



Proposed Extension to the Existing Allington Energy from Waste Generating Station, Kent

EIA SCOPING REPORT

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Chester Office | Well House Barns | Chester Road | Bretton | Chester | CH4 0DH
South Manchester Office | Camellia House | 76 Water Lane | Wilmslow | SK9 5BB
t 0844 8700 007 | e enquiries@axisped.co.uk

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ABBREVIATIONS AND ACRONYMS

Abbreviation	Meaning
AADT	Annual Average Daily Traffic
ACC	Air Cooled Condenser
ADMS	Atmospheric Dispersion Modelling System
AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
APCr	Air Pollution Control Residues
AQA	Air Quality Assessment
AQALs	Air Quality Assessment Levels
AQMA	Air Quality Management Areas
BAT	Best Available Techniques
BAT-AELs	BAT-associated emission levels
BEIS	Secretary of State for Business, Energy and Industrial Strategy
BGS	British Geological Society
CAA	Civil Aviation Association
CCS	Combustion Control System
CEA	Cumulative Effects Assessment
CEH	Centre for Ecology and Hydrology
CEMP	Construction Environmental Management Plan
CHP	Combined Heat and Power
CIBSE	Chartered Institution of Building Services Engineers
CIEEM	Chartered Institute of Ecology and Environmental Management
CifA	Chartered Institute for Archaeologists
CSM	Conceptual Site Model
DCO	Development Consent Order
DEFRA	Department of Environment, Food and Rural Affairs
DMRB	Design Manual for Roads and Bridges
DSM	Digital Surface Model
EA	Environment Agency
eDNA	Environmental DNA
EfW	Energy from Waste
EIA	Environmental Impact Assessment
EHO	Environmental Health Officers
EP	Environmental Permit
ES	Environmental Statement
EU	European Union

FCC	FCC Environment (UK) Ltd
GCN	Great Crested Newt
GIS	Geographical Information Systems
GLVIA	Guidelines for Landscape and Visual Impact Assessment
GVA	Gross Value Added
HE	Highways England
HER	Historic Environment Record
HGV	Heavy Goods Vehicle
HHRA	Human Health Risk Assessment
HHRAP	Human Health Risk Assessment Protocol
HRA	Habitats Regulations Assessment
IAQM	Institute of Air Quality Management
IBA	Incinerator Bottom Ash
IED	Industrial Emissions Directive
IEMA	Institute of Environmental Management and Assessment
ILP	Institution of Lighting Professionals
IOA	Institute of Acoustics
IPC	Infrastructure Planning Commission
IPPC	Integrated Pollution Prevention and Control
KCC	Kent County Council
LEP	Local Enterprise Partnership
LNRs	Local Nature Reserves
LVIA	Landscape and Visual Impact Assessment
LWSs	Local Wildlife Sites
MBC	Maidstone Borough Council
MW	Megawatts
MWe	Megawatts of electricity
NERC	National Environment Research Council
NNRs	National Nature Reserves
NPPF	National Planning Policy Framework
NPPW	National Planning Policy for Waste
NPSs	National Policy Statements
NPSE	Noise Policy Statement for England
NSIP	Nationally Significant Infrastructure Project
NSR	Noise Sensitive Receptors
NTS	Non-Technical Summary
ONS	Office for National Statistics
OS	Ordnance Survey

PAHs	Poly Aromatic Hydrocarbons
PCs	Process Contributions
PCBs	Polychlorinated Biphenyls
PEIR	Preliminary Environmental Information Report
PINS	Planning Inspectorate
SACs	Special Areas of Conservation
SPZ	Source Protection Zone
SSSIs	Sites of Special Scientific Interest
TA	Transport Assessment
TMBC	Tonbridge and Malling Borough Council
TPA	Tonnes Per Annum
VOCs	Volatile Organic Compounds
WFD	Water Framework Directive
WHO	World Health Organisation
ZOI	Zone of Influence
ZTV	Zone of Theoretical Visibility

1.0 INTRODUCTION AND BACKGROUND

1.1 Introduction

1.1.1 This Scoping Report has been prepared on behalf of FCC Environment (UK) Ltd ('the Applicant'). The Applicant is proposing to submit an application for development consent pursuant to Section 37 of the Planning Act 2008 for an extension to an existing energy from waste generating station at Allington, Kent.

1.1.2 This Scoping Report has been prepared to inform the provision of a formal Scoping Opinion, which will be used to establish the scope of the Environmental Impact Assessment (EIA) and resulting Environmental Statement (ES) that will be prepared to accompany the Development Consent Order (DCO) application.

1.2 The Applicant

1.2.1 The Applicant is one of the UK's leading waste and resource management companies. Its approach is to minimise the amount of waste that ends up in landfill by transforming it into valuable resources wherever possible.

1.2.2 The Applicant came into being in 2012 when Focsa Services (UK) and Waste Recycling Group (both part of global infrastructure, environmental services and energy group FCC Citizen Services) came together under this new brand. The Applicant employs around 2,400 people across the UK and operates a range of waste management sites including energy from waste plants, material recycling facilities and landfill sites.

1.3 The Proposed Development

1.3.1 The application for development consent will be for a proposed extension ('the Proposed Extension') to the existing energy from waste (EfW) generating station ('the Existing Station') located at the former Allington Quarry, Laverstoke Road, 20/20 Business Park, Allington, Maidstone, Kent ('the Site'). This extension will include the development of an additional waste treatment line ('the 4th Line') and associated infrastructure.

- 1.3.2 The Existing Station has three waste processing lines, which in combination can manage up to 560,000 tonnes per annum (tpa) of non-hazardous residual waste, generating up to 42 Megawatts of electricity (MWe). The Proposed Extension would be capable of processing approximately 350,000tpa of non-hazardous residual waste, generating approximately 30MWe.
- 1.3.3 In combination, the Existing Station and the Proposed Extension (hereinafter referred to as 'the Generating Station') would generate c72MWe.
- 1.3.4 The extended Generating Station would also be capable of exporting heat to local users. Electricity (a significant part of which would be renewable electricity) would be generated by way of a steam turbine connected to an electricity generator. The Proposed Extension would also give rise to residual products including incinerator bottom ash (IBA) and air pollution control residues (APCr) which would require further treatment off-site at a suitably licensed treatment facility.
- 1.3.5 The Proposed Extension, in combination with the Existing Station is therefore considered a Nationally Significant Infrastructure Project (NSIP), requiring a DCO under the Planning Act 2008, with the process of EIA governed by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the 'EIA Regulations'). The DCO application will be submitted to the Planning Inspectorate (PINS) who will examine the application and then make a recommendation on the application to the Secretary of State for Business, Energy and Industrial Strategy (BEIS).

1.4 Existing Station and the Proposed Extension

- 1.4.1 The Site lies within the County administrative boundary of Kent County Council. The location of the Site within its wider context is shown in Figure 1.1. The Site is located within a former quarry, the vast majority of which is within the administrative boundary of Tonbridge and Malling Borough Council (TMBC). The remainder of the site (a small portion of land in the south-western corner) lies in the administrative boundary of Maidstone Borough Council (MBC).

- 1.4.2 The 4th Line is located on land to the west of the Existing Station, with associated infrastructure shared across the Site. The proposed layout is shown on Figure 1.2.
- 1.4.3 Whilst comprising an extension to the Existing Station, it is proposed that the 4th Line would utilise a different thermal treatment technology to the existing processing lines. It would include a moving grate combustion system, rather than the fluidized bed system that operates within three existing processing lines, see Chapter 3.0 for further details.
- 1.4.4 The Proposed Extension would comprise the following main elements:
- A waste reception building (tipping hall, storage bunker and cranes);
 - a combustion system housed within a boiler hall comprising a single combustion line and associated boilers;
 - a steam turbine and generator housed within a turbine hall;
 - a bottom ash handling system, including storage hall and ash collection bay;
 - a shared control room and storage located within the Existing Station;
 - shared offices located within the existing main reception building;
 - a shared access from the public highway and part shared internal access arrangement;
 - a flue gas cleaning system, including residues and reagent storage silos and tanks;
 - a cooling system comprising air cooled condenser (ACC) units;
 - a fire water tank;
 - fuel and ammonia tanks;
 - a shared new gatehouse and weighbridge arrangement from the existing access off Laverstoke Road;
 - a shared extended electricity sub-station next to the existing staff car park;
 - a new shared emissions stack and associated emissions monitoring systems;
 - a shared district heating centre;
 - a shared outage compound with associated contractor parking;
 - new shared surface water drainage infrastructure; and
 - new roads and vehicle circulation areas.

