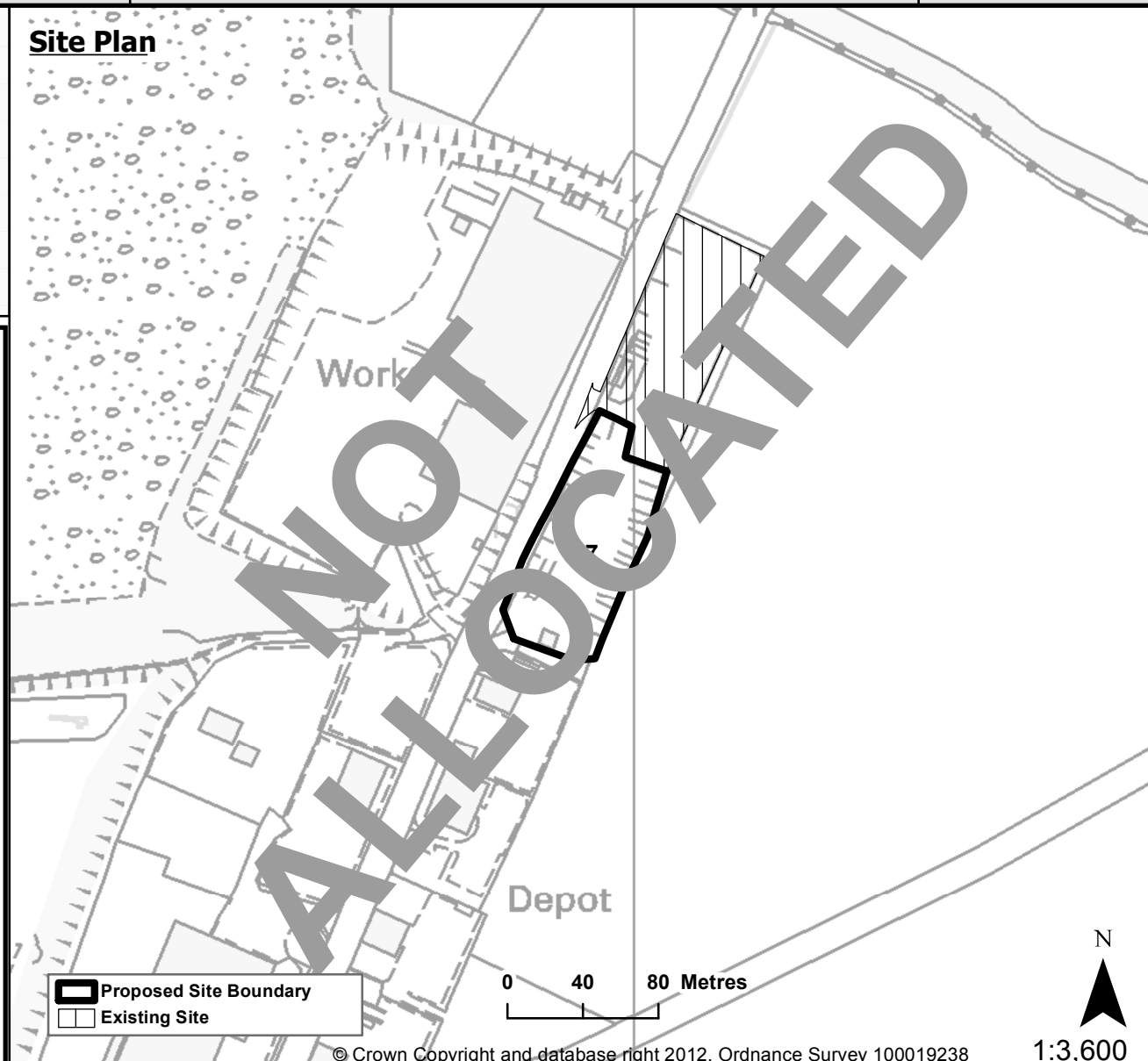


0 10 20 Kilometres

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1:1,832,193

Site Plan



Proposed Site Boundary
 Existing Site

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1:3,600

Site Information

District/Borough	Dover
Parish	Eythorne
Landowner	Rudrum Holdings
Operator	R H Ovenden Ltd
Estimated Capacity	50,000 -100,000 tpa
Life of Operation	Permanent

Reasons for not allocating site: This site consists of previously developed land which adjoins an existing waste management facility. It is not within any national planning constraint areas and falls within an employment area allocated in the Dover Local Plan saved policies and the Dover Core Strategy. The Pike Road Industrial Estate (as defined by the Local Development Plan) will be identified in the Core Strategy as an industrial site where waste management development would be considered appropriate in principle and so there is no specific need to allocate this site. Furthermore, any such allocation for waste management uses, if not developed would sterilise the land from other employment uses.

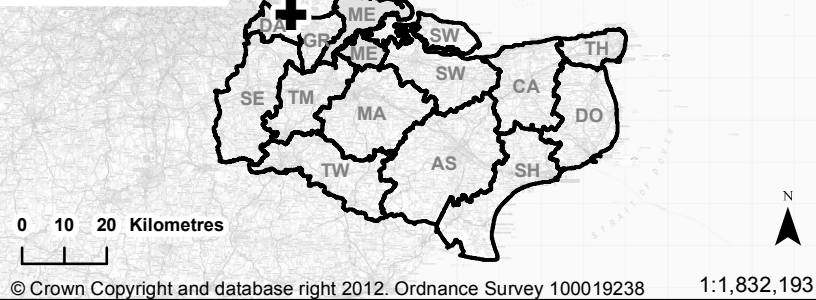
Site 58
Manor Way Business Park,
Swanscombe

Waste Site
Energy from Waste

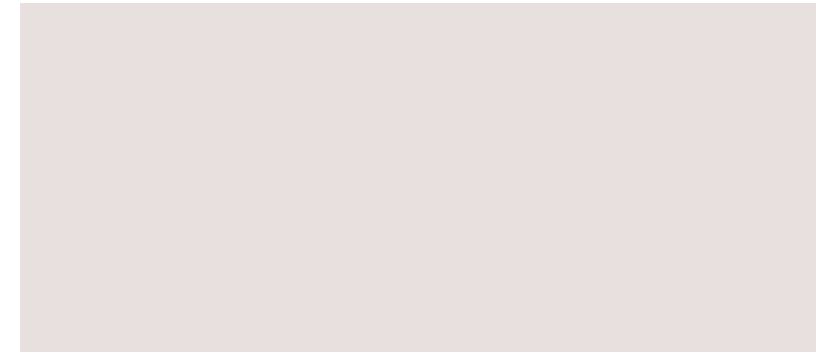
Designations on Site
Designations Close to the site
Groundwater Source
Protection Zone 3

Eastings 560611
Northings 175026
Site Area (Hectares)
1.0

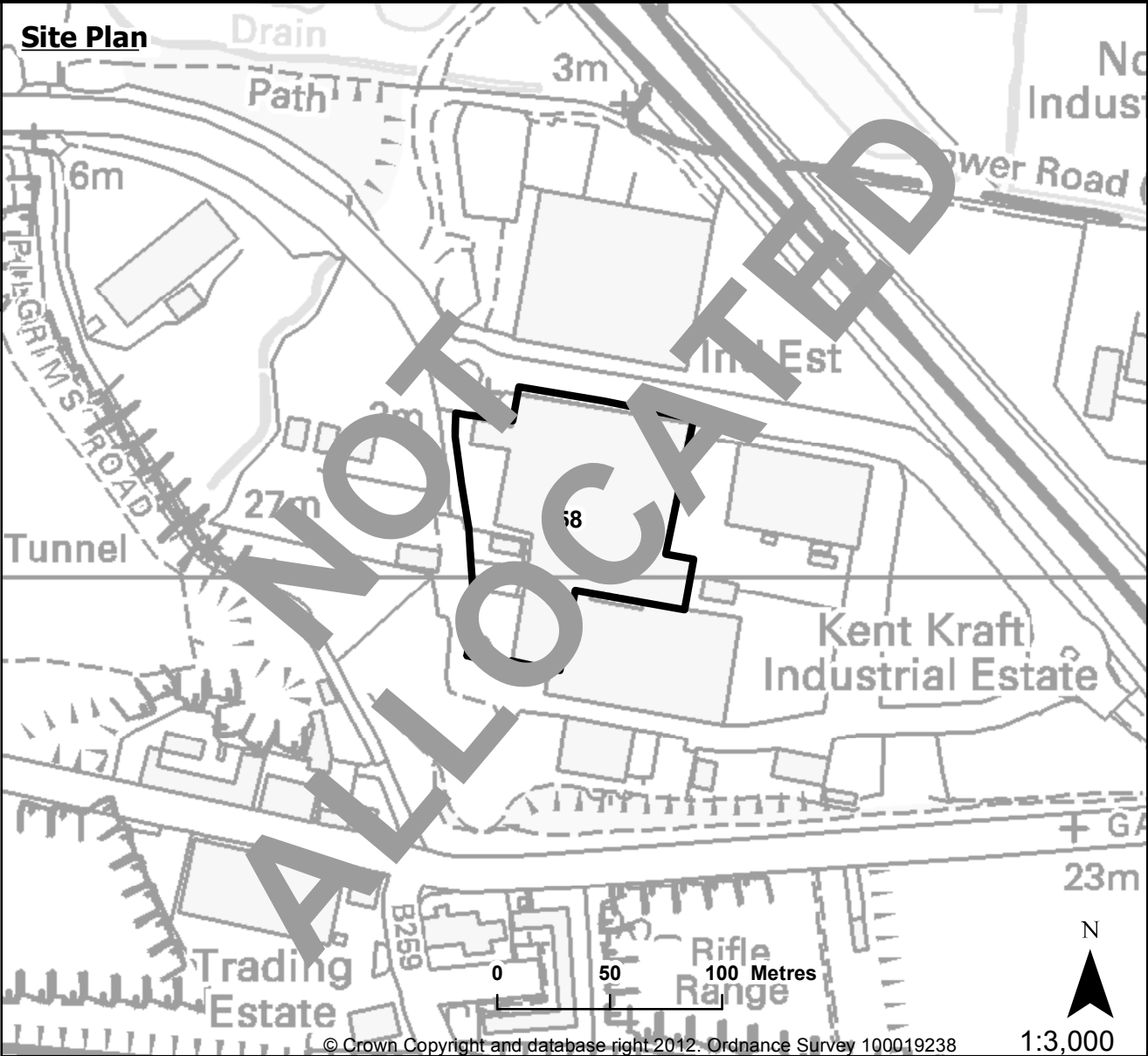
Site Location



Site Information	
District/Borough	Dartford
Parish	Swanscombe & Greenhithe
Operator	Teal Energy Ltd
Agent	Howard Sharp & Partners LLP
Estimated Capacity	200,000 tpa
Life of Operation	Unknown
Reasons for not allocating site: Withdrawn by the operator and Site 107 at Lower Road, Swanscombe submitted in its place (see the section on Waste Sites Preferred Options).	



Site Plan



Site 59
Shelford Waste
Management Facility,
Canterbury

Waste Site

Treatment/Materials Recycling

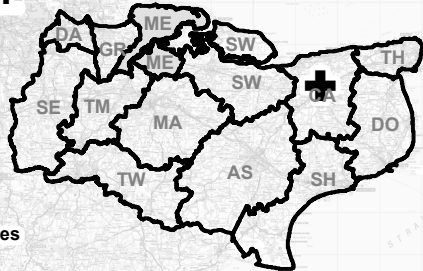
Designations on Site

Local Wildlife Site
Ancient Woodland
Public Rights of Way

Eastings 615947
Northings 160317

Site Area (Hectares)	112.2
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Site Location

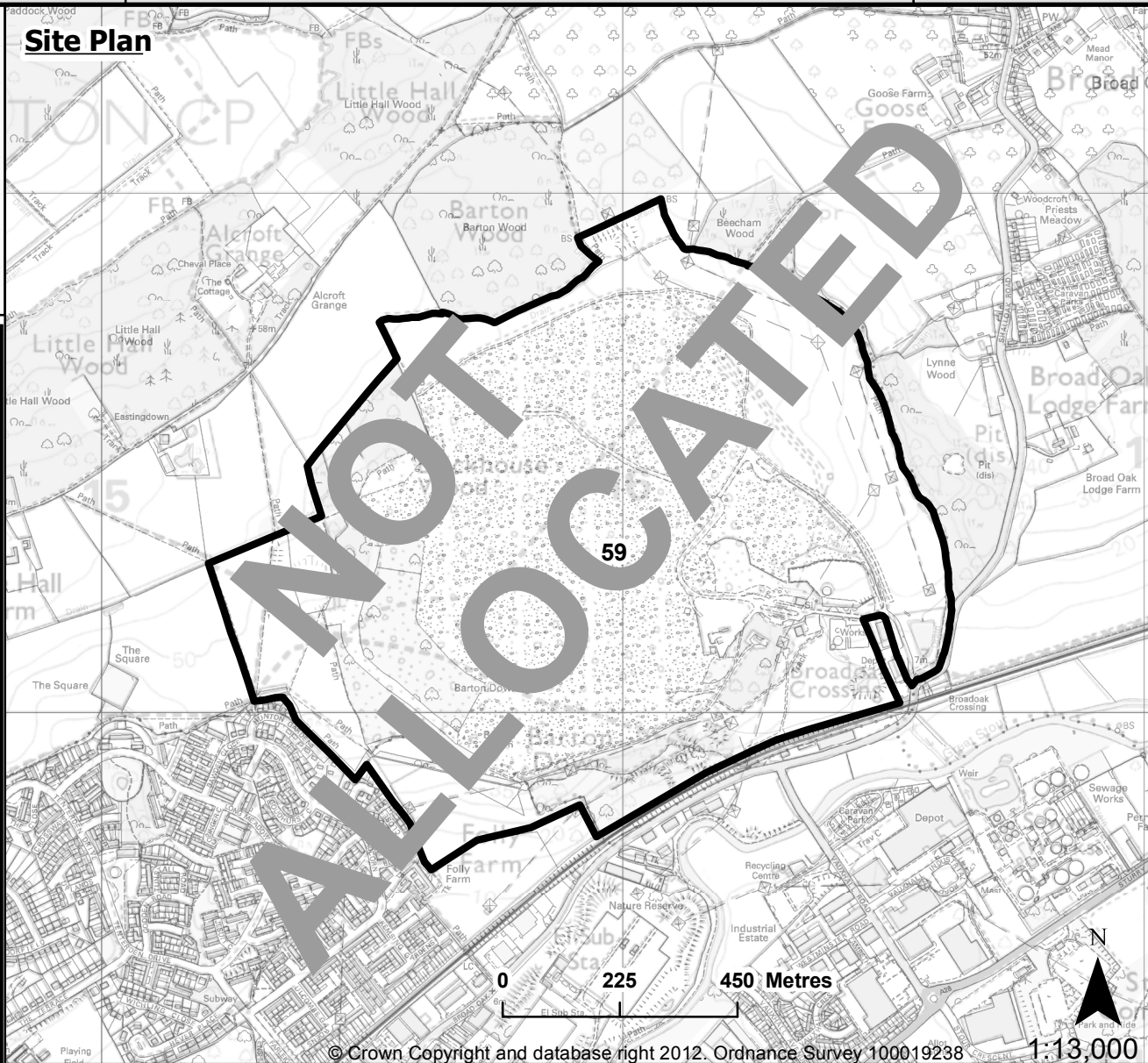


0 10 20 Kilometres

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1:1,832,193

Site Plan



Site Information

District/Borough	Canterbury
Parish	Hackington
Landowner	Viridor Waste Ltd
Operator	Viridor Waste Ltd
Estimated Capacity	Unknown
Life of Operation	Unknown

Reasons for not allocating site: This site consists of existing waste facilities and contains greenfield land. No specific waste management proposals or specific locations have been put forward by the promoter. The existing waste facilities already have planning permission and the future extension of these activities can be considered under policies in the Core Strategy. There is no need to develop the greenfield parts of this site as the capacity requirements of the Core Strategy can be met by allocating brownfield sites. No purpose would be served by allocating the existing waste management site in the Sites Plan.

