

Application for Development Consent for
The Kemsley Mill K4 Combined Heat and Power Generating Station
Case Ref: EN010090

Examining Authority's Note of Unaccompanied Site Inspection on Wednesday 4 July 2018

Background

As Examining Authority (ExA) I undertook my first Unaccompanied Site Inspection to support my examination of an application for development consent for the proposed Kemsley Mill K4 Combined Heat and Power Generating Station (the Application) on 4 July 2018. The application has been made by DS Smith Paper Ltd (the Applicant).

In the interests of efficiency, I commenced my unaccompanied inspections following my appointment but before the Preliminary Meeting (PM) which is due to be held on 17 July 2018.

Inspections were undertaken from publicly accessible land including highways and public rights of way. No access to private land including the application site was sought and therefore I was able to undertake the inspection on an unaccompanied basis.

I undertook the inspection alone. I did not encounter any interested parties or other persons during my inspection. Weather conditions were good, being sunny and dry. Visibility was good at all times. My inspection was undertaken by car and on foot.

During the visit I also viewed the venue for the Preliminary Meeting to confirm its suitability for use in this Examination.

The purpose of this note is:

- to inform the Applicant and interested parties (IPs) to become involved in the Examination (other persons) of actions already taken by the ExA; and
- to enable the Applicant and IPs to consider which if any additional sites the ExA might need to inspect.

Further site inspections will be required. The site inspection programme will be discussed at the PM to be held on Tuesday 17 July 2018. The Applicant and IPs will be provided with an opportunity to provide comments to the ExA on the approach that I should take to site inspections and to nominate site inspection locations. An opportunity will be provided to propose inspections of private land on an accompanied basis. However, before providing comments on the need for and nominations about locations for additional site inspections, the Applicant and IPs are requested to review the actions recorded in this note.

Before agreeing to any additional site inspections at particular locations, I will consider the degree to which it is necessary to visit a site that has been nominated for an inspection to inform the ExA about the application. I may decide not to visit nominated locations where I have already visited the location or I consider that it is not necessary to see the features to be observed there.

Arrangements for any Accompanied Site Visits may be included in the ExA's Examination Timetable and procedural decision to be issued after the PM, should such inspections be necessary.

Further site inspection notes will be published following further site visits.

Particulars of the Inspection

The purpose of the visit was for me as ExA to become familiar with the Application site and surrounds. My visit commenced at approximately 9.15am and was completed by approximately 3.00pm.

I began my inspection leaving the M2 at Junction 5 and drove along the A249 to the Isle of Sheppey. I noted the general location of the Medway Estuary and Marshes SPA, Ramsar and SSSI as identified on Figure 10.1 of the Environmental Statement (ES) [APP-009]. I observed the application site from the Elmsley Marshes National Nature Reserve including from representative viewpoint 11 as identified in Figure 11.10 of the ES [APP-009]. I noted the local landscape character of Elmley Marshes, South Sheppey Marshes and Mudflats and Elmley Island as identified on Figure 11.1 of the ES [APP-009] and the Swale Estuary and Marshes SPA and Ramsar, Swale SSSI and Swale MCZ as indicated on Figure 10.1.

Next I drove across the Kingsferry Bridge and on to Iwade noting the character of the Chetney and Greenborough Marshes local landscape character area. In Iwade I took note of the location of the Church of All Saints (Grade I listed), the character of the Iwade Conservation Area and of the wider settlement. I also took account of the Iwade Arable Farmlands local character area and the location of cumulative impact locations 15 and 9, as identified on Figure 3.2 of the ES [APP-008].

Exiting the A249 before the Sheppey Crossing I was able to see the general site context in the vicinity of the Ridham Dock estate but I did not access the private estate.

Returning along the A249 I exited onto the B2005 Swale Way and turned onto Barge Way. I observed the character of the Sittingbourne industrial commercial townscape character area including the Morrisons distribution centre from Fleet End. My next stop was the southern entrance to the Ridham Docks estate and the northern access to the application site (viewpoint 12 as identified in Figure 11.10 of the ES [APP-009]). Within

this area I also took note of the cumulative impact locations 1, 7, 10 and 14 as identified on Figure 3.2 of the ES [APP-008].

From Barge Way I drove the short distance along Swale Way to Reams Way. I drove along Reams Way, Lloyd Drive and Premier Way noting the Sittingbourne Residential Townscape Character Area (Figure 11.11 of the ES [APP-009]) and the general location of the noise prediction locations as identified on Figure 7.1 of the ES [APP-009] and the air quality sensitive receptor R2 (Figure 5.2 of the ES [APP-009]).

Returning to Swale Way, I drove across Milton Creek, turning into Castle Road and on to Sittingbourne town centre noting the character of the Sittingbourne Industrial Commercial Townscape Character Area and the character of the Sittingbourne High Street Conservation Area. Having negotiated various road closures around the town centre of Sittingbourne I visited Milton Regis before returning via Castle Road to see the commercial industrial development to the north-west of Castle Road and the northern part of the Eurolink Industrial Estate including cumulative impact location 18 as identified on Figure 3.2 of the ES [APP-008]. I also observed representative viewpoint 7 (Swale Way Overbridge) as identified in Figure 11.8 of the ES [APP-009] and considered the photomontages provided in Figures 11.16 and 11.17 of the ES [APP-009] for viewpoint 7.

From the northern end of Swale Way I drove along Grovehurst Road, past Kemsley Railway Station and Great Grovehurst Farmhouse (Grade II listed) [APP-035] taking account of air quality sensitive locations R3 and R4 (Figure 5.2 of the ES [APP-009] and into Grovehurst Avenue. In Ridham Avenue I noted the location of Kemsley Primary School, identified as a noise sensitive receptor in Table 7.7 of the ES [APP-009]. I was also cognisant of the location of noise sensitive receptors in Recreation Way, as identified in Figure 7.1 of the ES [APP-009] and air quality sensitive location R1 (Figure 5.2 of the ES [APP-009]). I also took account of the location of noise sensitive locations in Walsby Drive (Figure 7.1 of the ES [APP-009]).

I spent some time walking around Milton Creek / Church Marshes Country Park, from which I could see the Parish Church of the Holy Trinity, Milton (Grade I listed). I crossed the line of the Sittingbourne and Kemsley Light Railway to reach the Saxon Shore Long Distance Footpath. From the point where the footpath passes beneath Swale Way I walked westwards as far as a Head / Mouth sign, observing Milton Creek, identified as a Local Wildlife Site on Figure 10.1 of the ES [APP-009]. I then walked eastwards along the Footpath as far as the footpath closure to the north east of the K3 site taking account of the sequential views from the Footpath. Along the route I took note of representative viewpoints 1, 2 and 3 as identified in Figure 11.5 and 11.6 of the ES [APP-009] and cumulative impact locations 3, 4, 5 and 8 as identified on Figure 3.2 of the ES [APP-008]. I also considered the photomontages provided in Figures 11.12 and 11.13 of the ES [APP-009] for viewpoint 3 and the general location of Castle Rough Scheduled Monument. Returning through the Country Park I

considered representative viewpoints 6 and 8 as identified in Figure 11.5 and 11.6 of the ES [APP-009].

Prior to completing my visit I acknowledged the general location of cumulative impact locations 17 and 21 as identified on Figure 3.2 of the ES [APP-008].

Conclusion

I have viewed the application site from numerous public vantage points from all directions incorporating short range as well as long range views. I have familiarised myself with the site's location and its context. Based on my visit I do not consider it necessary to visit the locations identified again, unless specifically requested to do so. In such a case I consider that a visit would only be to view specific identified features.