- 1.4.5 The 4th line would be divided into several distinct but inter-connected process areas that would largely mirror the Existing Station. The main spine of the building would be made up of the Tipping Hall, Waste Bunker, Boiler House and Flue Gas Treatment Plant. The Tipping Hall would be located at the southern end of the building, from where waste would be offloaded directly into a single Waste Bunker. North of the Waste Bunker would be the main Boiler Hall. This would represent the highest section of the building and would be where waste is passed along a moving grate furnace and combusted. The energy generation process is founded upon hot gases from the furnace passing to a boiler which converts the energy from the gases into steam. Superheated steam would be piped from the boilers to a turbine that would generate electricity. The Turbine Hall would be located to the east of the Boiler Hall. The electricity generated would route via switch gear within the Turbine Hall and then onto the extended existing on-site electricity sub-station. Low pressure steam exiting the turbine would be piped to Air Cooled Condensers (ACCs) located to the east of the main building, where the steam would be circulated around a network of pipes that would run above a series of forced draft fans. The air from the fans would pass over the pipes cooling and condensing the steam into condensate. The condensate would then be recirculated for use in the boiler system.
- 1.4.6 Gases generated during the combustion process would be cleaned before being released into the atmosphere. Adjacent to the ACCs would be the Flue Gas Treatment Plant which would treat the processes exhaust gases to ensure the plant operates within the emissions limits set by the Industrial Emissions Directive (IED). In addition to these main components, the Proposed Extension would also include (amongst others) a Bottom Ash Hall, Technical Block, Electrical Building, Pump House, water, ammonia and fuel tanks and a District Heating Centre. A new emissions stack would be erected north of the Existing Station which would be shared by both the Existing three process lines and the 4th line Proposed Extension. The shared emissions stack would be in the region of 90m in height above the development platform level and would be approximately 5.4m in diameter.
- 1.4.7 The Proposed Extension would have an installed electricity generating capacity of approximately 30MW, with 3MWe generated used in its operation ('the parasitic load'). The waste managed by the Proposed Extension would reasonably comprise

both residual non-hazardous municipal wastes collected and managed by, or on behalf of, local authorities and residual non-hazardous commercial and industrial wastes similar in composition to municipal waste. The EU Directive 2009/28/EC (Renewable Energy Directive) on the promotion of the use of energy from renewable sources defines 'energy from renewable sources' as meaning; '...energy from renewable non-fossil sources, namely wind, solar, aerothermal, geothermal, hydrothermal and ocean energy, hydropower, biomass, landfill gas, sewage treatment plant gas and biogases.' Biomass is defined as meaning; '...the biodegradable fraction of products, waste and residues from biological origin from agriculture (including vegetal and animal substances), forestry and related industries including fisheries and aquaculture as well as the biodegradable fraction of industrial and municipal waste.'

- 1.4.8 The majority of the waste received would be of a biogenic content such that it is recognised as a renewable source of energy. As per the Existing Station, the Proposed Extension would also be designed to enable heat to be extracted from the electricity generation process for use by local heat users.
- 1.4.9 The Proposed Extension would operate on the same hours as the Existing Station (24-hour 7 day a week basis). The direct delivery of waste would likely take place between the hours of 06.00 and 21.30 Monday to Saturday (inclusive) and closed on Sundays and Bank Holidays.
- 1.4.10 The Proposed Extension would be accessed by utilising the Existing Station access off Laverstoke Road. Laverstoke Road connects to St Laurence Avenue again via a priority junction which in turn connects to the A20 via a roundabout. The A20 London Road / Coldharbour Lane provides a direct connection to Junction 5 of the M20.
- 1.4.11 The overall construction period is anticipated to take approximately 36 months, which includes, at each end of the overall construction programme, the initial enabling works and final commissioning.

1.5 Need for the Development

Electricity and Renewables Energy Need

1.5.1 National policy in relation to the proposals (an NSIP), is set out in National Policy Statements (NPSs), which form the basis for decisions by the Secretary of State on NSIP applications, under the Planning Act 2008. EN-1 (Overarching NPS for Energy) and EN-3 (NPS for Renewable Energy Infrastructure) are of relevance to the proposals. It should be noted that policies set out in EN-3 are in addition to those set out in the overarching EN-1.

1.5.2 EN-1 sets out the need for new electricity generating stations. EN-1, paragraph 3.3.2 states:

“The Government needs to ensure sufficient electricity generating capacity is available to meet maximum peak demand, with a safety margin or spare capacity to accommodate unexpectedly high demand and to mitigate risks such as unexpected plant closures and extreme weather events.”

1.5.3 EN-1, paragraph 3.3.11, also states the need for more electricity generation from renewable sources:

“An increase in renewable electricity is essential to enable the UK to meet its commitments under the EU Renewable Energy Directive¹. It will also help improve our energy security by reducing our dependence on imported fossil fuels, decrease greenhouse gas emissions and provide economic opportunities.”

1.5.4 EN-3, paragraph 2.5.2, highlights the importance of waste combustion in meeting energy demands, renewable energy targets and reducing waste to landfill:

“The recovery of energy from the combustion of waste, where in accordance with the waste hierarchy, will play an increasingly important role in meeting the UK’s energy needs. Where the waste burned is deemed renewable, this can also contribute to meeting the UK’s renewable energy targets. Further, the

recovery of energy from the combustion of waste forms an important element of waste management strategies in both England and Wales.”

- 1.5.5 The need, from a national energy perspective, for the Generating Station is therefore confirmed in National Policy through NPS EN-1 and EN-3.

Waste Management Need

- 1.5.6 The national strategy for waste management is set out in the Waste Management Plan 2013, which superseded the Waste Strategy for England 2007. It provides the Government’s policies for delivering the objectives of the revised Waste Framework Directive. It sets out the requirement, as a matter of policy, to drive waste up the waste hierarchy which is reflective of the statutory duty contained in the Waste (England and Wales) Regulations 2011 in respect of the management of household waste, and that disposal of waste should represent an option of last resort. It also recognises that how we deal with our waste is important for society and that it affects the availability of materials and energy needed for growth as well as our climate change and environmental objectives.
- 1.5.7 The UK needs significantly more residual waste treatment capacity in order to divert residual waste from landfill and to stem the export of Refuse Derived Fuel (RDF) to energy recovery facilities in mainland Europe, which have or are reaching capacity.
- 1.5.8 England exported over 3.2 million tonnes of RDF to energy recovery facilities in mainland Europe in 2017. Around 15% of the RDF exported from the UK travels along the M20 and through the Port of Dover, directly past the Site.
- 1.5.9 The proposed extended Generating Station represents an excellent opportunity to make a significant contribution towards addressing the recognised shortfall in waste recovery capacity within the UK. It would directly assist in the diversion of residual waste from landfill and the utilisation of indigenous RDF to generate energy (including renewable energy) within the UK.

Climate Change Need

- 1.5.10 The UK is legally required under the Climate Change Act 2008 to reduce carbon emissions by 100% by 2050, compared to 1990 levels.
- 1.5.11 The extended Generating Station has the potential to deliver direct heat and power from the electricity generation process for use by local heat users which in turn contributes to the Government's policy of achieving net zero greenhouse gas emissions by 2050.

1.6 Environmental Impact Assessment – Purpose of Scoping

- 1.6.1 EIA is the process culminating in the production of an ES. The objective of the process is to identify and describe the likely significant direct and indirect effects of a proposal, during construction and operation, on the environment. Scoping is the process through which the content and extent of matters to be covered by the EIA are identified. It also helps to identify potential design constraints at the start of project evolution.
- 1.6.2 Regulation 10(1) of the EIA Regulations permits applicants to seek a Scoping Opinion from the Secretary of State on information to be included in the EIA.
- 1.6.3 The purpose of this document is to describe the proposed development, including its location and technical capacity, and to provide an explanation of the likely significant effects of the Proposed Extension on the environment. This should help inform consultees and the Secretary of State and enable them to comment and advise on the scope and methodologies to be used in the EIA process. The process allows the Secretary of State and consultees (including the local authorities) to clarify what it considers the main effects of the Proposed Extension are likely to be and, therefore, the aspects on which the Environmental Statement should focus at an early stage of the design, evolution and assessment process.
- 1.6.4 This Report has been prepared in line with the EIA Regulations, as well as PINS' Advice Note Seven: Environmental Impact Assessment: Process, Preliminary Environmental Information and Environmental Statements (version 6, Dec 2017).