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1:13,000

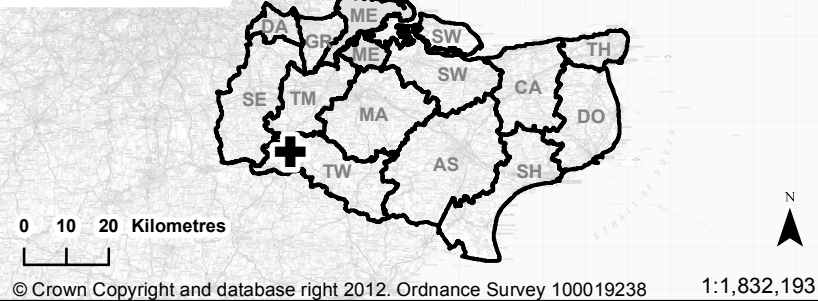
Site 66
North Farm Landfill
North Farm Lane,
Tunbridge Wells

Waste Site
Environmental Improvements
to Closed Biodegradable Landfill

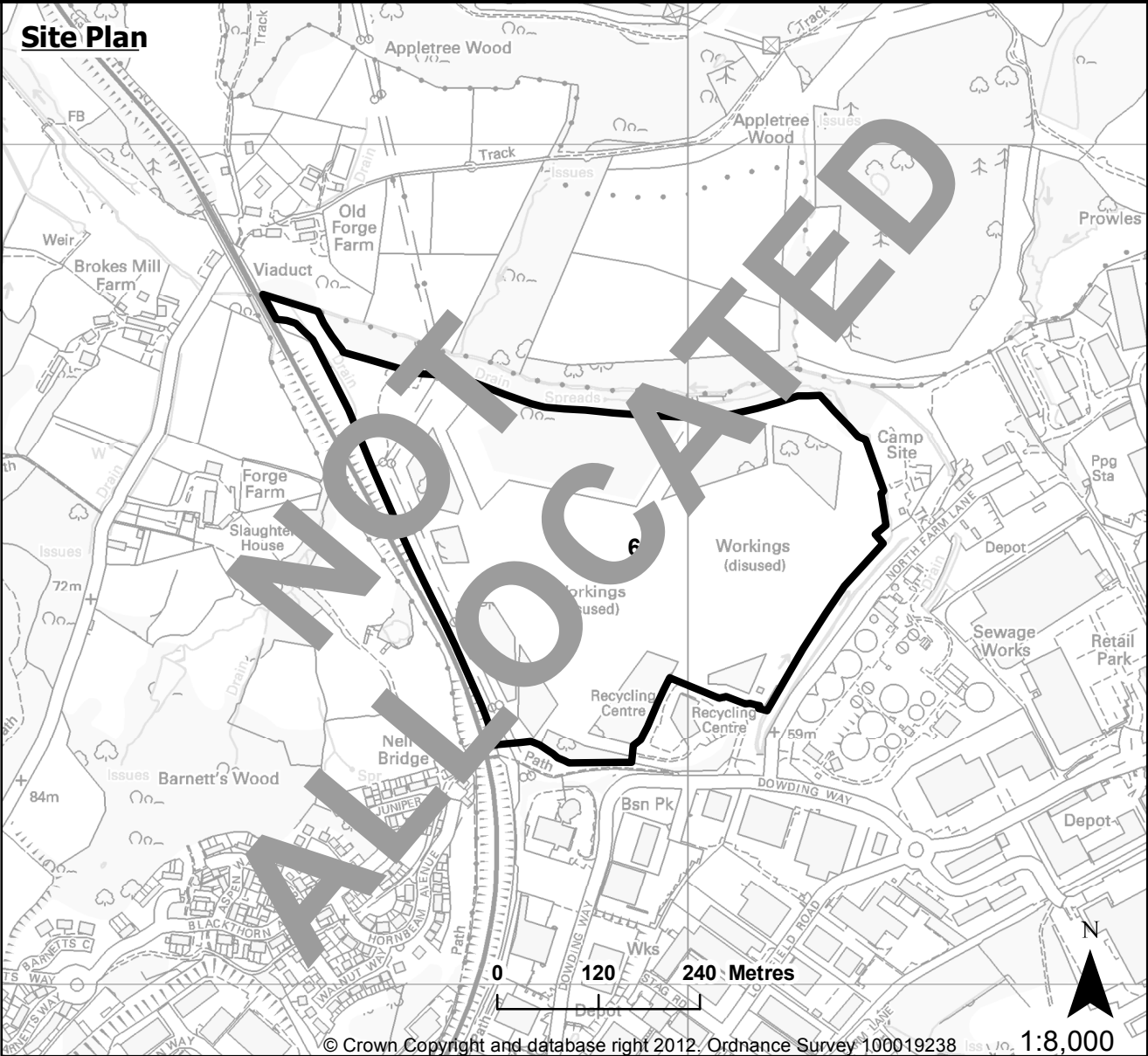
Designations on Site
Designations Close to the site
Green Belt
Area of Outstanding Natural Beauty
Public Rights of Way

Eastings 559909
Northings 142525
Site Area (Hectares)
20.1

Site Location



Site Plan



Site Information

District/Borough	Tunbridge Wells
Parish	Southborough
Landowner	Kent County Council
Operator	Lichen Renewals
Agent	David Lock Associates
Estimated Capacity	Unknown
Life of Operation	Unknown

Reasons for not allocating site: There is no need to allocate this site as it is considered more appropriate to deal with this type of development by a policy supporting in principle works at closed biodegradable landfill sites to maintain the standard of restoration and the environmental controls providing that these works are kept to the minimum that is necessary.

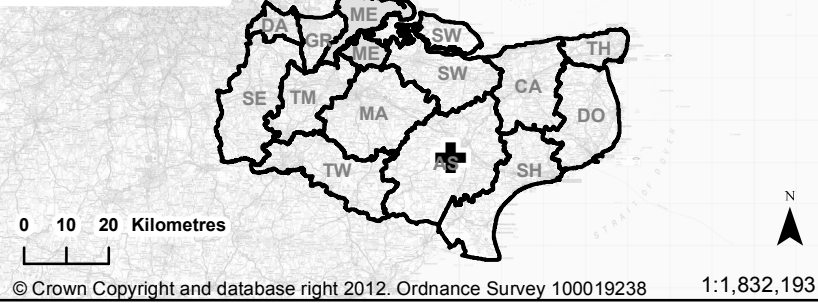
Site 67
Chilmington Green
Landfill, off Mock Lane,
Ashford

Waste Site
Environmental Improvements
to Closed Biodegradable Landfill

Designations on Site
Designations Close to the site
Public Rights of Way

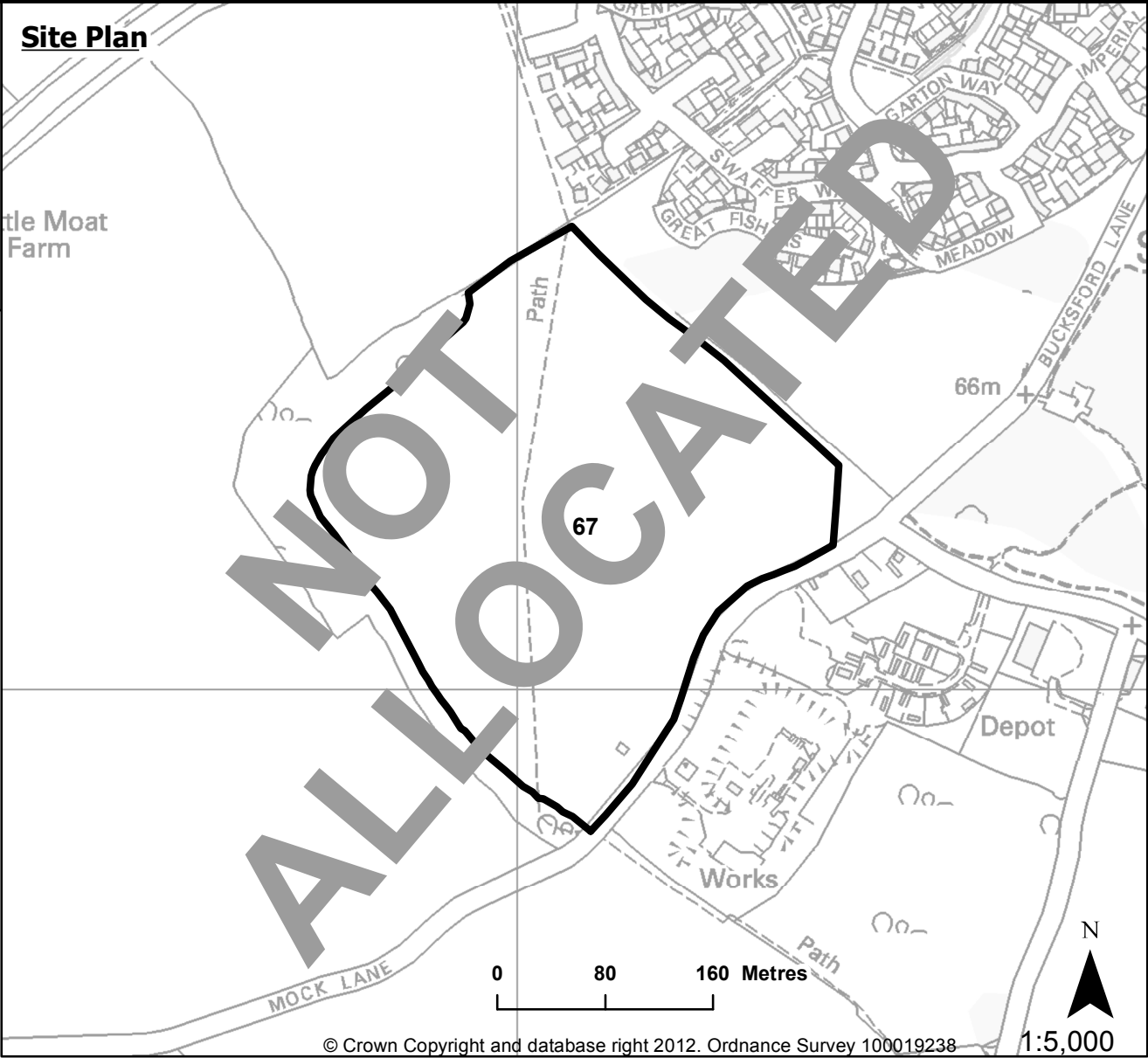
Eastings 598039
Northings 141128
Site Area (Hectares)
9.7

Site Location



Site Information	
District/Brough	Ashford
Parish	Great Chart with Singleton
Landowner	Kent County Council
Operator	Lichen Renewals
Agent	David Lock Associates
Estimated Capacity	343,500 tpa
Life of Operation	2 years
Reasons for not allocating site: There is no need to allocate this site as it is considered more appropriate to deal with this type of development by a policy supporting in principle works at closed biodegradable landfill sites to maintain the standard of restoration and the environmental controls providing that these works are kept to the minimum that is necessary.	

