

WASTE DISPOSAL AND RECYCLING ASSESSMENT REPORT

Appendix 4

Development Contributions Assessment over the planning period 1/1/2021 to 31/12/2030

Site Name	Land Surrounding Ebbsfleet United Football Club
Reference No.	GR20221064
District/Area	Gravesham
Assessment Date	24/11/2023
Development Size	3,500

Net Waste contributions requested:

Kent County Council is the statutory 'Waste Disposal Authority' for Kent, meaning that it is responsible for the receipt and onward processing/disposal of household waste, providing Waste Transfer Stations (WTS), Household Waste Recycling Centre Services (HWRC) and monitoring closed landfills. Kent residents make approximately 3.5 million visits to HWRCs per year and each household produces an average of a 1/4 tonne of waste to be processed at HWRCs, and 1/2 tonne to be processed at WTSs annually. Kent's Waste Management services are under growing pressure with several HWRCs and WTSs over operational capacity (as of 2020).

In accordance with the Kent Waste Disposal Strategy 2017-2035, contributions may be sought towards the extension or upgrading of existing Waste facilities, or towards the creation of new facilities where a proposed development is likely to result in additional demand for Waste services. Existing Waste services will be assessed to determine the available capacity to accommodate the anticipated new service demands before developers are requested to contribute to additional provision. The proportionate costs of providing additional services for households generated from the proposed development are set out below:

A. WASTE TRANSFER STATIONS (WTS)

Additional waste generated by new households increase the throughput of waste and reduce speed of waste processing at Waste Transfer Stations.

1. Applicable dwellings from this development	3,500
<i>2. Applicable dwellings from ALL proposed developments for County-wide projects (up to 2030)*</i>	<i>70,100</i>
<i>3. Overall cost of increasing capacity for 70,100 new dwellings by 2030</i>	<i>£9,963,313.00</i>
<i>4. Cost per new dwelling (£9,963,313 / 70,100 new homes)</i>	<i>£142.13</i>

Contributions requested from this development £142.13 per dwelling

3,500 dwellings from this proposal

£497,455.00

Contributions requested towards Ebbsfleet WTS

B. HOUSEHOLD WASTE RECYCLING CENTRES (HWRC)

Additional households increase queuing times and congestion at HWRC's and increase throughput of HWRC waste.

1. Applicable dwellings from this development	3,500
<i>2. Applicable dwellings from ALL proposed developments for County-wide projects (up to 2030)*</i>	<i>64,200</i>
<i>3. Overall cost of increasing capacity for 64,200 new dwellings by 2030</i>	<i>£3,338,400.00</i>
<i>4. Cost per new dwelling (£3,338,400 / 64,200 new homes)</i>	<i>£52.00</i>

Contributions requested from this development £52.00 per dwelling

3,500 dwellings from this proposal

£182,000.00

Contributions requested towards Ebbsfleet HWRC

Net Contributions requested for KCC Waste from this development

£679,455.00

*** Estimated**

Note: These projects will be delivered once the money is collected except where the implementation of the proposed project(s) relies upon pooled funds, then the project will commence as soon as practicable once the funding target has been reached.

Waste

Area	WTS Dwellings*	HWRC Dwellings*	MRF Dwellings*	WTS Rate per Dwelling	HWRC Rate per Dwelling	MRF Rate per Dwelling	Total Rate per Dwelling	WTS Project(s)	HWRC Project(s)	Note
Ashford Town and North	70,100	64,200	112,300	£142.13	£52.00	£0.00	£194.13	Folkestone WTS	Faversham HWRC	HWRC rate would be applied to northern part of District as per HWRC catchment maps, as this area falls within 20 minute drive time of Faversham HWRC which does have an identified project.
Ashford Rural South	70,100	0	112,300	£142.13	£0.00	£0.00	£142.13	Folkestone WTS	None	HWRC rate would not be applied to southern part of Borough as per HWRC catchment maps, as this area falls outside 20 minute drive time of a HWRC with an identified project.
Canterbury	0	64,200	112,300	£0.00	£52.00	£0.00	£52.00	None	closer of Faversham, Margate or Dover HWRC	
Dartford	70,100	64,200	112,300	£142.13	£52.00	£0.00	£194.13	Ebbsfleet WTS	Ebbsfleet HWRC	
Dover	0	64,200	112,300	£0.00	£52.00	£0.00	£52.00	None	Dover HWRC	
Folkestone	70,100	64,200	112,300	£142.13	£52.00	£0.00	£194.13	Folkestone WTS	Folkestone HWRC	
Gravesham	70,100	64,200	112,300	£142.13	£52.00	£0.00	£194.13	Ebbsfleet WTS	Ebbsfleet HWRC	
Maidstone	0	64,200	112,300	£0.00	£52.00	£0.00	£52.00	None	Maidstone HWRC	
Sevenoaks North	70,100	64,200	112,300	£142.13	£52.00	£0.00	£194.13	Sevenoaks WTS	Swanley HWRC	
Sevenoaks South	70,100	0	112,300	£142.13	£0.00	£0.00	£142.13	Sevenoaks WTS	None	
Swale	70,100	64,200	112,300	£142.13	£52.00	£0.00	£194.13	Sittingbourne WTS	closer of Sheerness, Sittingbourne or Faversham HWRC	
Thanet	0	64,200	112,300	£0.00	£52.00	£0.00	£52.00	None	Margate HWRC	
Tonbridge North	0	64,200	112,300	£0.00	£52.00	£0.00	£52.00	None	Allington HWRC (refuse facility)	
Tonbridge South	70,100	64,200	112,300	£142.13	£52.00	£0.00	£194.13	Tunbridge Wells WTS	Tunbridge Wells HWRC	
Cranbrook & Hawkhurst East Borough	70,100	0	112,300	£142.13	£0.00	£0.00	£142.13	Tunbridge Wells WTS	None	HWRC rate would not be applied to eastern part of District as per HWRC catchment maps, as this area falls outside 20 minute drive time of a HWRC with an identified project.
Tunbridge Wells West	70,100	64,200	112,300	£142.13	£52.00	£0.00	£194.13	Tunbridge Wells WTS	Tunbridge Wells HWRC	

* Total of new housing across applicable districts up to 2030