- 1.6.5 The process of scoping and EIA ensures that mitigation and enhancement measures are considered at an early stage of the design process. It also provides the opportunity for the Secretary of State and consultees to comment on which impacts on the environment require consideration within the ES.
- 1.6.6 Although the scoping process is often regarded as a discrete stage, it will be an iterative process throughout the EIA to feed into the design of the Proposed Extension in order to avoid, reduce or mitigate potentially significant environmental effects and to ensure that environmental protection and sustainability are key factors in the final proposed design. In addition, it may be necessary to alter the extent of research required for a particular discipline as the understanding of the magnitude and significance of an impact is established. This is vital to ensure that resources and efforts are focused on the issues that have the potential to cause the most impact.
- 1.6.7 On receipt of the Scoping Report, PINS will consult with relevant consultees to formulate a 'Scoping Opinion' due to be issued 42 days from receipt of this Report.

1.7 Structure of this Scoping Report

1.7.1 The remainder of the Scoping Report is structured as follows:

- Chapter 2 sets out the relevant policy and legislation;
- Chapter 3 provides a description of the Proposed Extension, including the Site and surrounding area;
- Chapter 4 discusses the alternatives considered and the reasons for selecting the preferred option;
- Chapter 5 provides the general EIA methodology;
- Chapter 6 sets out the proposed main environmental topics proposed to be scoped into the EIA process;
- Chapter 7 provides an overview and justification of the environmental topics proposed to be scoped out of the EIA process; and
- Chapter 8 provides a summary of the findings of the Scoping Report, sets out the proposed structure of the ES and explains the next steps in the EIA process.

1.8 Preliminary Consultation

1.8.1 Early consultation with relevant consultees is important to understand key issues of concern early in the EIA and DCO process so they can be fully investigated prior to submission of the application.

1.8.2 Preliminary informal non-statutory stakeholder consultation has formed part of the scoping stage and has introduced the proposals to the following consultees:

- Meeting with the Strategic Planning and Infrastructure Team at Kent County Council (KCC)- 4th and 27th June 2019 and 30th September 2019.
- Meeting with case officer at PINS – 3rd September 2019.
- Meeting with Planning, Housing and Environmental Health Team at Tonbridge and Malling Borough Council – 1st October 2019.
- Meeting with Major Projects Team at Maidstone Borough Council – 1st October 2019.
- Presentation to Allington Community Liaison Group during monthly meetings- 1st and 29th October 2019.

1.8.3 In addition, the Applicant undertook non-statutory community consultation in autumn 2019 prior to submission of this Scoping Report. This was carried out to introduce interested parties to the proposals early on in the process and to enable them to provide informal feedback on the initial proposals. Non-statutory community consultation included the following:

- Holding three public exhibitions at local venues from 31st October, 3rd and 4th November 2019 in Allington, Ditton and Aylesford respectively;
- Launching project information on the Applicant's website; and
- Issuing a newsletter (to over 10,000 households in the area).

2.0 POLICY AND LEGISLATION

2.1 Introduction

2.1.1 Generating stations with a generating capacity of 50MWe or less are consented under the provisions of the Town and Country Planning Act 1990, as amended. As set out in Chapter 1.0, under the Planning Act 2008, as amended, onshore generating stations in England, which, when constructed or extended, are expected to have a generating capacity of more than 50MWe, are defined as Nationally Significant Infrastructure Projects (NSIP's). As the Generating Station would generate over 50MWe the proposal falls under the NSIP regime. Section 31 of the Planning Act requires a DCO to be obtained for NSIP's.

2.1.2 In accordance with Section 104(2) of the Planning Act, the examining authority must have regard to the following in determining applications for consent for a DCO:

- *'Any national policy statement which has effect in relation to development of the description to which the application relates (a 'relevant national policy statement');*
- *Any local impact report (within the meaning given by Section 60(3)) submitted to the Secretary of State before the deadline specified in a notice under Section 60(2);*
- *Any matters prescribed in relation to development of the development of the description to which the application relates; and*
- *Any other matters which the Secretary of State thinks are both important and relevant to the Secretary of State's decision.'*

2.2 UK Legislation and National Policy

National Policy Statements

2.2.1 Section 104(3) of the Planning Act 2008 highlights the importance of National Policy Statements (NPS's) in relation to decision making, requiring applications to be decided *"in accordance with any relevant national policy statement, except to the extent that one or more subsection (4) to (8) applies"*. Subsections 104(4) to 104(8) only apply where on deciding the application in accordance with NPS's:

- The decision would lead to a breach of international obligations or would lead to the Secretary of State being in breach of a statutory duty;
- The decision would be unlawful;
- The adverse impact of the development is considered to outweigh its benefits; or
- A condition prescribed for deciding an application otherwise than in accordance with a national policy statement would be met.

2.2.2 NPS's have been developed to guide the decision-making process for NSIP's. The NPS's define the national need for certain types of infrastructure, as well as the issues to be considered by the examining body when assessing whether a location is acceptable for the type and scale of development proposed.

2.2.3 The NPS's of relevance to this application include:

- Overarching Energy National Policy Statement (EN-1);
- Renewable Energy Infrastructure National Policy Statement (EN-3); and
- Electricity Networks Infrastructure National Policy Statement (EN-5).

Overarching National Policy Statement (EN-1)

2.2.4 EN-1 (DECC 2011) sets out national policy for energy infrastructure projects as NSIP's under the Planning Act 2008. The document makes reference to the former Infrastructure Planning Commission (IPC), whose functions are now replaced by the Planning Inspectorate's National Infrastructure Directorate. Section 1.1. of EN-1 states:

"...this NPS, when combined with the relevant technology-specific energy NPS, provides the primary basis for decisions by the IPC."

2.2.5 Part 2 of EN-1 provides a background to Government policy on energy and energy infrastructure development. In terms of delivering the Government's wider energy infrastructure and the transition to a low carbon economy it states (at 2.2.11 and 2.2.27) that:

“This NPS also sets out how the energy sector can help deliver the Government’s climate change objectives by clearly setting out the need for new low carbon energy infrastructure to contribute to climate change mitigation...The Government’s wider objectives for energy infrastructure include contributing to sustainable development and ensuring that our energy infrastructure is safe. Sustainable development is relevant not just in terms of addressing climate change, but because the way energy infrastructure is deployed affects the well-being of society and the economy.”

2.2.6 Part 3 of the NPS considers the need for renewable energy development, stating that:

“The UK needs a mix of all types of energy infrastructure in order to achieve energy security at the same time as dramatically reducing greenhouse gas emissions.”
(paragraph 3.1.1)

“The IPC should therefore assess all applications for development consent for the types of infrastructure covered by the energy NPS’s on the basis that the need for those types of infrastructure has been demonstrated by the Government and that this need is urgent.” *(paragraph 3.1.3)*

“The IPC should give substantial weight to the contribution which projects would make towards satisfying this urgent need when considering applications for development consent under the Planning Act.” *(paragraph 3.1.4)*

2.2.7 Part 4 of the NPS relates to Combined Heat and Power (CHP), setting out the resultant efficiencies and need for such generating stations in the context of national energy demand. The extended Generating Station would be ‘CHP ready’ and the opportunity exists for provision of direct heating and power to a range of potential users. The potential possibilities for CHP will be fully explored as part of the DCO process.

2.2.8 Part 5 of the NPS sets out environmental topic specific considerations to which the examining authority and the Applicant should have regard. These have been considered during the development of this Scoping Report.

Renewable Energy Infrastructure National Policy Statement (EN-3)

- 2.2.9 EN-3 (DECC 2011) relates specifically to renewable energy infrastructure. It confirms that electricity generation from renewable sources of energy is an important element in the Government's deployment of a low-carbon economy. Section 2.5 provides guidance in relation to waste combustion projects, including projects that recover energy from waste. It states that the combustion of biomass (fuels of recent biological origin) for electricity generation is likely to play an increasingly important role in meeting the UK's renewable energy targets and that (paragraph 5.2.5):

"The recovery of energy from the combustion of waste, where in accordance with the waste hierarchy, will play an increasingly important role in meeting the UK's energy needs."