Site Plan



Site 68
Sleedwood
Landfill (former)
off Abbey Road, Dover

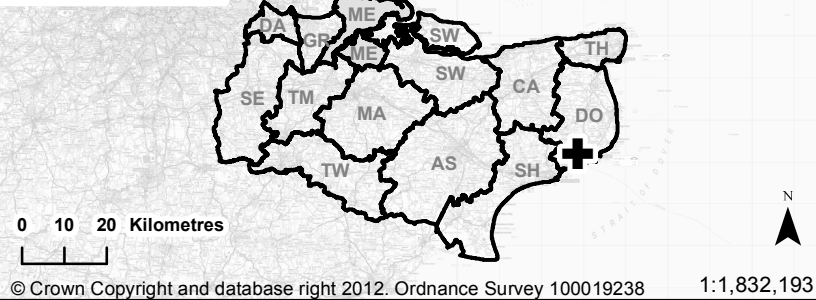
Waste Site
Environmental Improvements
to Closed Biodegradable Landfill

Designations on Site
Area of Outstanding Natural Beauty
Local Wildlife Sites
Ancient Woodland
Groundwater Source Protection Zone 2

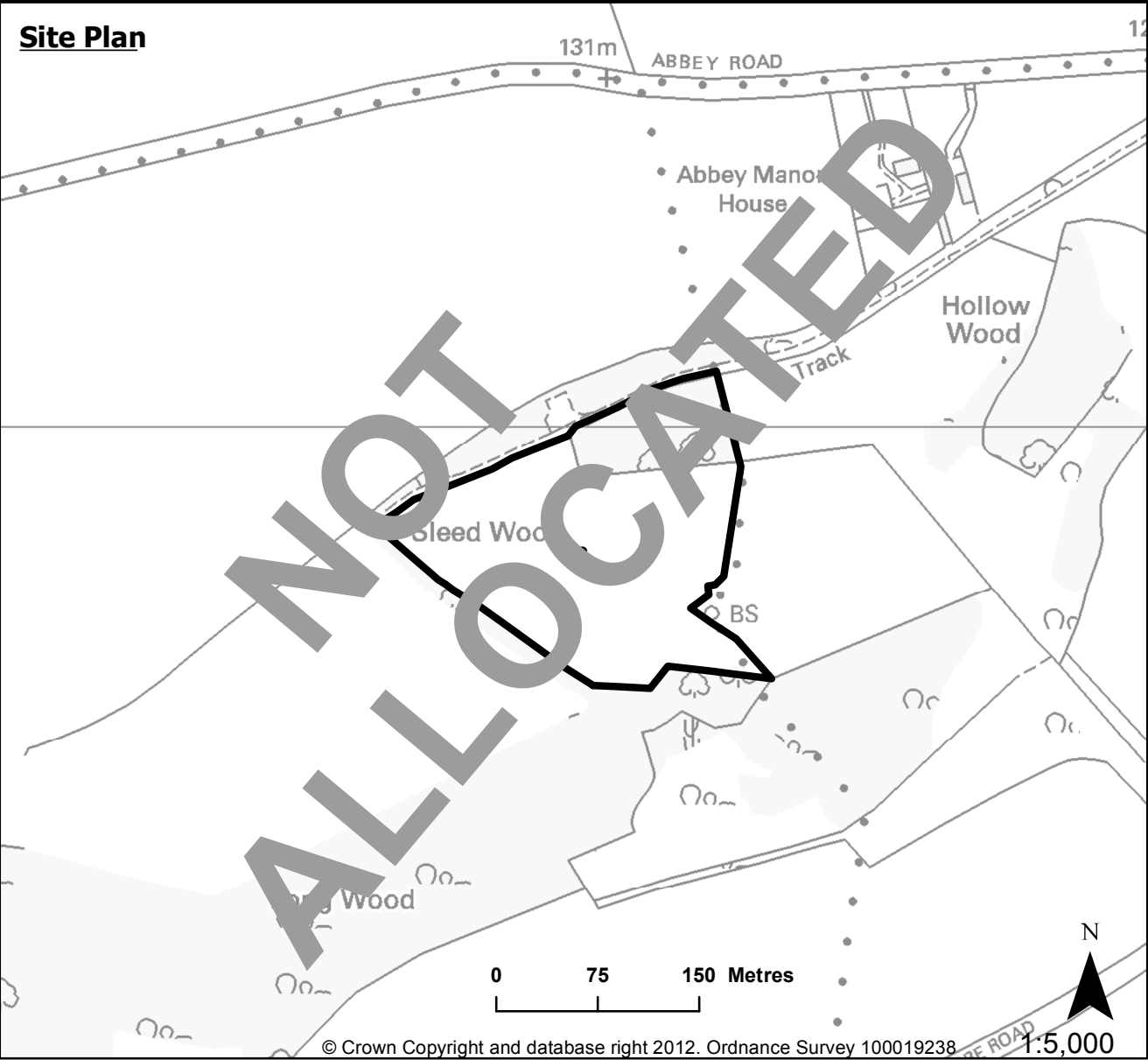
Eastings 628591
Northings 141916

Site Area (Hectares)
3.8

Site Location



Site Plan



Site Information

District/Borough	Dover
Parishes	Hougham Without and Dover
Landowner	Kent County Council
Operator	Lichen Renewal
Agent	David Lock Associates
Estimated Capacity	Unknown
Life of Operation	Unknown

Reasons for not allocating site: There is no need to allocate this site as it is considered more appropriate to deal with this type of development by a policy supporting in principle works at closed biodegradable landfill sites to maintain the standard of restoration and the environmental controls providing that these works are kept to the minimum that is necessary.

Site 70
Stonecastle Farm
Quarry Lake Infill,
Hadlow

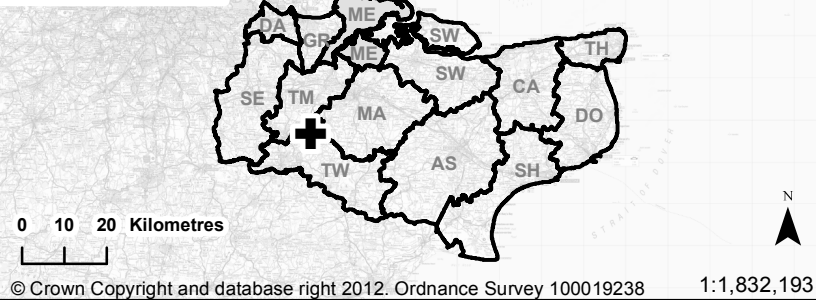
Waste Site
Inert/CDE Landfill

Designations on Site
Green Belt

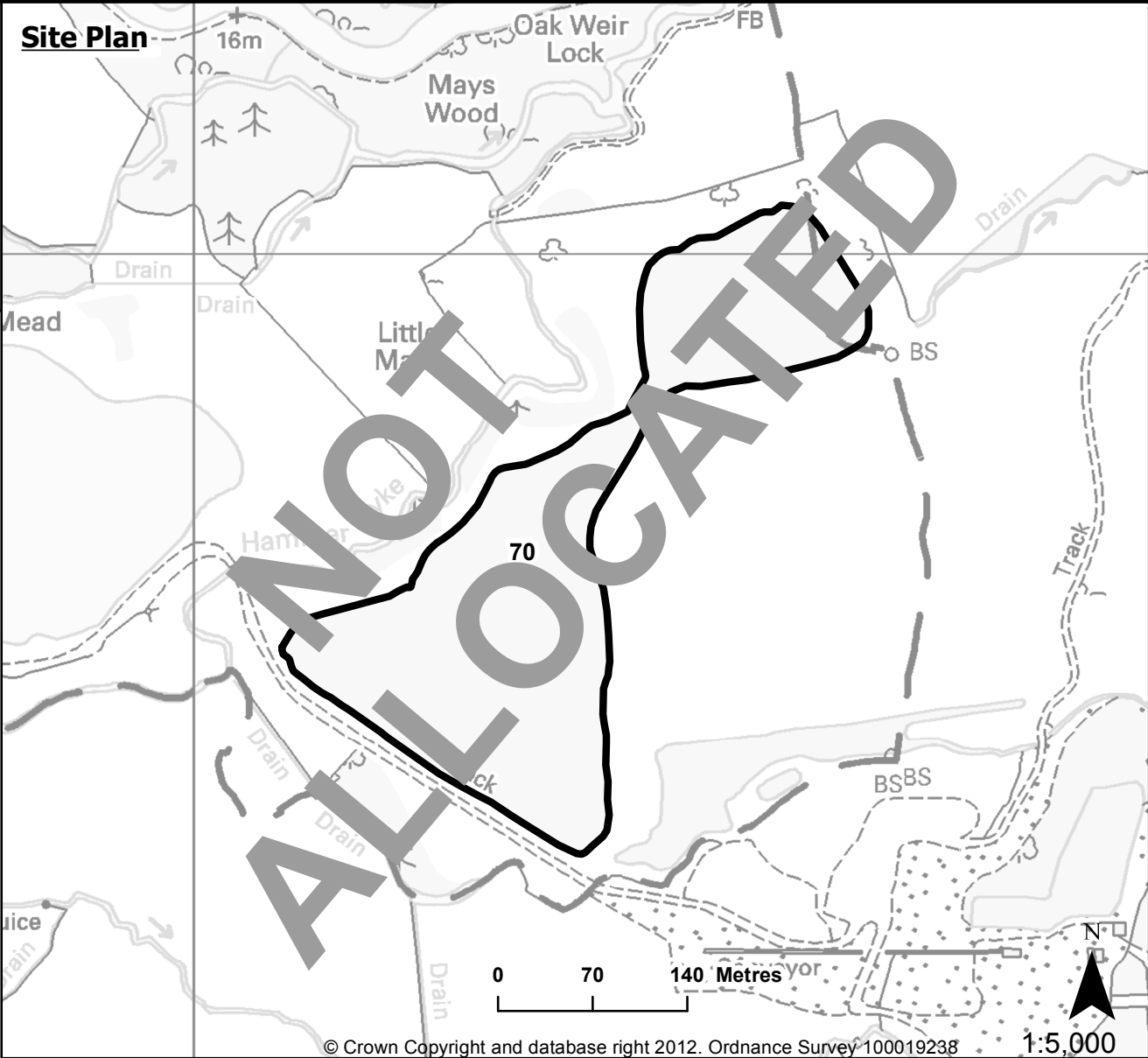
Eastings 565277
Northings 146781

Site Area (Hectares)
6.0

Site Location



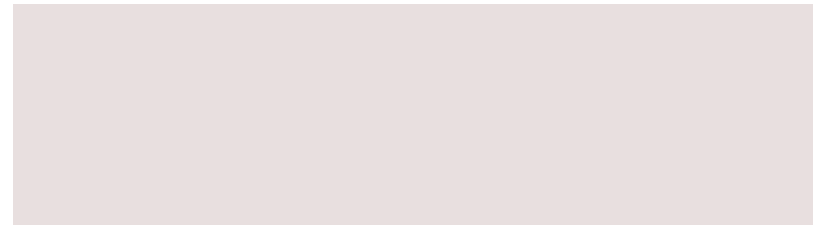
Site Plan



Site Information

District/Borough	Tonbridge and Malling
Parish	Hadlow and Capel
Landowner	Lafarge
Operator	Lafarge Aggregates Ltd
Estimated Capacity	260,000 tonnes
Life of Operation	2 years

Reasons for not allocating site: There is no need to allocate this site as there is sufficient existing (permitted) inert landfill capacity in Kent to meet the identified need for longer than the plan period. There is no need to identify any new sites for inert landfill.



Site 79
Tilmanstone Colliery
Old Spoil Tip,
Pike Road, Eythorne

Minerals/ Waste Site

Treatment/Materials Recycling
Composting
Inert Landfill

Designations on Site

RIGS
Groundwater Source
Protection Zone 2

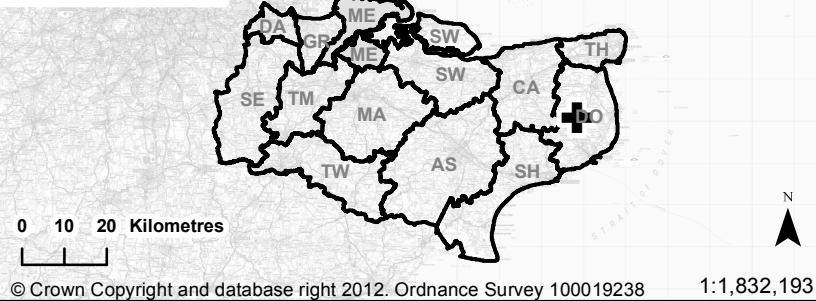
Designations Close to the site

Public Rights of Way

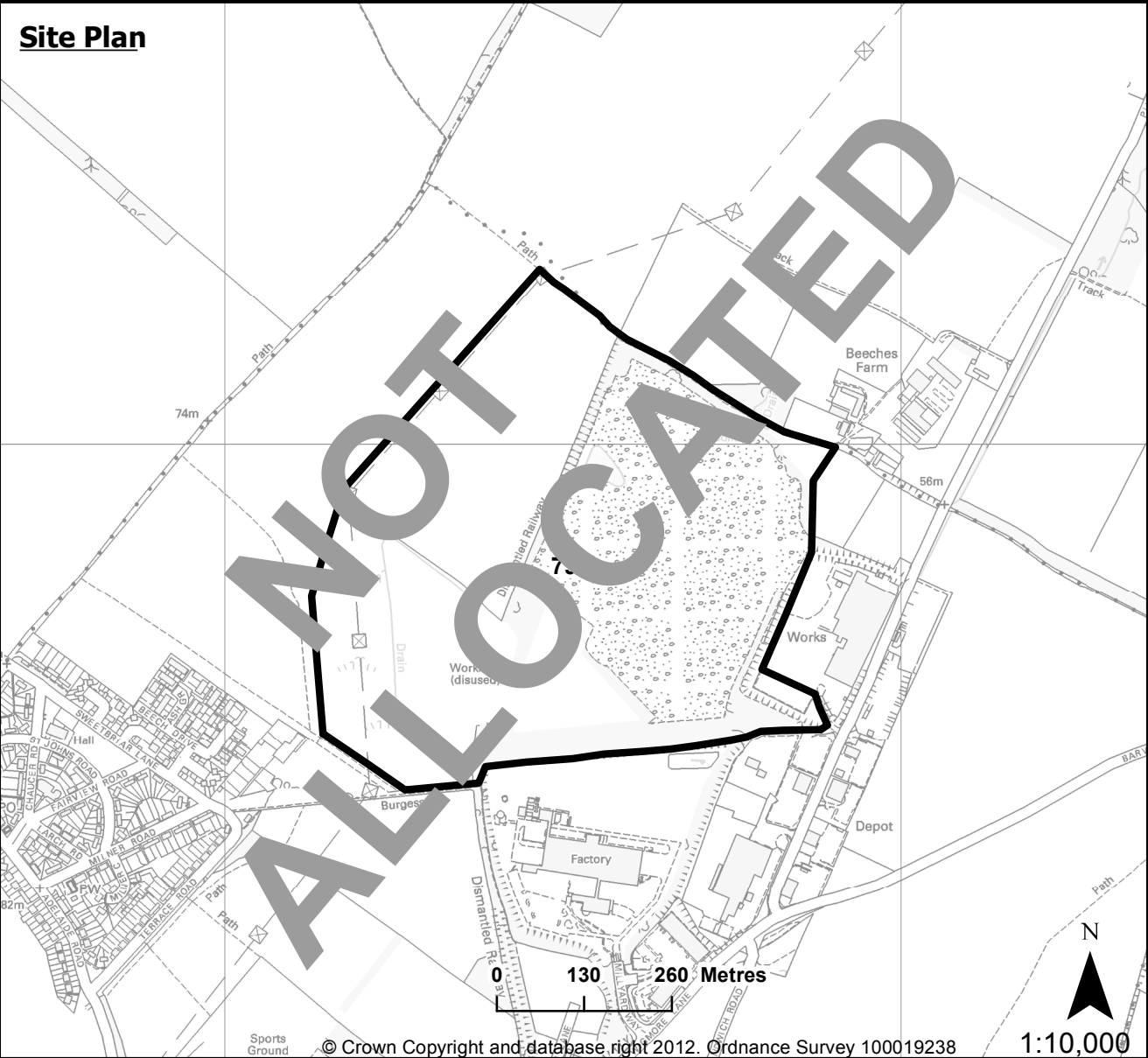
Eastings 628499
Northings 150827

Site Area (Hectares)
40.5

Site Location



Site Plan



Reason for no allocation

District/Borough	Dover
Parish	Eythorne
Landowner	Ovenden Plant Hire Ltd
Operator	Ovenden Plant Hire Ltd
Estimated Capacity	Unknown
Life of Operation	Unknown

Reasons for not allocating site: The adjoining brickworks has now closed and this site is required to be restored under conditions of the permission for the working of the slag heap (reference DO/88/1679). Approximately, half of the site is within a designated area for employment in the Dover Local Plan saved policies and the Dover Core Strategy. The promoter of the site has in parallel with the MWDF submission started preliminary consultations for the use of land for photovoltaic cells and industrial development. The Pike Road Industrial Estate will be identified in the Core Strategy as an industrial site where waste management development would be considered appropriate in principle and so there is no specific need to allocate this site.