- 2.2.10 In regard to Waste Management, EN-3 confirms that an assessment of a waste combustion generating station should examine the conformity of the scheme with the waste hierarchy and the effect of the scheme on relevant waste plans. The applicant should set out the extent to which the facility contributes to recovery targets taking into account existing capacity. The Policy Statement provides a raft of advice in respect of the potential impacts associated with biomass/waste energy generating stations and how assessments should be undertaken in accordance with the relevant regulations. The guidance contained within EN-3 will be applied in preparing the Environmental Statement.

Electricity Networks Infrastructure (EN-5)

- 2.2.11 EN-5 (DECC 2011) relates to the delivery of a fit for purpose and robust electricity network necessary to deliver the electricity generating infrastructure the UK requires to move to a low carbon economy while maintaining security of supply. The Proposed Extension will require a new upgraded connection and potentially associated development. EN-5 provides the advice to ensure that applications and accompanying supporting documents and information are consistent with the instructions and guidance within EN-1 and EN-3 and that the impacts of all elements of the development required to realise the benefits identified are assessed appropriately.

2.2.12 The Policy Statement provides advice on site selection, good design and potential environmental impacts that may need to be considered within a comprehensive EIA.

National Planning Policy Framework (NPPF)

2.2.13 In March 2012, the Government published its National Planning Policy Framework (NPPF). The document replaced the former Planning Policy Statements and Planning Policy Guidance notes. The NPPF has been subject to a number of revisions, most recently that published in February 2019 (MHCLG 2019). The NPPF states (paragraph 5) that:

“The Framework does not contain specific policies for nationally significant infrastructure projects. These are determined in accordance with the decision-making framework in the Planning Act 2008 (as amended) and relevant national policy statements for major infrastructure, as well as any other matters that are relevant (which may include the National Planning Policy Framework). National policy statements form part of the overall framework of national planning policy and may be a material consideration in preparing plans and making decisions on planning applications.”

2.2.14 Where relevant, the NPPF has been considered during the development of this Scoping Report.

National Waste and Energy Policy

2.2.15 The National Planning Policy for Waste (NPPW) was published in October 2014 and sets out the Government’s ambition to work towards a more sustainable and efficient approach to resource use and management. It is aimed both at the plan making process and at development control decision taking. It seeks to ensure that waste management is driven up the waste hierarchy, recognising the need for a mix of types and scale of facilities and that authorities work collaboratively to ensure a suitable network of facilities to deliver sustainable waste management. Paragraph 2.5.70 of EN-3 confirms that the decision maker should be satisfied, with reference to relevant waste strategies and plans, that the proposed waste combustion generating station

is in accordance with the waste hierarchy and of an appropriate type and scale so as not to prejudice the achievement of local or national waste management targets.

- 2.2.16 In 2018 the Government launched a landmark blueprint for resources and waste within the publication of a new strategy *Our Waste, Our Resources: A Strategy for England*. The strategy put in place the policy to make businesses and manufacturers responsible financially for the cost of recycling or disposal of their packaging waste, and for more simplified and consistent household recycling systems. The strategy sits alongside the *Clean Growth Strategy 2018* which sets out how the UK is leading the world in cutting carbon emissions to combat climate change and drive economic growth.
- 2.2.17 Chapter 3 of the *Our Waste, Our Resources Strategy* deals with resource recovery and managing waste. The strategy looks to drive greater efficiency of EfW plants so that environmental impacts are minimised, and resource value extracted is maximised.
- 2.2.18 The application for development consent will demonstrate how the Proposed Extension will align with national and international policy in terms of sustainable waste management, generation of energy and meeting our climate change commitments.

2.3 Local Planning Policy

- 2.3.1 In addition to the NPS's, the Planning Inspectorate may consider the local development plan documents to be important and relevant. Local planning policy is set out in a range of documents, including:
- Kent Minerals and Waste Local Plan 2013-2030 (Kent County Council, 2016) adopted July 2016;
 - Maidstone Borough Local Plan (Maidstone Borough Council, 2017) adopted October 2017;
 - Tonbridge and Malling Core Strategy (Tonbridge and Malling Borough Council, 2007) adopted September 2007;
 - Tonbridge and Malling Development Land Allocations (Tonbridge and Malling Borough Council, 2008) adopted April 2008;

- Tonbridge and Malling Managing Development and the Environment DPD (Tonbridge and Malling Borough Council, 2010) adopted April 2010; and

2.3.2 In addition, the emerging local plan documents may also be relevant to the Secretary of State's decision, namely;

- The Tonbridge and Malling Borough Council Local Plan 2019;
- The Early Partial Review of the Kent Minerals and Waste Local Plan 2019.

2.4 Other Relevant Guidance

2.4.1 In addition to the various guidance documents related to the Planning Act 2008, the Planning Inspectorate has prepared 18 Advice Notes that are intended to assist individuals and organisations to engage more effectively in the process for making, commenting or deciding upon applications for development consent for NSIPs.

2.4.2 Where relevant these Advice Notes have been used to help inform the development of this Scoping Report and will be applied consistently in the development of the application for a DCO.

2.4.3 In addition to the ES and other supporting documentation, the application will be accompanied by a Planning Statement that will set out the relevant international, national, sub-regional and local policies and guidance relevant to the determination of the application. The ES will review those policies of relevance and set out how the Proposed Extension either complies with, or conflicts with, their respective objectives. The policy assessment will also determine the weight that should be given to relevant documents and policies in the process of determining the planning balance.

3.0 PROJECT DESCRIPTION

3.1 Site Context

3.1.1 The Site is located to the north of Allington in a restored former quarry, within the County administrative boundary of Kent County Council. Most of the Site is within the local administrative boundary of Tonbridge and Malling Borough Council, except for a small portion of land in the south-western corner, that lies in the administrative boundary of Maidstone Borough Council.

3.1.2 Within the Site, the 4th Line would be located on land to the west of the Existing Station. Shared associated infrastructure is proposed across the Site.

3.1.3 The Site's immediate surroundings and wider context is shown on Figure 1.1 and can be summarised as follows:

- The M20 Motorway (including the slip road associated with Junction 5) is located directly to the north. Beyond which are open fields, sports fields, offices and industrial units, woodland and a railway line. Further north beyond the railway line is the River Medway;
- Laverstoke Road is located to the east, beyond which is the 20/20 Business Park which includes a range of commercial uses (including office space, industrial units and distribution units);
- St Laurence Avenue is located to the south, beyond which is a mainline railway which is located on a wooded embankment. Further to the south is a residential development known as 'The Orchards', which forms the northern edge of Allington; and
- To the south-west and west is the A20 London Road/Coldharbour Lane beyond which lies Coldharbour Kent Police Station, a travelling community site, Poppy Fields Public House, open fields and residential properties (off East Park Road).

3.1.4 The nearest residential property is the accommodation provided for the manager of the Poppy Fields Public House, located circa 35m to the southwest of the Site boundary. 'The Orchards' residential development located circa 65m (beyond the railway line) to the south of the Site boundary and a travelling

community site managed by KCC is located circa 330m to the west next to the Police Station. The 20/20 Business Park also includes office space, the nearest being immediately opposite the Site entrance (off St Leonards Road).

- 3.1.5 There are no water courses on the Site and the Environment Agency Flood Map indicates that the entire Site is located outside of Flood Zones 2 and 3. The Site is not covered by any protective environmental designations relating to nature conservation, landscape or heritage. In addition, it is not crossed by any public rights of way or over-head power lines.
- 3.1.6 The consent for the Existing Station is subject to the provision of a Section 106 Agreement which includes the retention of the land within the western part of the Site for nature conservation purposes. This land has been restored, subject to the completion or aftercare, in accordance aims of the Kent Biodiversity Action Plan (which aims to enable conservation and enhancement of biodiversity in Kent).
- 3.1.7 The nature conservation site is not a statutorily designated site, however, loss of part of it and wider impacts on the area would be considered and mitigated appropriately as part of the application for a DCO.

Existing Station

- 3.1.8 The main built part of the Existing Station is located within the eastern half of the Site. However, the overall extent of the Applicant's landholding and the area covered by the current planning consent extends further to the west up to Coldharbour Lane (see Figure 3.1).
- 3.1.9 The Existing Station is located at the base of a former quarry and is surrounded by earth mounds which have been planted with trees and shrubs as part of the landscape restoration scheme. As a consequence, the Existing Station is largely screened from views from outside of the Site, with the exception of the emissions stack.
- 3.1.10 The main building extends to a length of circa 200m and its widest point is circa 100m wide (the ash hall through to the turbine hall). The highest part of the

building (the furnace hall) extends to a height of circa 28.5m (44.5m AOD). The Furnace Hall is constructed from a steel portal frame with metal profile cladding, a curved standing seam roof, doors and rainwater pipework and external plant, such as the air-cooled condenser cladding.

- 3.1.11 The Existing Station treats up to 560,000 tonnes of non-hazardous municipal and industrial waste, which is processed in three waste processing lines. The heat produced from the combustion of this waste is used to generate steam which in turn drives a turbine that generates electrical energy.
- 3.1.12 The turbine produces up to 42.5MWe, with circa 34MWe exported to the National Grid and the remainder used to power the Existing Station.
- 3.1.13 The Existing Station comprises several distinct but inter-connected process areas within single building housing the Energy from Waste (EfW) facility. In addition, there is a range of external plant and subsidiary buildings along with an 80m high emissions stack. The layout and arrangement of the Existing Station is shown on Figure 3.2.
- 3.1.14 The key components of the EfW include a reception hall, waste bunker, shredders and metal removal, residual waste bunker, three separate waste processing lines consisting of fluidised bed boilers and associated supporting gas cleaning equipment; a single condensing steam turbine, an 80m high emissions stack, and air cooled condensers. The waste transfer activities are carried out in the eastern part of the waste reception area.
- 3.1.15 To the east of the main building there is an attenuation lagoon, electricity sub-station, car park and standalone administration / visitor centre. A weighbridge complex is located to the south of the main building, opposite the Site entrance. The existing buildings and associated infrastructure are surrounded by areas of hardstanding and internal circulation roads. The Site is secured by a 2.4m high palisade fencing and matching gates.

3.2 Proposed Extension Overview

3.2.1 The 4th Line would be located immediately to the west of the Existing Station and would treat up to 350,000 tonnes of non-hazardous residual waste per annum in a single process line.

3.2.2 Whilst comprising an extension to the Existing Station, it is proposed that the 4th Line would utilise a different thermal treatment technology to the existing processing lines. It would include a moving grate combustion system, rather than the fluidized bed system that operates within the three existing processing lines. The key differences between the two waste processing systems are:

- the moving grate system only needs waste to be deposited in a single waste bunker;
- there is no requirement for the waste to be shredded or metals removed before it is fed to the moving grate (however a shredder would be made available within the Proposed Extension to deal with oversized waste as required);
- the system is more energy efficient on the basis that it requires less pre-processing and handling of waste prior to combustion on the grate; and
- it would allow more flexibility in the type of waste that can be managed.

3.2.3 Whilst the thermal treatment system that is to be deployed within the Proposed Extension would differ from that within the Existing Station, the basic operational activities carried out at the Proposed Extension would not differ significantly from the existing processing lines and would follow the same basic process to that described in Section 3.6. The Proposed Extension and the Existing Station would share much of the same infrastructure to enable efficient and effective operation.

3.2.4 A draft layout of the Proposed Extension is shown in Figure 1.2 and the connectivity with the Existing Station is shown in Figure 3.3. The main elements of the Proposed Extension and connectivity / changes to the Existing Station are summarised below:

- The Proposed Extension would be contained within an interconnected series of buildings located to the immediate west of the Existing Station. The building would be orientated in order that it runs parallel with the existing structure. The main building would contain:
 - waste reception area (tipping hall, waste bunker and cranes);
 - a combustion system housed within a boiler house comprising a single combustion line and associated boilers;
 - a steam turbine and generator housed within a turbine hall;
 - a shared bottom ash handling system, including storage hall and ash collection bay; and
 - a flue gas cleaning system, including residues and reagent storage silos and tanks.
- Ancillary infrastructure required for the operation of the Proposed Extension includes:
 - a cooling system comprising air cooled condenser (ACC) units;
 - a fire water tank; and
 - fuel and ammonia tanks.
- A new shared emissions stack and associated monitoring system;
- A new shared gatehouse and weighbridge arrangement from the existing access off Laverstoke Road to facilitate the whole site;
- An extension to the existing sub-station next to the existing staff car park;
- A shared district heating centre;
- A shared outage compound with associated contractor parking;
- New shared surface water drainage infrastructure;
- Shared silos for essential materials for the energy recovery process on the site;
- A combined control room; and
- Shared offices and visitors centre;

3.2.5 The Proposed Extension covers an area of approximately 6.9 ha. The 4th line would be housed within a single main building and reflect the Existing Station. It would be divided into several distinct but inter-connected process areas (see Chapter 1.0). The 4th line building would be approximately 142.6m in length, with the width varying but being approximately 113.5m at the widest point. The existing ground levels where the Proposed Extension is to be constructed would

be landscaped and reshaped, creating a flat platform for development of +16 AOD, with the exception of the Tipping Hall which would be planned to finished at a level of +18 AOD.

- 3.2.6 The building would be divided into the various process areas with the height of the structure varying depending on the process that it houses. The highest section of the building would be the boiler house and would be 37m above the development platform level. The Flue Gas Treatment (FGT) Facility would be at a height of 28m above the development platform level. The waste bunker would be at a height of 28m above the development platform and the tipping hall would be a height of 21m above the development platform level, in this case +18 AOD.
- 3.2.7 The height of the new shared emissions stack would be determined through air dispersion modelling and is anticipated to be in the region of 90m above the development platform level.
- 3.2.8 Figures 3.2 and Figures 3.4-3.7 illustrate the indicative layout and elevation of the Proposed Extension.
- 3.2.9 The Proposed Extension would also be designed to enable heat to be extracted from the electricity generation process for use by local heat users.
- 3.2.10 The Proposed Extension would be required to operate under an Environmental Permit (EP) which would be issued and enforced by the Environment Agency (EA). The Applicant will be progressing the application for the Permit in parallel with this DCO process.

3.3 Operating Hours

- 3.3.1 The Proposed Extension would operate on the same hours as the Existing Station, which would mean processing of non-hazardous residual waste and generating electricity on a 24-hour 7 day a week, 365 days per year. Direct deliveries of non-hazardous residual waste, the export of incinerator bottom ash (IBA) (the burnt-out non-hazardous residue from the combustion process) and APCr residues and the delivery of consumables would likely take place between

the hours of 06.00 and 21.00 Monday to Saturday (inclusive) and closed on Sundays and Bank Holidays.

- 3.3.2 During hours of darkness there would be a need for lighting commensurate with Health and Safety requirements to ensure a safe working environment for operatives on Site. The lighting would be designed to minimise light spill by using lanterns which achieve full 'cut-off' meaning that all of the light shines down with minimal upwards or sideways spill. Outside of the delivery hours the external lighting would be minimised other than low level lighting required along walking routes and staff parking areas.

3.4 Access

- 3.4.1 The Proposed Extension and Existing Station would operate via a shared access off Laverstoke Road. The existing access arrangement would be improved to allow for the free-flow of commercial and private vehicles internally within the Site. It would allow HGVs to access the Proposed Extension and Existing Station independently. Access would be taken, as is currently the case, from Laverstoke Road which connects to St Laurence Avenue via a priority junction which in turn connects to the A20 via a roundabout. The A20 London Road / Coldharbour Lane provides a direct connection to Junction 5 of the M20.
- 3.4.2 Both Laverstoke Road and St Laurence Avenue include a shared cycle / pedestrian footpath which provide access to the Site and wider 20/20 Business Park.

3.5 Construction

- 3.5.1 The overall construction period is anticipated to last approximately 36 months, which includes, at each end of the overall construction programme, the initial enabling works and final commissioning. The construction programme would comprise of preliminary works, civil works, erection and commissioning. The programmed date for the opening of the Proposed Extension would be the 3rd quarter of 2024.

- 3.5.2 A construction compound would be located on land to the west of the Proposed Extension. Following completion of construction activities, the majority of this area would be converted to form the outage compound required during shut-down periods, which covers an area of approximately 2.24 ha.
- 3.5.3 Preliminary works are anticipated to last approximately 6 months and would include substantial earthworks and redistribution (given the Site's former use as a quarry), clearance and preparation of construction areas within the Site. Civil works would include piling and laying of foundations and are anticipated to last between 6-12 months. Erection of the building structures, and the subsequent cold and hot commissioning is anticipated to last approximately 12-24 months.
- 3.5.4 A draft Construction Environmental Management Plan (CEMP) would be prepared and submitted with the DCO application which would outline the principles, controls and measures to be implemented during construction to reduce potential significant environmental effects from occurring.