Site 82
Milton Manor Farm 2,
Ashford Road,
Chartham

Waste Site
Composting

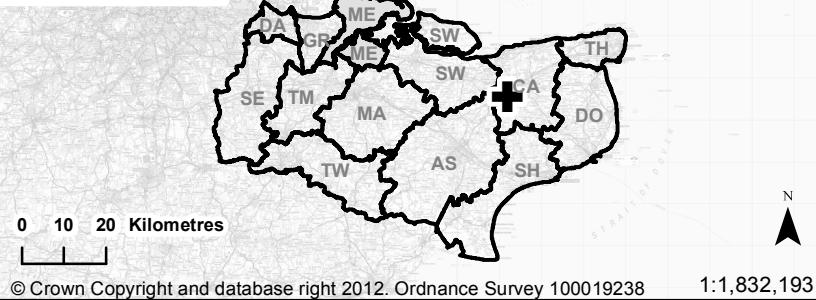
Designations on Site
Public Rights of Way
Groundwater Source
Protection Zone 1

Designations Close to the site
Local Wildlife Site

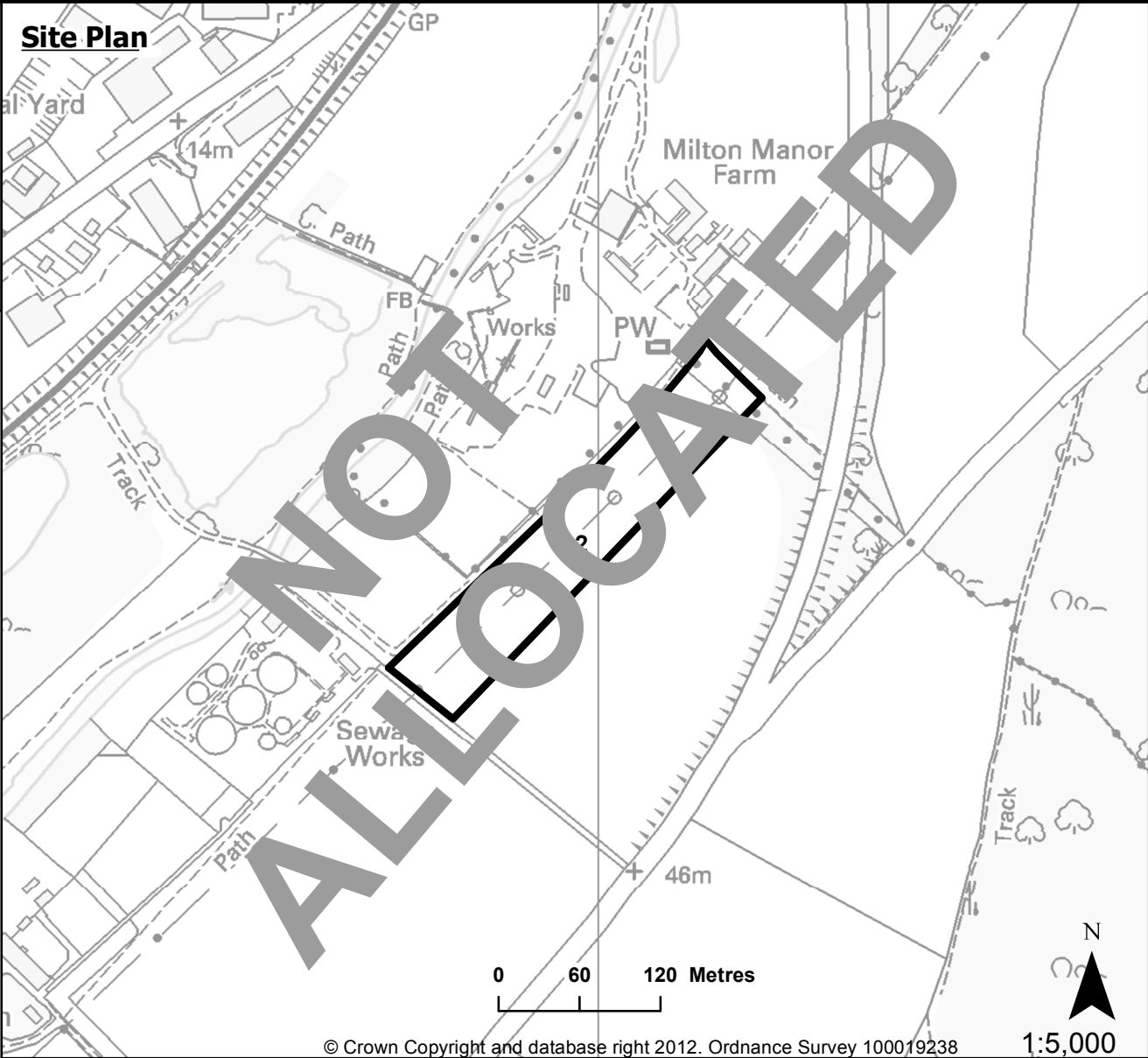
Eastings 611983
Northings 155552

Site Area (Hectares)
1.9

Site Location



Site Plan



Site Information

District/Borough	Canterbury
Parishes	Chartham and Thanington Without
Landowner	Robert Brett & Sons Ltd
Operator	Robert Brett & Sons Ltd
Agent	Brett Aggregates Ltd
Estimated Capacity	30,000 tpa
Life of Operation	Permanent

Reasons for not allocating site: This site is within a mineral working with the requirement for it to be restored, making it a greenfield site. The capacity required by the Core Strategy can be obtained by allocating sites proposed for in vessel composting or anaerobic digestion (AD) with energy recovery (which can treat green waste in addition to kitchen waste). There is no need to allocate this site.

Site 83
Island Road,
Sturry

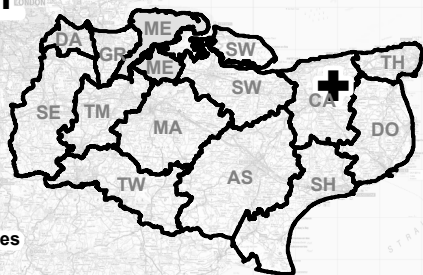
Waste Site
Composting

Designations on Site

Eastings 619081
Northings 161446

Site Area (Hectares)
3.8

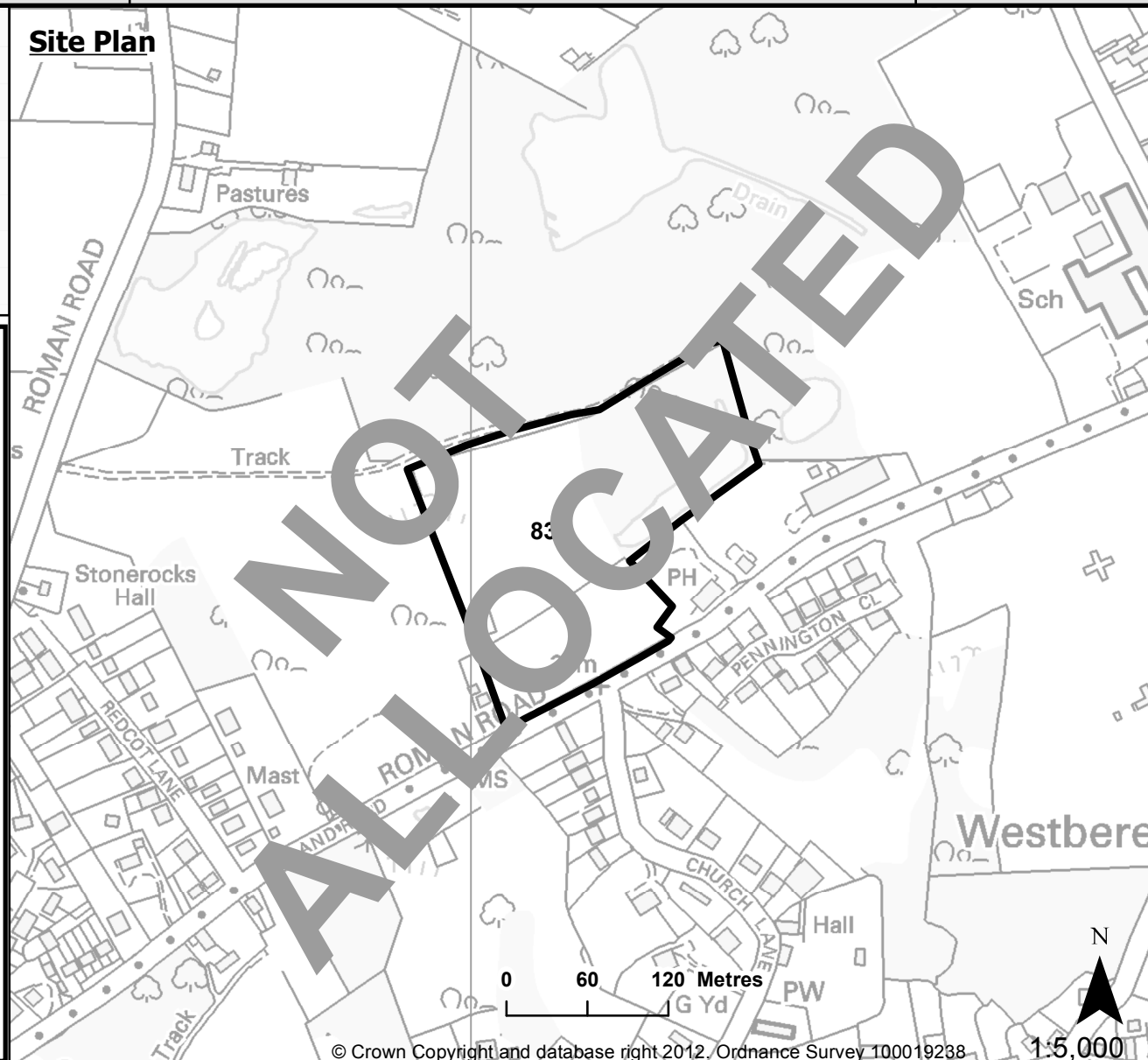
Site Location



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1:1,832,193

Site Plan



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1:5,000

Site Information

District/Borough	Canterbury
Parish	Sturry
Landowner	Robert Brett & Sons Ltd
Operator	Brett Aggregates Ltd
Estimated Capacity	30,000 tpa
Life of Operation	Permanent

Reasons for not allocating site: This site is within a mineral working with the requirement for it to be restored, making it a greenfield site. The capacity required by the Core Strategy can be obtained by allocating sites proposed for in vessel composting or anaerobic digestion (AD) with energy recovery (which can treat green waste in addition to kitchen waste). There is no need to allocate this site.