3.6 Process Description

Waste Reception and Handling

- 3.6.1 Non-hazardous residual waste would be transported to the Site via HGVs and would pass through a new shared weighbridge before arriving at the Waste Reception Hall via fast acting vertical shutter doors, which would be kept closed when delivery of waste is not taking place. On entering the Waste Reception Hall HGV's would manoeuvre within the waste reception area and reverse into the tipping hall before depositing the residual waste into the waste bunker. The waste bunker would be of a concrete construction extend approximately 18m below ground level.
- 3.6.2 Above the waste bunker overhead travelling cranes and associated mechanical grabs would be used to mix, stack and load the residual waste into a hopper which would feed the residual waste into the furnace.
- 3.6.3 Potential odour and dust in the waste reception hall would be controlled by a forced draught fan system. This system would draw air from the waste reception

hall and waste bunker in the furnace to feed the combustion process creating a slight negative pressure which would prevent odours and dust from escaping from the waste reception hall. Anaerobic conditions within the refuse bunker, which can cause odour, would be minimised by regular mixing of the waste by the crane operators and avoiding waste build up.

- 3.6.4 Following loading into the feed hopper, the fuel would be transferred onto the furnace moving grate.

Combustion Process

- 3.6.5 The 4th Line would use a moving grate which would comprise of inclined fixed and moving bars that would move wastes from the feed inlet to the residue discharge. The grate movement would turn and mix wastes to ensure that all waste is exposed to the combustion process. The feed rate through the furnace would be approximately 37.5 tonnes per hour and controlled by a combustion control system (CCS).
- 3.6.6 The start-up burners, which pre heat the furnace to the required operating temperature, would be fuelled by fuel oil, subject to the design refinement.
- 3.6.7 The waste would be combusted in the furnace at a temperature of 850°C to produce a flue gas which would then be transferred to the boiler located within the boiler house. The hot flue gasses would be drawn through connecting ducts to the boiler where the gasses would be used to produce superheated steam that would drive the electricity generation turbine.
- 3.6.8 The combustion control system would regulate combustion conditions and thereby minimise the level of pollutants and particulates in the flue gas before flue treatment. During operation the temperature in the combustion chamber would be continuously monitored and recorded to demonstrate compliance with the requirements set out in the EU Industrial Emissions Directive (IED) which would be reflected in the Environmental Permit (EP).

Flue Gas Treatment

- 3.6.9 Having passed through the boiler system the cooled flue gases generated during the combustion process would be cleaned before being released into the atmosphere. The Proposed Extension would be served by a FGT facility and associated reagent storage silos. Treatment of flue gases would include NO_x reduction, acid gas scrubbing and the use of fabric filters to remove particulate matter.
- 3.6.10 Vehicles would be required to access the FGT facility in order to deliver FGT reagents and export FGT residues. FGT reagents and residues would be transferred by sealed pumps into and out of the storage silos and delivered to and removed from the Site in sealed tankers.

Emissions Stack

- 3.6.11 Following cleaning, flue gases would be released into the atmosphere via the new shared emissions stack. Emissions from the stack would be monitored continuously by an automatic computerised system and regulated and reported in accordance with the Environment Agency's requirements for the operation of the Proposed Extension through the EP.

Bottom Ash

- 3.6.12 Incinerator Bottom Ash (IBA) comprises ash discharged from the moving grate during incineration. Following combustion of the residual waste feedstock, the inert ash typically contains small amounts of ferrous metals which can ultimately be processed into a material used in aggregate production. After leaving the furnace the IBA would be dropped into a quench bath to reduce its temperature to allow it to be transferred by conveyor to the bottom ash bunker. Any water not vaporised in the quenching process would be collected and recycled for continued use in the process.
- 3.6.13 The IBA would then be discharged to hopper within an IBA storage bunker. Thereafter the IBA would be loaded onto vehicles inside the building and transported offsite for processing.

Flue Gas Treatment Residues

- 3.6.14 Flue Gas Treatment (FGT) residues would comprise of fine particles of ash and residue from the FGT process. These materials would be collected in bag filters and stored in existing silos located adjacent to the Existing Station.

- 3.6.15 Due to the alkaline nature of the FGT residues (as a result of the addition of lime into the process), they are classified as hazardous waste (in much the same way as cement) and would need to be collected in sealed tankers and transported offsite to a suitably licensed hazardous waste treatment facility.

4.0 ALTERNATIVES

4.1.1 Schedule 4 of the EIA Regulations identifies the information for inclusion in an ES, of which paragraph 2 requires: *“A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects”*.

4.1.2 It should be noted that the EIA Regulations place no specific obligation on a developer to study alternatives, but simply to describe them in the manner specified, where they have been considered.

4.1.3 The reasons for selecting the Site for the Proposed Extension include:

- The Site is already an operational waste management facility (with permanent planning consent) and is specifically identified as such within both the adopted and the emerging Kent Minerals and Waste Local Plan;
- The Site is readily accessible from J5 of the M20 motorway, which provides easy onward access to the strategic highway network throughout the South East (an area that has a significant shortfall in residual waste treatment capacity);
- The M20 is the main route for vehicles travelling to the port of Dover, which is one of the main locations for the export of refuse derived fuel (RDF) from the UK;
- The Site is well located with options for the connection to new District Heating Network schemes for residential, commercial or public buildings and schools;
- The Site already benefits from the essential infrastructure that is necessary for the export of electricity; and
- Kent County Council has historically identified the Site as being suitable for an extension.

4.1.4 The ES will include a detailed description of all the alternatives considered for the Proposed Extension and will outline the key reasons why options were

discounted or taken forward as part of the proposals. The main topic areas where alternatives will be considered include the following:

- Alternative waste management options and technology choice;
- Alternative energy recovery technologies;
- Alternative design solutions; and
- Alternative solutions for managing efficient use of waste heat.

5.0 APPROACH TO EIA

5.1 Introduction

5.1.1 This Chapter provides a brief description of the approach to EIA and describes the broad principles that will be applied within each technical assessment.

5.2 EIA Screening

5.2.1 The Proposed Extension, which incorporates a series of shared plant, facilities and equipment, would be an extension to an existing energy from waste generating station. In combination, the Existing Station the Proposed Extension would generate in excess of 50MWe at c72MWe. The Proposed Extension is therefore considered to be a NSIP, requiring a DCO under the Planning Act 2008. The project would represent an installation for the incineration of non-hazardous waste with a capacity exceeding 100 tonnes per day, and accordingly would constitute a Schedule 1 (mandatory EIA) project under the EIA Regulations. For this reason, FCC did not seek an EIA Screening Opinion from PINS.

5.3 EIA Scoping

5.3.1 As outlined in Chapter 1.0, the purpose of Scoping is to identify and describe the likely significant direct and indirect effects of a proposal, during construction and operation, on the environment. Scoping is the process through which the content and extent of matters to be covered by the EIA are identified. It also helps to identify potential design constraints at the start of project evolution. This includes cumulative effects (i.e. effects when considered cumulatively with other development) and in combination effects (i.e. effects when considered collectively across a number of different environmental topics).

5.4 Baseline for Assessment

5.4.1 The EIA will be undertaken with reference to the current baseline conditions at the Site. It should be noted that the scope of the work set out in Chapter 6 is based on the assessment of effects against existing conditions at the Site.

5.5 Impact Significance

- 5.5.1 Each technical discipline will describe the predicted environmental effects of the Proposed Extension on the baseline conditions at the Site and the local environment. The assessment will include a description of the nature, extent and significance of these effects. The assessment will take into account any mitigation measures that have been specifically incorporated into the design of the Proposed Extension to prevent or reduce environmental effects.
- 5.5.2 The EIA Regulations do not provide definitive methods for the assessment of significance and a variety of methods are employed within EIAs. The method used to assess the effects will be specific to each discipline. Where available and appropriate the assessments will follow impact assessment criteria and methodology set out by relevant professional institutions e.g. Institute of Ecology and Environmental Management, Landscape Institute etc. Where such guidance is not available, or prescriptive methods are not set out by the relevant professional body, then assessment criteria will be developed by the technical specialists to enable a clear and structured assessment to be undertaken.
- 5.5.3 The nature of the effect of the Proposed Extension on the environment will, in general, be derived by considering the magnitude of the impact and the sensitivity of the receptor to change.
- 5.5.4 Depending on the discipline there will be a number of factors that will need to be taken into account when establishing the type and magnitude of impact, including:
- Whether the impact is adverse or beneficial;
 - Whether it is temporary or permanent;
 - Extent or spatial scale of the impact;
 - Duration of the impact;
 - Whether the effect is reversible; and
 - Probability / likelihood of the impact.