Site 84
Highstead,
Heart in Hand Road,
Chislet

Waste Site

Composting

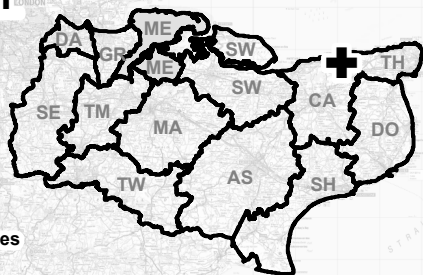
Designations on Site

Public Rights of Way

Eastings 621087
Northings 166867

Site Area (Hectares)
15.4

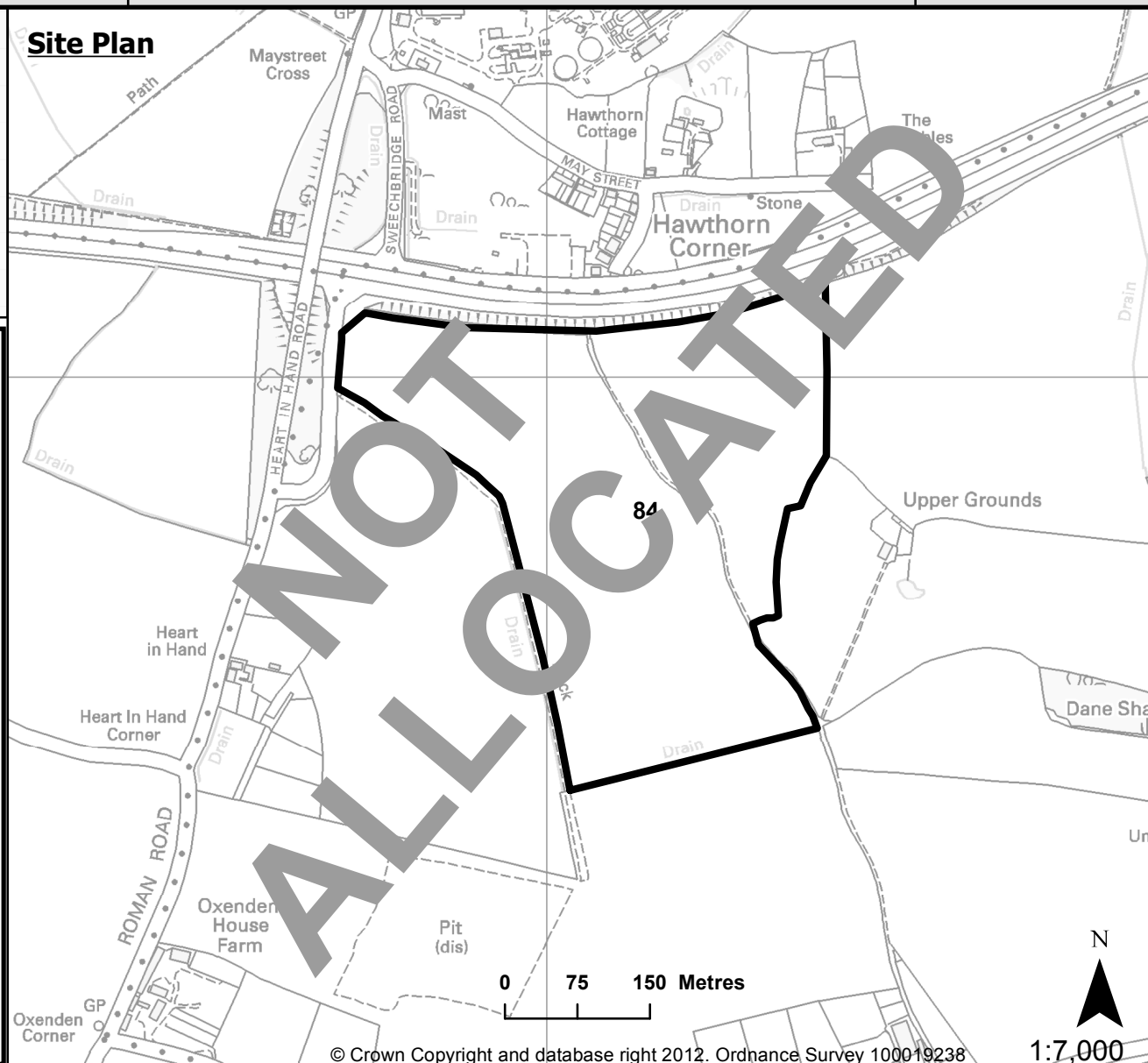
Site Location



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Site Plan



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Site Information

District/Borough	Canterbury
Parish	Chislet
Landowner	Robert Brett & Sons Ltd
Operator	Brett Aggregates Ltd
Estimated Capacity	30,000 tpa
Life of Operation	Permanent

Reasons for not allocating site: This site is within a mineral working with the requirement for it to be restored, making it a greenfield site. The capacity required by the Core Strategy can be obtained by allocating sites proposed for in vessel composting or anaerobic digestion (AD) with energy recovery (which can treat green waste in addition to kitchen waste). There is no need to allocate this site.

Site 85
Charing Quarry
(waste) Hook Lane,
Charing

Waste Site

Composting

Designations on Site

Public Rights of Way
Groundwater Source
Protection Zone 2

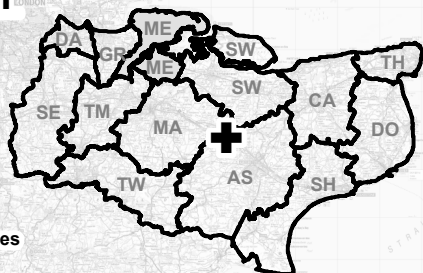
Designations Close to the site

Ancient Woodland
RIGS

Eastings 593706
Northings 149175

Site Area (Hectares)
11.1

Site Location

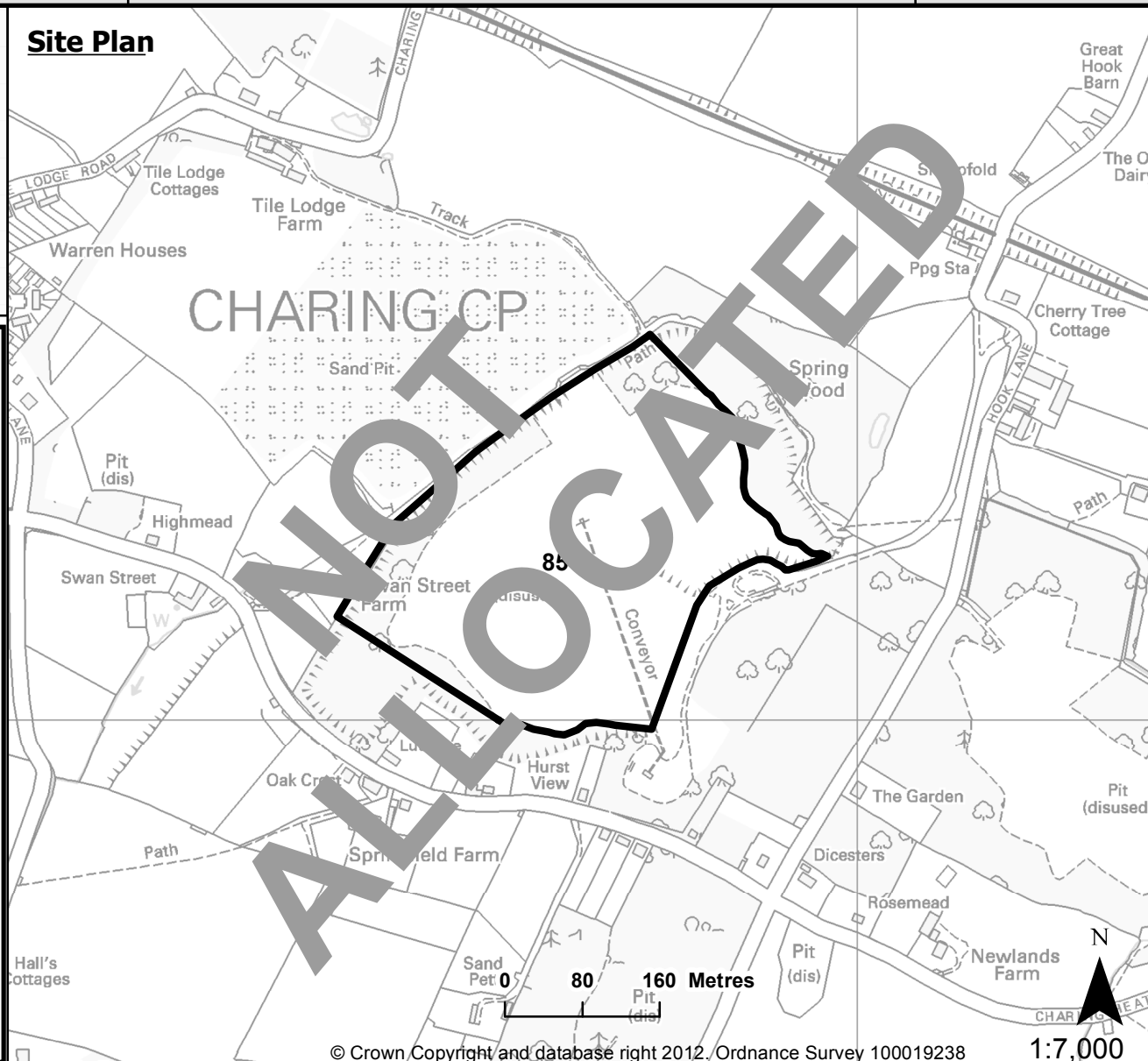


0 10 20 Kilometres

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Site Plan



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Site Information

District/Borough	Ashford
Parish	Charing
Landowner	Robert Brett & Sons Ltd
Operator	Brett Aggregates Ltd
Estimated Capacity	30,000 tpa
Life of Operation	Permanent

Reasons for not allocating site: This site is within a mineral working with the requirement for it to be restored, making it a greenfield site. The capacity required by the Core Strategy can be obtained by allocating sites proposed for in vessel composting or anaerobic digestion (AD) with energy recovery (which can treat green waste in addition to kitchen waste). There is no need to allocate this site.

Site 87
Charing Quarry
(Waste 3) Charing
Heath Road, Charing

Waste Site

Inert/CDE Landfill

Designations on Site

Public Rights of Way
RIGS
Groundwater Source
Protection Zone 2

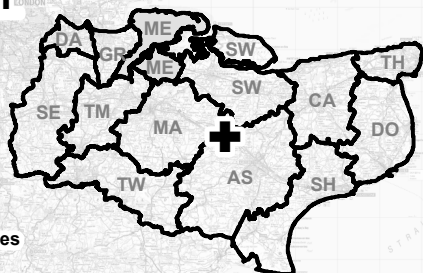
Designations Close to the site

Ancient Woodland

Eastings 593417
Northings 149383

Site Area (Hectares)
17.4

Site Location

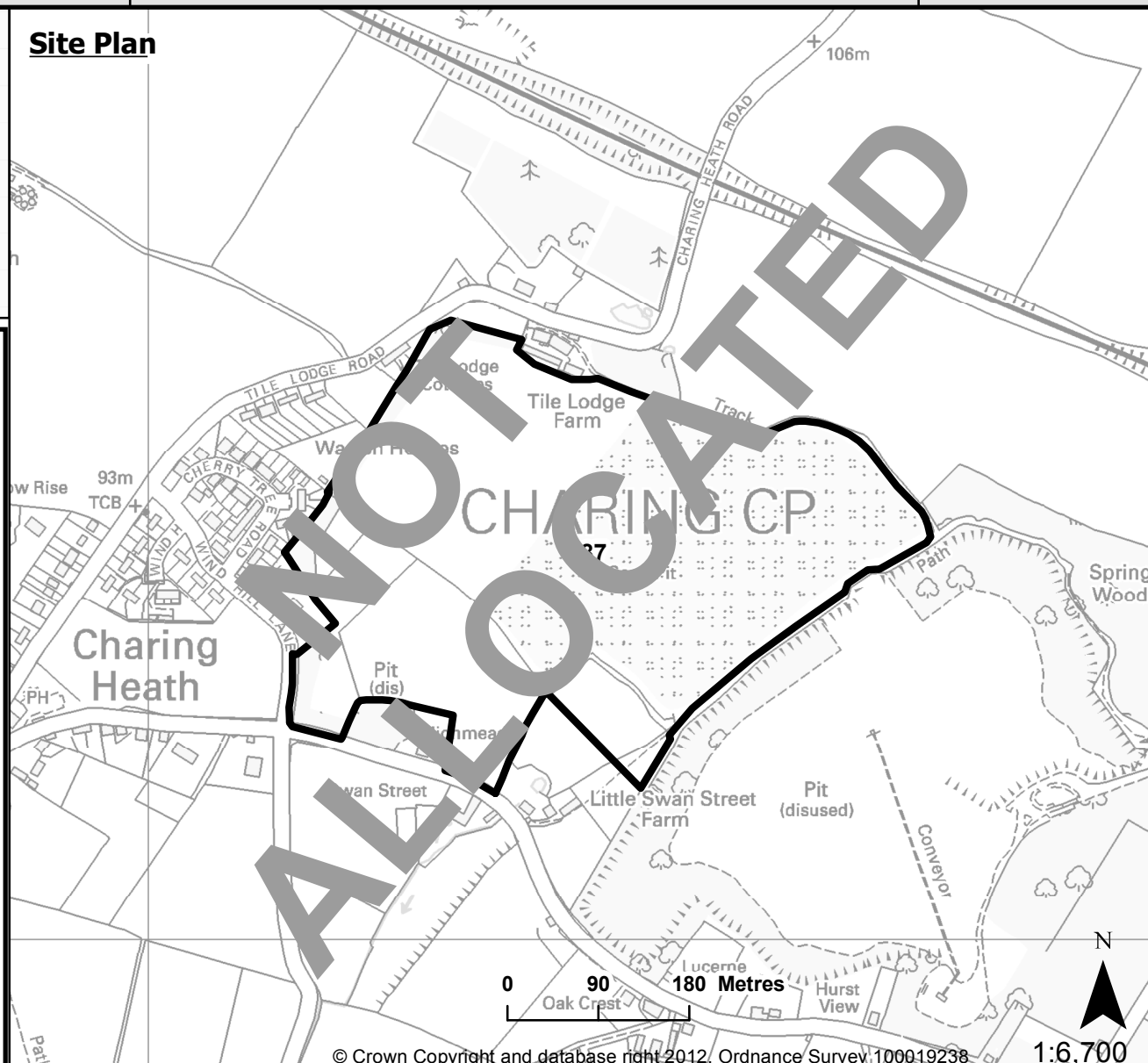


0 10 20 Kilometres

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1:1,832,193

Site Plan



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1:6,700

Site Information

District/Borough	Ashford
Parish	Charing
Landowner	Robert Brett & Sons Ltd
Operator	Brett Aggregates Ltd
Estimated Capacity	1.2 million tonnes
Life of Operation	12 years

Reasons for not allocating site: There is no need to allocate this site as there is sufficient existing (permitted) inert landfill capacity in Kent to meet the identified need for longer than the plan period. There is no need to identify any new sites for inert landfill.