5.5.5 Similarly, the sensitivity of a receptor will be the function of a number of elements dependent on the discipline and impact being assessed, these could include: designation and legal status; quality; rarity; and ability to adapt to change.

5.5.6 Having established the magnitude of the impact and the sensitivity of the receptor, the level of the effect will then be defined. For some disciplines a matrix will be used to classify the level of effect by correlating magnitude and sensitivity, an example matrix is shown in Table 5.1 below.

Table 5.1: Example Level of Effect Matrix

		Magnitude of Impact			
		High	Medium	Low	Negligible
Receptor Sensitivity	High	Major	Moderate	Minor to Moderate	Negligible or Minor
	Medium	Moderate	Minor to Moderate	Minor	Negligible
	Low	Minor to Moderate	Minor	Negligible or Minor	Negligible
	Negligible	Negligible or Minor	Negligible	Negligible	Negligible

5.5.7 Where a matrix is not used the magnitude of change and the sensitivity of the receptor will be used to make a reasoned judgement to establish whether the effect is significant or not significant. For some topics, e.g. ground conditions and hydrogeology, an environmental risk assessment approach may be used to establish the potential environmental effects of the Proposed Extension.

5.5.8 It should be noted that there is no statutory definition of what level of effect is considered to be significant and there is often not a single, definitive, correct answer as to whether an effect is significant or not. However, it is considered that a significant effect is one which is likely to be a key material factor in the decision-making process. A significant effect does not necessarily mean that such an effect is unacceptable to decision-makers. This is a matter to be weighed in the planning balance alongside other factors. What is important is that the likely effects of any proposal are transparently assessed and described

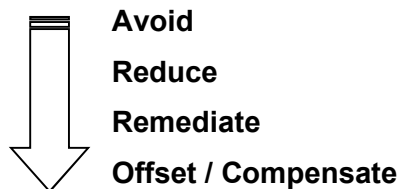
in such a way to enable the decision maker to come to a balanced and well-informed judgement.

5.5.9 Where the findings of an assessment are set out as different levels of effect (e.g. major, moderate, minor, etc.) the assessment will clearly set out where an effect is considered to be significant. This approach will be used to assist the decision maker, consultees and other interested parties in establishing the most critical environmental effects of the project.

5.5.10 In all instances the assessment will set out the basis of the judgements made so that the readers of the ES can appreciate the weight attached to the different factors and understand the rationale of the assessment. In this sense the ES clearly explains how the impact significance has been derived.

5.6 Mitigation

5.6.1 It is a requirement of the EIA Regulations to describe the measures envisaged to prevent, reduce and where possible offset any significant effects on the environment. Mitigation can be achieved in a number of ways as listed below. This approach is often referred to as the mitigation hierarchy with mitigation being selected as high up the hierarchy as possible.



5.6.2 Certain mitigation measures may be incorporated into the Proposed Extension as a result of decisions undertaken during the design of the scheme. These measures will be clearly described within the ES.

5.6.3 The mitigation section of each technical chapter will provide a description of additional mitigation and enhancement measures proposed to prevent, reduce or offset adverse effects unavoidable through design, or to provide benefits to the scheme / local environment. An explanation will be provided of how these

measures will mitigate / reduce any potential identified effects of the Proposed Extension.

5.7 Residual Effects

5.7.1 This section will provide a textual description of the residual effects of the Proposed Extension following the implementation of any additional mitigation or enhancement measures.

5.7.2 The conclusions will summarise the key elements of the assessment and include a statement on whether the Proposed Extension is considered likely to result in any significant environmental effects.

5.8 Combined Effects

5.8.1 Combined effects are those that arise from a number of effects (not necessarily significant on their own) on a single receptor, which together represent a significant overall effect.

5.8.2 Potential combined effects will be discussed separately in the ES and will be identified in the main potential effects section for each specialist topic.

5.9 Cumulative Effects

5.9.1 The EIA Regulations require that a description of the likely significant effects of the development on the environment should be included in the ES, including cumulative effects. The EIA Regulations do not define cumulative effects. However, a commonly accepted description is, *“Impacts that result from incremental changes caused by other past, present or reasonably foreseeable actions together with the project.”*¹

5.9.2 There is no defined methodology in the UK as to how cumulative effects should be assessed. In determining the approach to be adopted reference will be made to the following guidance:

¹ European Commission 1999

- Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions (European Commission 1999);
- Cumulative Effects Assessment Practitioners Guide (Canadian Environmental Assessment Agency 1999);
- Guidelines for Environmental Impact Assessment (Institute of Environmental Management and Assessment 2006);
- The State of Environmental Impact Assessment Practice in the UK (Institute of Environmental Management and Assessment 2011); and
- Advice Note 17: Cumulative effects assessment relevant to nationally significant infrastructure projects (The Planning Inspectorate 2019).

5.9.3 The CEA associated with the Proposed Extension will specifically follow the guidance set out in PINS Advice Note 17 (Version 2, August 2019) and the four stages outlined in Table 5.2.

Table 5.2: CEA Stages

Stage 1 - Establishing the long list	Establish Zone of Influence (ZOI) for environmental topics scoped into the EIA.
	Desk study to develop long list of 'other developments' and assign a Tier (dependant on where they sit in the planning system) to each 'other development'.
	Consult with Local Authorities (LAs) and Statutory Consultee on list.
Stage 2 – Establishing the short list	Consider inclusion/exclusion criteria (set out in Advice Note 17) on whether 'other development' has potential to cause significant cumulative effects due to overlap in temporal scope or scale and nature of the development.
	Shortlist 'other developments' and outline key issues to be taken forward.
	Consult with LAs and Statutory Consultee on list.
Stage 3 – Information gathering	Gather available information on shortlisted 'other development'.
Stage 4- Assessment	Assess each shortlisted 'other development' in terms of cumulative effects.
	Consult with other developers if required to jointly address mitigation of significant adverse cumulative effects.

Stage 1

5.9.4 Stage 1 of PINS Advice Note 17 is based around establishing a long list of other existing development and/or approved development. To develop the long list of 'other developments' the Zone of Influence (ZOI) for environmental topics scoped into the EIA was established and is outlined in Table 5.3.

Table 5.3: Zone of Influence for Environmental Topics

Environmental Topic	Zone of Influence
Cultural Heritage	Effects on setting of built heritage and historic landscape - 2km based on professional judgement and Zone of Theoretical Visibility.
Landscape and Visual	Effect on the landscape and visual amenity – up to 5km based on the assessor's knowledge of the Site and the surrounding area.
Geology, Hydrogeology, Contaminated Land and Ground Stability	Effects on geology, hydrogeology, contained land and ground stability - up to 1km based on nearest surface water features.
Ecology	Effects on ecology - up to 10km from the Project Site based on European ecological designations.
Surface Water, Flood Risk and Drainage	Effects on surface water, flood risk and drainage - up to 1km based on nearest surface water features.
Air Quality and Odour	Air Quality and odour effects- up to 10km from Project Site based on European ecological designations.
Noise	Noise effects- up to 1.5km away
Socio Economics	Socio Economic effects- Maidstone and a narrower area and Kent as the wider area.
Health	The same as those ZOIs for air quality and noise.

5.9.5 Once the ZOI for each environmental topic was established a desk-based study of planning applications, development plan documents and relevant

development frameworks was undertaken for a search area of 10km (the widest environmental ZOI area).

5.9.6 This desk-based research concluded in the production of a Stage 1 list (see Appendix 5-1) which is based on Matrix 1, Appendix 1 of the PINS Advice Note 17. The Stage 1 list includes all 'other developments' within 10km of the Site broken down into Tiers (see Table 5.4) based on their stage in planning and therefore the level of data that will be available on them.

5.9.7 The widest ZOI for environmental topics was 10km for the heat plan work. Therefore, a search area of 10km from the Site was used to develop a list of other developments, which were then assigned a tier as per Table 5.4 and Advice Note 17.