Site 89
Hollowshore
Faversham Inert Waste
Restoration Landfill

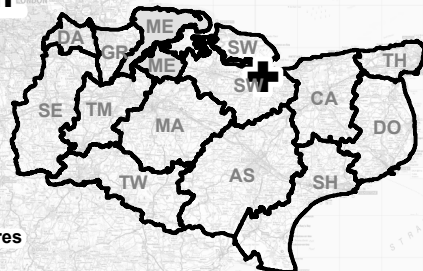
Waste Site
Inert/CDE Landfill

Designations on Site
Site of Special Scientific Interest
Special Protection Area
Ramsar Site
Public Rights of Way

Eastings 601820
Northings 163232

Site Area (Hectares)
25.2

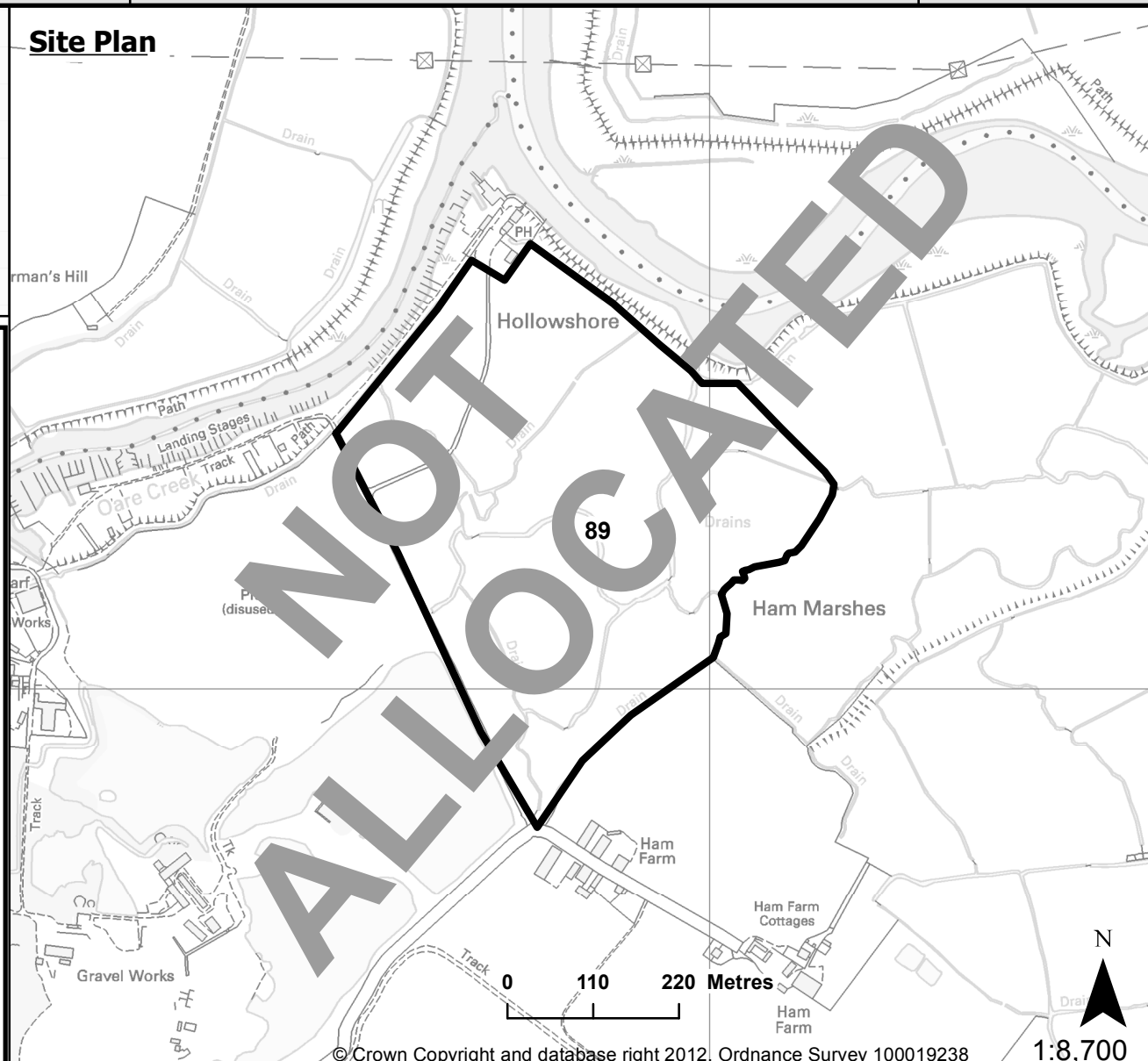
Site Location



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Site Plan



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1:8,700

Site Information

District/Borough	Swale
Parish	Faversham
Landowner	Colonel GBH Wheler Will Trust
Operator	Brett Aggregates Ltd
Estimated Capacity	40,000 tonnes
Life of Operation	1 year

Reasons for not allocating site: There is no need to allocate this site as there is sufficient existing (permitted) inert landfill capacity in Kent to meet the identified need for longer than the plan period. There is no need to identify any new sites for inert landfill.

Site 90
Ham Farm
Faversham Inert
Restoration Landfill

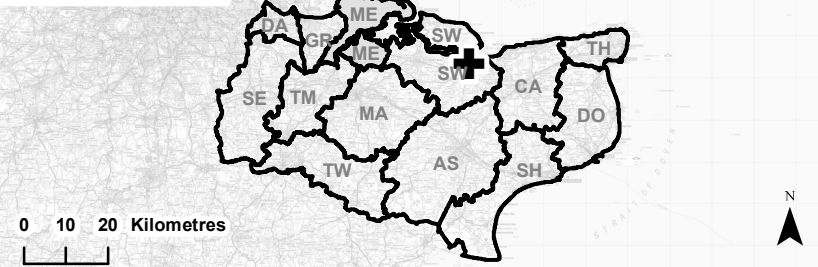
Waste Site
Inert/CDE Landfill

Designations on Site
Site of Special Scientific Interest
Special Protection Area
Ramsar Site
Public Rights of Way

Eastings 602306
Northings 163262

Site Area (Hectares)
21.7

Site Location

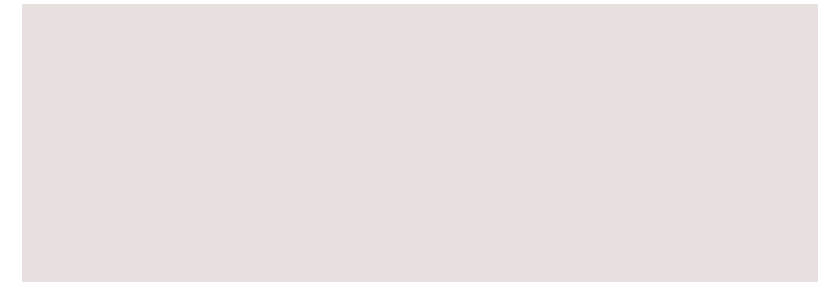


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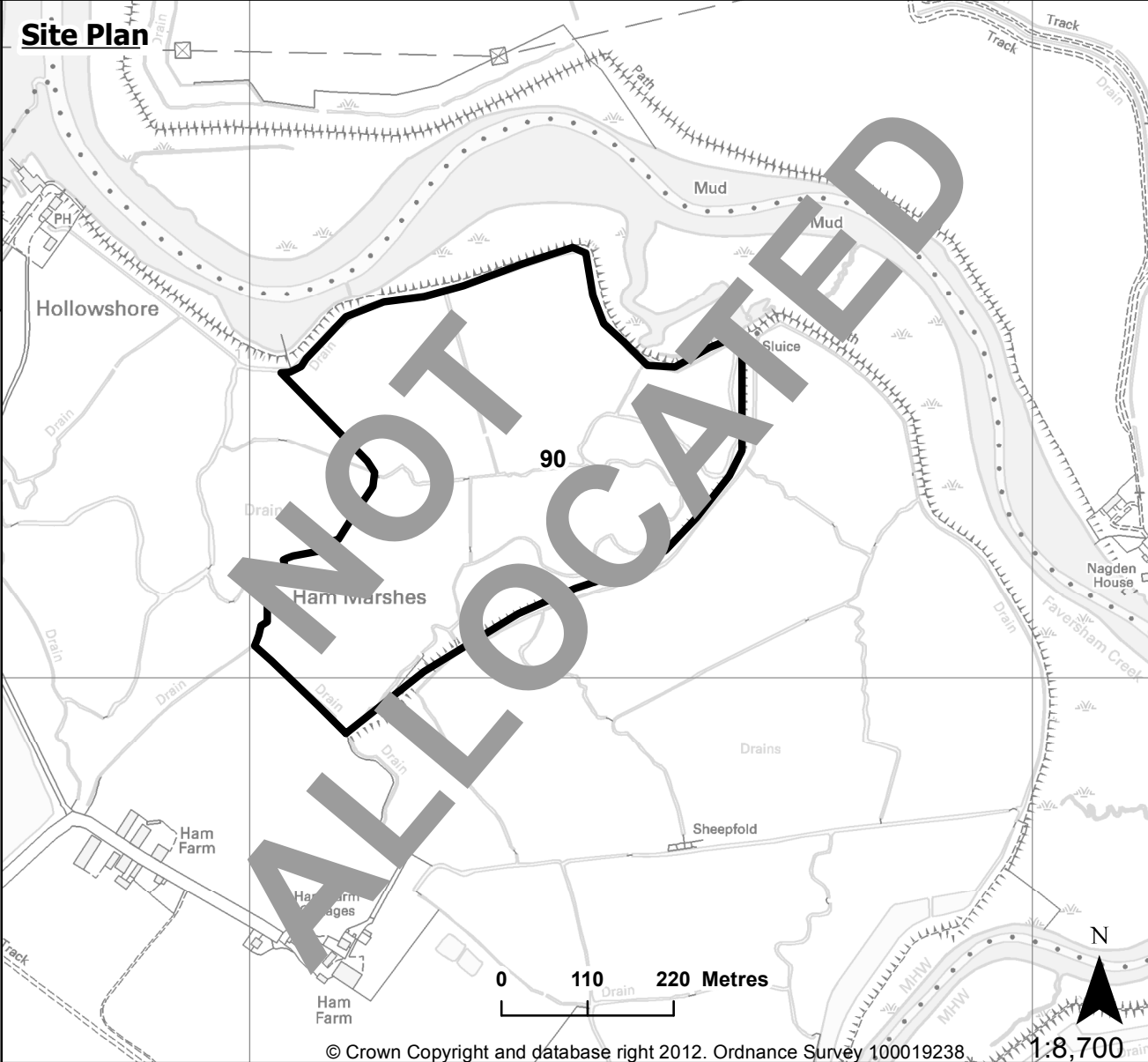
Site Information

District/Borough	Swale
Parish	Faversham
Landowner	Colonel GBH Wheler Will Trust
Operator	Brett Aggregates Ltd
Estimated Capacity	40,000 tonnes
Life of Operation	1 year

Reasons for not allocating site: There is no need to allocate this site as there is sufficient existing (permitted) inert landfill capacity in Kent to meet the identified need for longer than the plan period. There is no need to identify any new sites for inert landfill.



Site Plan



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Site 93
Highstead Pits
off Cromer Rd. & Highsted
Road, Sittingbourne

Waste Site

Inert/CDE Landfill

Designations on Site

Local Wildlife Sites
Groundwater Source
Protection Zone 2

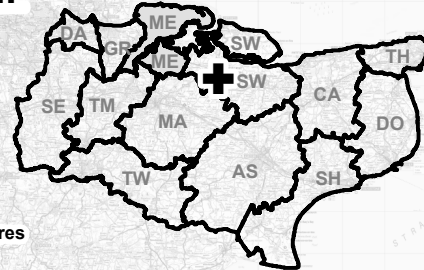
Designations Close to the site

Ancient Woodland
Public Rights of Way

Eastings 590603
Northings 161832

Site Area (Hectares)	38.4
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Site Location

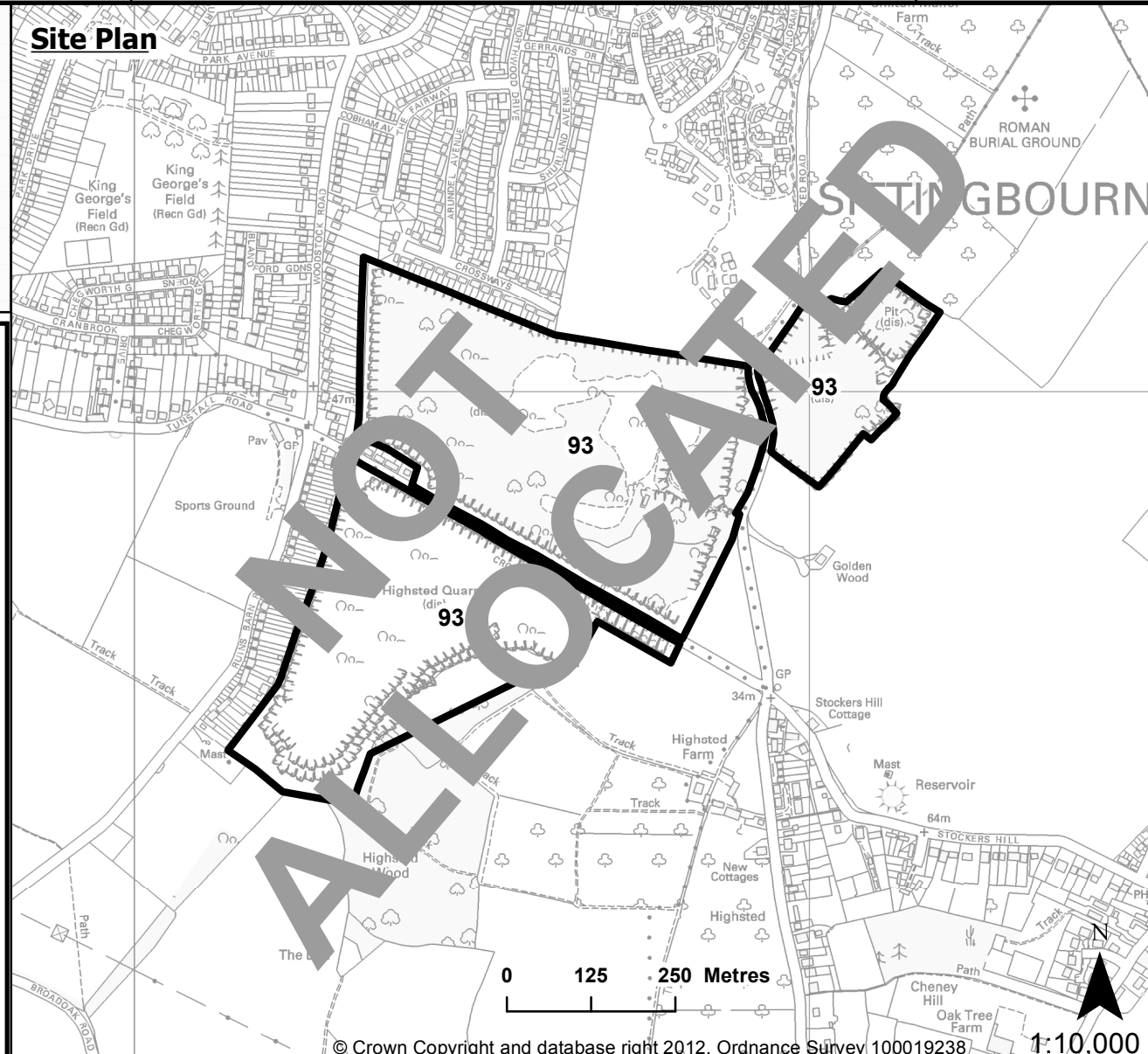


0 10 20 Kilometres

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Site Plan



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Site Information

District/Borough	Swale
Parishes	Sittingbourne, Rodmersham, Tunstall
Landowner	GH Dean & Co Ltd
Agent	Paul Sharpe Associates LLP
Estimated Capacity	Unknown
Life of Operation	Unknown

Reasons for not allocating site: There is no need to allocate this site as there is sufficient existing (permitted) inert landfill capacity in Kent to meet the identified need for longer than the plan period. There is no need to identify any new sites for inert landfill.

Site 95
Stone Gate
Stone, Dartford

Waste Site

1. Non Hazardous Landfill
2. Inert/CDE Landfill

Designations on Site

Air Quality Management Area
 Groundwater Source
 Protection Zones 2 and 3

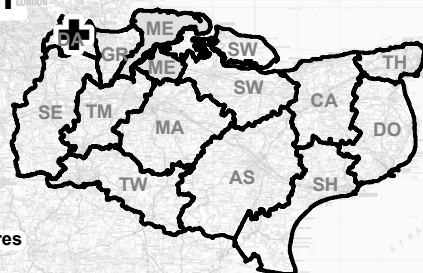
Designations Close to the site

Green Belt
 RIGS

Eastings 556987
Northings 173717

Site Area (Hectares)
21.2

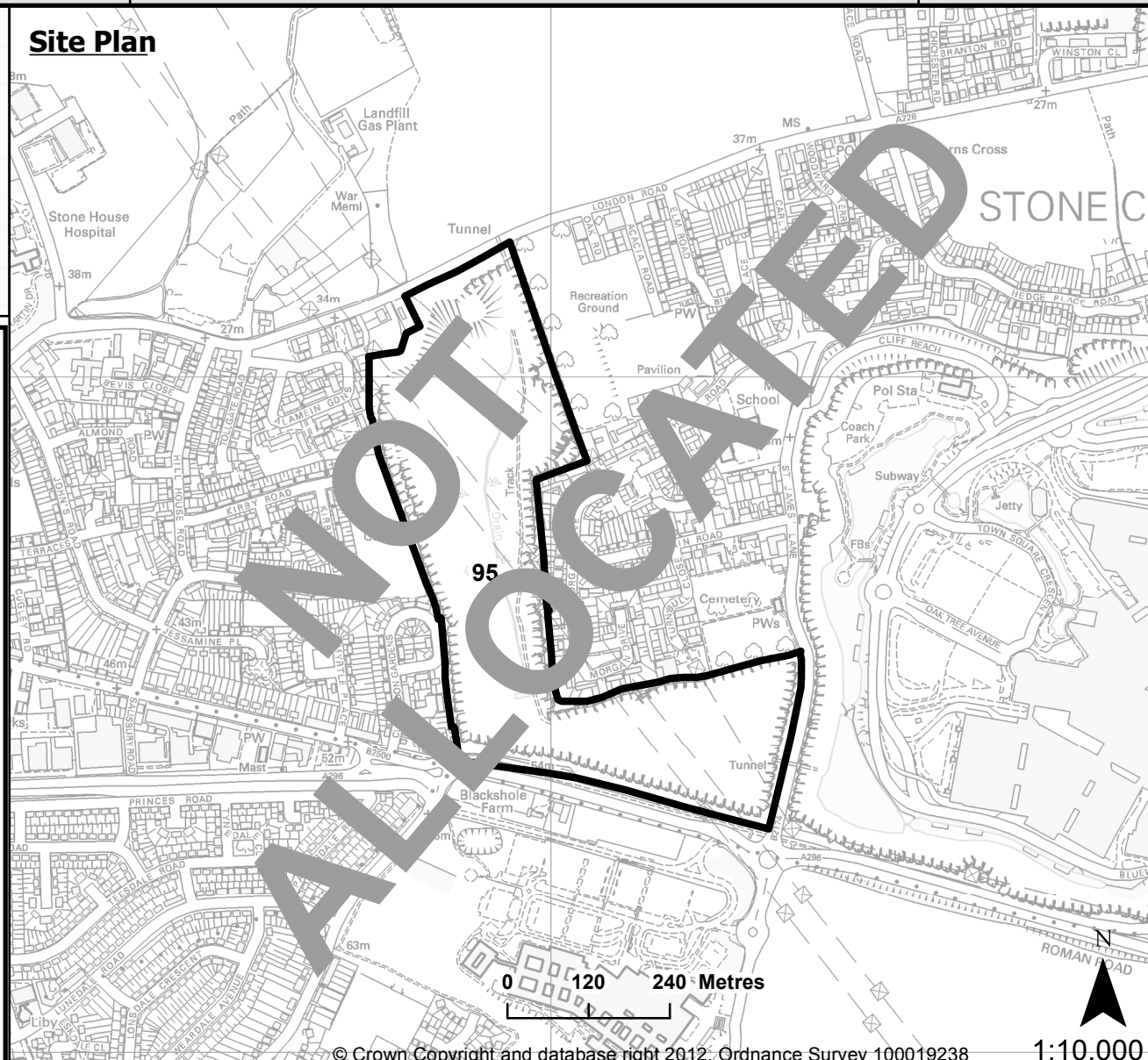
Site Location



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Site Plan



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Site Information

District/Borough	Dartford
Parish	Stone
Landowner	Stonepit Restoration Ltd
Operator	Stonepit Restoration Ltd
Agent	Barton Willmore
Estimated Capacity	Unknown
Life of Operation	Unknown

Reasons for not allocating site: 1. The site is within a major groundwater protection zone and a change away from the types of waste material being deposited to non-inert waste is unlikely to be permitted either through the planning system or under the pollution control regime. 2. There is no need to allocate this site as there is sufficient existing (permitted) inert landfill capacity in Kent to meet the identified need for longer than the plan period.

Site 103
Pfizer Ltd.,
Ramsgate Road,
Sandwich, Dover

Waste Site
Energy from Waste

Designations on Site

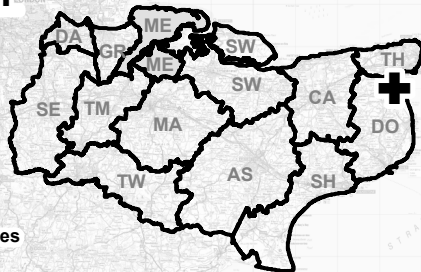
Designations Close to the site

Site of Special Scientific Interest
Special Protection Area
Ramsar Site
Special Areas of Conservation

Eastings 633580
Northings 160233

Site Area (Hectares)
3.9

Site Location

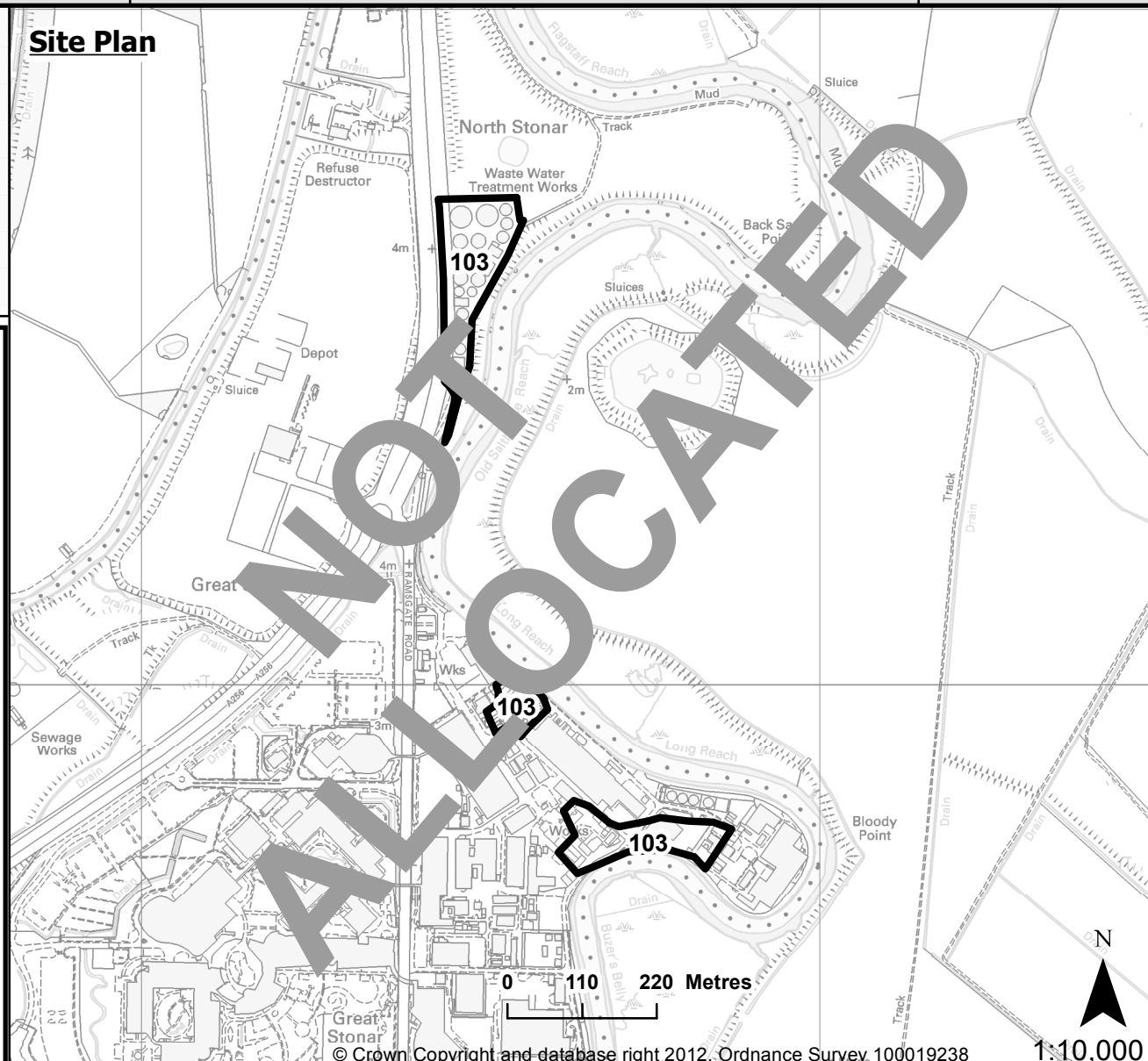


0 10 20 Kilometres

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1:1,832,193

Site Plan



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1:10,000

Site Information

District/Borough	Dover
Parish	Sandwich
Landowner	Pfizer Limited
Agent	CB Richard Ellis (CBRE)
Estimated Capacity	EfW and MRF: 500,000 tpa. Wastewater treatment: 1,500,000 tpa
Life of Operation	Permanent

Reasons for not allocating site: This site is close to Site 54 (Former Richborough A Power Station) and there is little difference in planning considerations between the two sites. It is unlikely that both sites would be developed. Site 54 is preferable as the developers are further ahead in developing a planning application. Site 103 is part of the Discovery Park Enterprise Zone and sterilising part of this site from development other than for waste would not be in the best interest of the Kent economy or the landowners.

Site 104
Land between
Orpington Bypass and
M25, Shoreham,
Sevenoaks

Waste Site

Energy from Waste

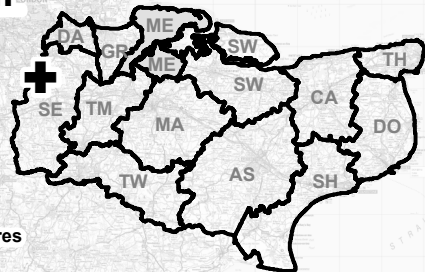
Designations on Site

Green Belt
Area of Outstanding Natural Beauty
Local Wildlife Site
Ancient Woodland
Groundwater Source Protection Zone 3

Eastings 549109
Northings 162946

Site Area (Hectares)
2.7

Site Location



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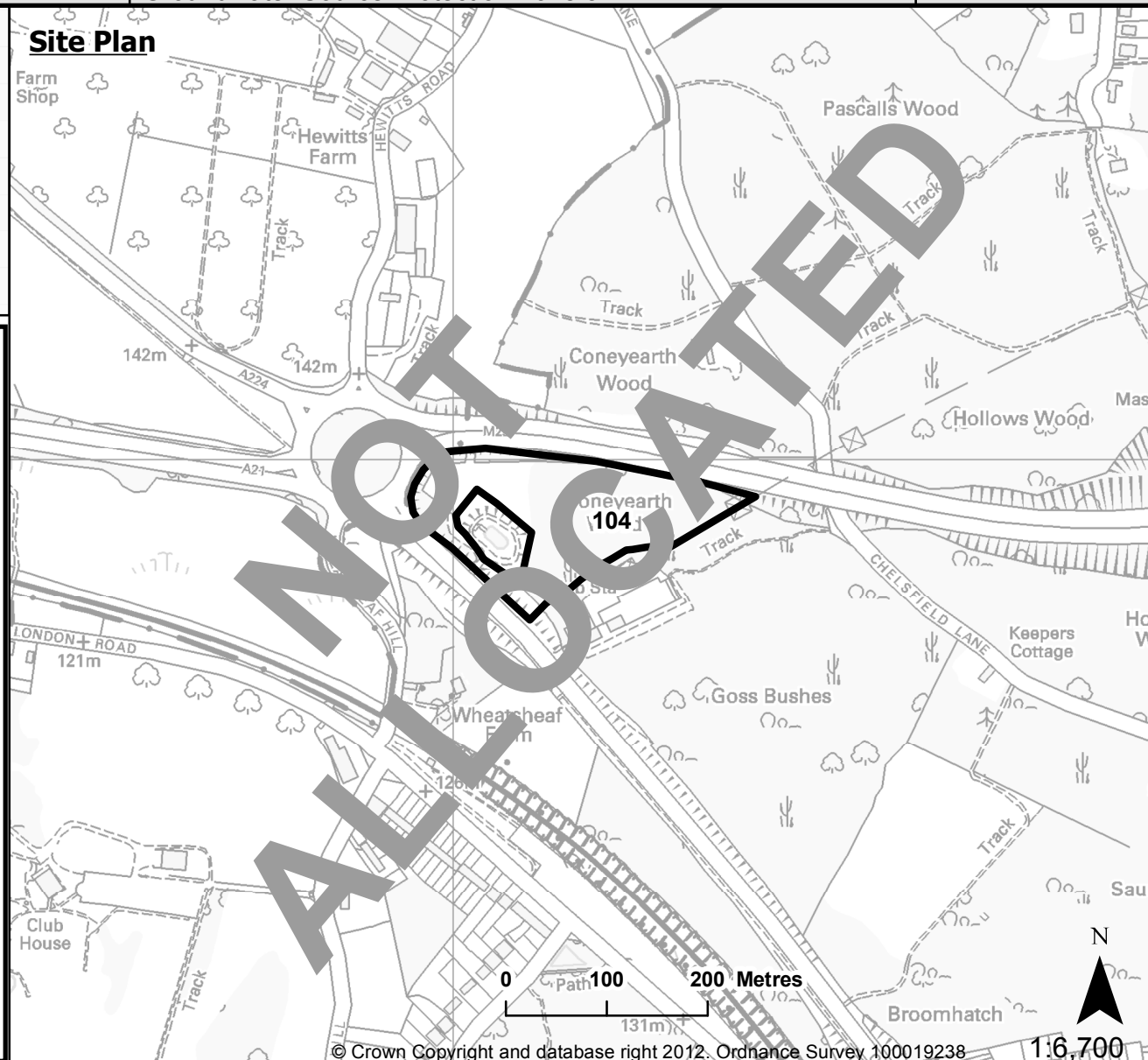
1:1,832,193

Site Information

District/Borough	Sevenoaks
Parish	Shoreham and near to Halstead
Landowner	CD Waste Management Limited
Operator	CD Waste Management Limited
Agent	SLR Consulting Limited
Estimated Capacity	50,000 tpa
Life of Operation	Permanent

Reasons for not allocating site: This site is in the Kent Downs AONB and the Green Belt. The identified need can be met from the development of sites which are not constrained by national policy.

Site Plan



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1:6,700

A	
Aggregate	Inert particulate matter which is suitable for use (on its own or with the addition of cement or bituminous material) in construction as concrete, mortar, finishes, road stone, asphalt, or drainage course, or for use as constructional fill or railway ballast.
Aggregates / Soils Recycling	Rubble, hardcore and soil from construction and demolition projects can often be re-used on-site. Alternatively, it can be taken to purpose built facilities for crushing, screening and re-sale. There are also temporary facilities at some quarries landfill sites where material can be recovered for re-sale or use on site.
Amenity	Elements that contribute to the overall character or enjoyment of an area.
Annual Monitoring Report (AMR)	Records progress in implementing the Local Development Scheme and the performance of policies.
Appropriate Assessment (AA)	A full assessment of whether a development proposal 'either alone or in combination with other proposed sites' would have a significant, adverse effect on the integrity of a European site against the site's conservation objectives.
B	
Biodegradable waste	Any waste that is capable of undergoing natural decomposition, such as food and garden waste, paper and cardboard.
Biodiversity	The variety of all life on earth (mammals, birds, fish, invertebrates, plants etc).
Brownfield Site	Site previously used for or affected by development. It may be abandoned or in a derelict condition.
C	
Combined Heat and Power (CHP)	The production of power (electricity) whilst capturing the usable heat produced in the process.
Commercial waste	Waste from premises used mainly for trade, business, sport, recreation or entertainment, as defined under section 5.75 (7) of the 1990 "Environmental Protection Act". As well as paper, card, plastic and glass, for example, it is likely to include timber, metal, paints, textiles, chemicals, oils and food waste.
Composting	This is the breakdown of plant matter by the action of aerobic micro-organisms and other organisms into usable end-products. It is an important method of processing organic waste because it reduces the amount of potentially polluting waste going to landfill or incineration.

Construction waste (Also see Demolition Waste)	Waste arising from any development such as vegetation and soils from land clearance, remainder materials and off-cuts from building sites, road schemes and landscaping projects. It is mostly made up of stone, concrete, rubble and soils but may include some timber, metal and glass.
D	
Degradable (or putrescible) waste (Also called non-hazardous waste)	Waste which will quickly or slowly biodegrade or decompose, releasing environmental pollutants. Types of material include wood and wood products; paper; plasterboard; ash; concrete; plastic; leather; rubber; textiles; cardboard; vegetable matter; food processing wastes; sewage sludge; metals and chemical combinations thereof; coke; coal; mica; slag; boiler scale; soap, cellulose, floor sweepings; sacks; electrical fittings and appliances; machinery; cosmetic products; tarred materials; carbon; ebonite; pottery; china; enamels; abrasives; trees; bushes; grass; flowers and other vegetation.
Demolition waste (Also see Construction Waste)	Masonry and rubble wastes arising from the demolition or reconstruction of buildings or other civil engineering structures.
Development Framework	A portfolio of documents. Collective term for the Development Plan Documents, the Local Development Scheme, the Statement of Community Involvement, Annual Monitoring Report, and any supplementary planning documents.
E	
Energy from Waste (EfW)	The generation of heat and/or power from burning waste, the production of fuels from other forms of treatment, and the combustion of landfill gas and gas from anaerobic digestion to create electricity.
European Designated Sites	Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) designations are collectively known as European sites and comprise the Natura 2000 pan-european network.
European Protected Species	Animals listed in Annex IV of the EU Habitats Directive, transposed into UK law in the Conservation Regulations 2010.
Examination in Public (EiP)	All Development Plan Documents will be subject to an independent examination before a planning inspector. The inspector's report is binding on the local authority.

F	
Flood Zones	The Environment Agency produces a flood map showing areas where there is the potential to flood. There are four different Flood Zones, Flood Zone 1, 2, 3a and 3b. These show the scale of the probability of flooding. Flood Zone 1 has a low probability of flooding (less than 1 in 1,000 annual probability of flooding) going up to Flood Zone 3b which has a high probability (1 in 20 or greater annual probability of flooding).
G	
Green Waste	Green waste is biodegradable waste that can be composed of grass or flower cuttings and hedge trimmings, as well as domestic and commercial food waste.
Groundwater Source Protection Zones	Groundwater source catchments designated by the Environment Agency to protect groundwater from contamination. Divided into Zones 1, 2, 3 and 4 depending on distance from the extraction point with 1 being the closest.
H	
Habitat Regulation Assessment	Assessment required under European Legislation (Habitat Regulations, 1992) to determine whether a plan, either alone or in combination with other relevant projects and plans, is likely to result in a significant effect upon European sites. Where a significant effect cannot be ruled out in the initial stages of plan making, a subsequent stage of the HRA known as Appropriate Assessment will be required.
Hazardous waste	Controlled Waste that is dangerous or difficult to treat, keep, store or dispose of, so that special provision is required for dealing with it. Hazardous wastes are the most dangerous wastes and include toxic wastes; acids; alkaline solutions; asbestos; fluorescent tubes; batteries; oil, fly ash; industrial solvents; oily sludges; pesticides; pharmaceutical compounds; photographic chemicals; waste oils; wood preservatives. If improperly handled, treated or disposed of, a waste that, by virtue of its composition, carries the risk of death, injury or impairment of health, to humans or animals, the pollution of waters, or could have an unacceptable environmental impact. It should be used only to describe wastes that contain sufficient of these materials to render the waste as a whole hazardous within the definition given above.
Household waste	Waste from a domestic property, caravan, residential home or from premises forming part of a university or school, other educational establishments or a hospital or nursing home.

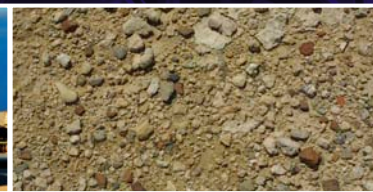
I	
Industrial waste	Waste from any of the following premises: factory; provision of transport services (land, water and air); purpose of connection of the supply of gas, water, electricity; provision of sewerage services; and provision of postal or telecommunication services.
Inert waste	Waste which will not biodegrade or decompose. Types of materials include uncontaminated topsoil; subsoil; clay; sand; brickwork; stone; silica; and glass.
L	
Landfill	The deposition of waste onto hollow or void space in the land, usually below the level of the surrounding land or original ground level in such a way that pollution or harm to the environment is prevented. Former mineral workings have historically been used for this purpose.
Landfill gas	A by-product from the digestion by anaerobic bacteria (rotting) of putrescible matter present in waste deposited on landfilled sites. The gas is predominantly methane together with carbon dioxide and trace concentrations of a range of other vapours and gases.
Local Designated Sites	Sites designated as Local Nature Reserve, Local Wildlife Site, Ancient Woodland and/or Biodiversity Action Plan habitat.
Local Protected Species	Species designated in the 2007 Biodiversity Action Plan list; birds designated as Red or Amber in the Birds of Conservation Concern 3 listing; species listed in the Kent Red Data Book.
M	
Materials Recovery Facility (MRF)	A building where waste can be taken in bulk for separation, recycling or recovery of waste materials. This is usually municipal waste, but some sites take commercial and industrial waste. Some may also take construction and demolition waste to be crushed and screened.
Mineral Resource	A concentration or occurrence of material of intrinsic economic interest in or on the Earth's crust in such a form, quality and quantity that they are reasonable prospects for eventual economic extraction.
Municipal Solid Waste (MSW)	Municipal solid waste which is collected and disposed of by or on behalf of a local authority. It will generally consist of household waste, some commercial waste and waste taken to civic amenity waste collection/disposal sites by the general public. In addition, it may include road and pavement sweepings, gully emptying wastes, and some construction and demolition waste arising from local authority activities. It is typically made up of card, paper, plastic, glass, kitchen and garden waste.

N	
National Nature Reserve	Areas designated with the aim of securing protection and appropriate management of the most important areas of wildlife habitat, and to provide a resource for scientific research. These reserves are a selection of the very best parts of England's Sites of Special Scientific Interest (SSSI) as designated by Natural England.
Nitrogen Oxide (NO _x)	NO _x gases are formed everywhere where there is combustion – like in an engine. The term means the total concentration of NO and NO ₂ . NO _x reacts to form smog and acid rain.
P	
Paleolithic	A prehistoric period of human history distinguished by the development of the most primitive stone tools discovered, and covers roughly 99% of human technological prehistory.
Pyrolysis / Gasification	Both systems involve heating the waste in varying amounts of oxygen to produce a gas. The technology is not yet well established for waste management and is more widely used in industry.
R	
Ramsar Sites	Sites of international importance to birds which inhabit wetlands. Ramsar is the name of the place where the Wetlands Convention was signed.
Recovery	The collection, reclamation and separation of materials from the waste stream.
Recovery facilities	A facility that recovers value, such as resources and energy, from waste prior to disposal, includes recycling, thermal treatment, biological treatment and composting facilities.
Recycling	The collection and separation of materials from waste and subsequent processing to produce new marketable products.
Resource recovery	The extraction of useful materials or energy from solid waste.
Restoration	Operations designed to return an area to an acceptable environmental state, whether for the resumption of the former land use or for a new use following mineral working. Involves the reinstatement of land by contouring, the spreading of soils or soil making materials etc.
S	
Safeguarding	Protecting sites that have potential for relevant development (waste and minerals) from other development.

Scheduled Ancient Monument (SAM)	Nationally important monuments and archaeological areas that are protected under the Ancient Monuments and Archaeological Areas Act .
Sites of Special Scientific Interest (SSSIs)	Sites designated by Natural England for their flora, fauna, geological or physiographical features of special interest under the Wildlife and Countryside Act 1981 (amended 1985).
Site (Specific) Allocations	Sites which are generally well defined and where there is an implied presumption in favour of their being developed during the plan period
Strategic Environmental Assessment	An evaluation process for assessing the environmental impacts of plans and programmes as set out in the Environmental Assessment of Plans and Programmes Regulations 2004.
Strategic Site	A key site of importance for minerals or waste uses, potentially of county-wide significance.
Submission	A stage of the Development Plan Document preparation process where the document is 'submitted' to the Secretary of State for independent examination by a planning inspector. The document is published for public consultation prior to submission.
Sustainability Appraisal (SA)	An evaluation process that systematically identifies and evaluates the economic, social and environmental impacts of a plan. It incorporates the requirements of a Strategic Environmental Assessment.
Sustainability	A widely quoted definition of sustainable development is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. The definition also encompasses the efficient use of natural resources.
T	
Transfer stations	Facilities which receive waste (normally from a local area), where the waste is bulked up and transported further afield in larger lorries (or in some cities by barges) for disposal or recovery. Some transfer stations sort out the recoverable wastes, such as construction waste and scrap metal prior to onward transportation for disposal or processing.
U	
UK Designated Site	Site designated as Site of Special Scientific Interest and/or National Nature Reserve.

UK Protected Species	Animals and plants protected under the Badger Act, Wildlife and Countryside Act Schedule 5/9.1 and Wildlife and Countryside Act Sch 8.
W	
Waste	<p>The Town and Country Planning Act 1990 has been amended so there is no dispute over whether 'waste', in terms of the planning regime, is defined in accordance with European law. It states that: "Waste" includes anything that is waste for the purposes of Directive 2006/12/EC of the European Parliament and of the Council on waste, and that is not excluded from the scope of that Directive by Article 2(1) of that Directive."</p> <p>Waste is therefore defined as any substance or object which the holder or the possessor either discards or intends or is required to discard. ⁽¹⁷⁾</p>
Waste Planning Authority (WPA)	A Local Authority with responsibility for waste planning, including the determination of waste related planning applications. In areas with two tiers of local government (counties and districts), the County Councils are the WPAs. National Parks are also WPAs. Unitary Authorities, such as Medway Council, deal with waste planning and all other planning issues within their areas.
Waste Management Permit	Permit granted by the Environment Agency authorising treatment, keeping or disposal of any specified description of controlled waste in or on specified land by means of specified plant.
Wastewater	This refers to urban wastewater, including domestic, industrial and surface run off. This raw waste water is processed through treatment plants to produce treated effluent and sewage sludge.
Waste Recovery	The collection, reclamation and separation of materials from the waste stream.
Waste Transfer	Facilities which receive waste (normally from a local area), where the waste is bulked up and transported further afield in larger lorries (or in some cities by barges) for disposal or recovery. Some transfer stations sort out the recoverable wastes, such as construction waste and scrap metal prior to onward transportation for disposal or processing.

17 This definition is inserted into s.336(1) of the TCPA 1990, as part of the consequential amendments made by the Environmental Permitting (England and Wales) Regulations 2007 SI 2007/3528 (the "EPR 2007"), as from 6 April 2008. See Schedule 21, para 19 of the EPR 2007 (and its commencement - see reg.1).



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