Table 5.4: Cumulative Projects Tiers

Tier 1	Under Construction
	Permitted applications but not yet implemented
	Submitted applications but not yet determined
Tier 2	Projects on the Planning Inspectorates Programme of Projects where Scoping has been submitted.
Tier 3	Projects on the Planning Inspectorates Programme of Projects where Scoping has not been submitted.
	Identified in the relevant Development Plan.
	Identified in other plans and programmes.

Stage 2

5.9.8 Stage 2 of PINS Advice Note 17 is based around establishing a shortlist of 'other developments' to be taken forward to the CEA. A review of the Stage 1 list was undertaken considering the temporal scope and scale/nature of the 'other development'. A comment was added to the Stage 1 list as to whether there is the potential for a significant cumulative effect or not from the 'other development' and therefore whether it should be included in Stage 2 (Appendix 5-2).

- 5.9.9 The Applicant has consulted with Local Authorities on the Stage 1 and Stage 2 CEA lists.

Stage 3

- 5.9.10 Once a Scoping Opinion is received FCC will look to progress the CEA, which will include gathering of information for those 'other developments' agreed to be taken forward into the assessment.

Stage 4

- 5.9.11 Once all relevant information on 'other developments' is gathered the assessment of cumulative effects of the Proposed Extension with the 'other developments' will be undertaken for each environmental topic scoped into the EIA. The assessment will be based on PINS Advice Note 17, Matrix 2 format, with a summary provided in the ES.

- 5.9.12 It should be noted that the CEA is an iterative process and may need to be revisited numerous times throughout the EIA process prior to DCO submission.

5.10 Consultation

- 5.10.1 The Planning Act 2008 and secondary legislation including the EIA Regulations, outlines the statutory requirement for consulting with prescribed consultees and the local community as set out in Section 42 and Section 47 of the Planning Act 2008.

- 5.10.2 The Applicant will therefore undertake pre-application statutory consultation which will include the publication of the Preliminary Environmental Information Report (PEIR).

- 5.10.3 Consulting with both statutory and non-statutory stakeholders is beneficial for all parties as it can help to draw out environmental information that may not have otherwise come to light early on in the assessment process. It can also help to increase trust and transparency with consultees and draw out environmental concerns and look to resolve these early on in the EIA process.

5.11 PEIR

5.11.1 In accordance with Regulation 12(1)(b) of the EIA Regulations the Applicant is required to set out how it intends to publicise and consult on 'preliminary environmental information' relating to the Proposed Extension. Regulation 12 (2) of the EIA Regulations defines preliminary environmental information as '*information which has been compiled by the applicant, and is reasonable required for the consultation bodies to develop and informed view of the likely significant effects of the development*'.

5.11.2 The PEIR for the Proposed Extension will be a draft ES which the Applicant will publish as part of its statutory consultation process under Section 42 of the Planning Act 2008. The PEIR will therefore describe the Proposed Extension, set out the policy background and provide an assessment for each technical assessment.

5.11.3 Each technical assessment will follow a similar approach as follows:

- An introduction describing the basic scope and approach of the assessment;
- A description of the methodology applied to the assessment both in terms of any surveys carried out and also the criteria used in the impact assessment, any limitations to the assessments will also be described;
- A presentation of the baseline conditions relevant to that discipline;
- An impact assessment that describes the effects that are likely to arise from the Proposed Extension. The assessment will include a description of the nature, extent and significance of these effects. The assessment will take into account any proposed mitigation measures that have been incorporated into the Proposed Extension;
- A description of proposed mitigation measures will be provided, this will include any enhancement or compensation proposed to either further reduce the negative effects of the development or to provide benefits to the local environment; and
- Finally, each chapter will include a section on the residual impacts and conclusions of the assessment. This section will include a statement confirming the significance of the likely effect and describe the residual

effects of the Proposed Extension following the implementation of any additional proposed mitigation or enhancement and will summarise the findings of the assessment.

5.12 ES

5.12.1 As outlined above the PEIR will act as a draft ES. Once Section 42 consultation is complete the PEIR will be updated to take into consideration consultee responses and form the final ES to support the DCO application. A Non-Technical Summary (NTS) of the ES will be prepared in accordance with paragraph 9, Schedule 4 of the EIA Regulations.

5.13 ES Team

5.13.1 In accordance with Regulation 14 of the EIA Regulations, the Applicant has engaged competent experts to undertake the EIA. As per Regulation 14, each of the technical assessment chapters of the PEIR and ES will include a statement outlining the relevant expertise and / or qualifications of the experts that prepared the chapter.

5.13.2 The PEIR and ES will be compiled and coordinated by AXIS, a multi-disciplinary planning, environmental and transportation consultancy. AXIS will prepare the introductory chapters of the PEIR and ES and undertake the traffic and transportation and landscape and visual assessments. A wider team of specialist consultants have fed into this Scoping Report and will provide expert assessment in respect of the following:

- Argus – Ecology and Nature Conservation;
- NVC – Noise;
- Fichtner Consulting Engineers – Air Quality and Human Health Risk;
- TerraConsult – Ground Conditions;
- Weetwood – Surface Waters and Flood Risk;
- AOC – Archaeology and Cultural Heritage; and
- Hatch Regeneris – Socio-economics.

6.0 TOPICS SCOPE INTO EIA

6.1 Introduction

6.1.1 This Chapter identifies the potential environmental effects associated with the Proposed Extension to be scoped into the EIA and the proposed methodology for assessing them. Appendix 6.1 provides a Scoping Matrix which supports this chapter and Chapter 7.0.

6.1.2 In most cases a high-level desk-based assessment has informed scoping, however in some instances site walkovers and previously conducted survey work has been used.

6.2 Cultural Heritage

Introduction

6.2.1 This section outlines the baseline archaeological and cultural heritage conditions at the Site and considers the potential effects from the Proposed Extension on heritage assets.

Baseline Conditions

6.2.2 An initial high-level baseline study has been undertaken to identify potential key heritage assets in close proximity to the Site. This study has included a review of the National Heritage List for England and the Kent Historic Environment Record (HER). Tonbridge and Malling Borough Council has also been consulted online for information on Conservation Areas. All designated heritage assets within 2km of the Site boundary were identified. A brief map regression exercise has also been undertaken to inform an understanding of previous land uses on the Site.

6.2.3 The Site was formerly occupied by Aylesford (later Allington) Quarries and Tonguewood Quarry. These are first shown on an Ordnance Survey map

published in 1933 (surveyed 1931)¹. By the 1970s² the quarry had extended from the railway line in the east to the Site. Historic Landscape Characterisation data supplied by Kent HER indicates that the eastern two-thirds of the Site is characterised as *Type 12.1 Active and disused Chalk quarries*. The western third of the Site is characterised as *Type 1.10 Medium regular with straight boundaries (parliamentary type enclosure)*; it is included within the Site boundary but currently no development is planned in this location.

6.2.4 Review of the HER data indicates that heritage assets ranging in date from the Palaeolithic through to the modern period, including Second World War remains, are located within the study area and the Medway Valley Palaeolithic Project indicates medium potential for Palaeolithic remains on the Site. However, previous quarrying activities on the Site, as outlined above are likely to have removed all potential for archaeological remains to survive within the area of the Proposed Extension footprint.

6.2.5 The high-level baseline assessment has identified the following designated heritage assets within 2km of the Site:

- Two Scheduled Monuments;
- One hundred and eleven Listed Buildings, including:
 - Five Grade I Listed Buildings;
 - Ten Grade II* Listed Buildings; and
 - Ninety-six Grade II Listed Buildings;
- Three Conservation Areas;
- Two Protected Military Remains sites;
- One Locally Listed Building; and
- Two Locally Designated Historic Parks and Gardens.

6.2.6 One Scheduled Monument, the Cistercian Abbey at Boxley (List Entry No. 1012264) has also been designated as a Conservation Area.

¹ Ordnance Survey 1933 (surveyed 1931) Kent XXXI.14 (Aylesford: Boxley; Maidstone) available at: <https://maps.nls.uk/view/103678667>

² Ordnance Survey 1972-1974 OS Plan available at: <https://www.old-maps.co.uk/#/Map/573824/157864/10/101320>

Potential Effects

Construction Phase

- 6.2.7 As set out above, given the previous extent of chalk quarrying at the Site any buried archaeological remains which may have been present will have been removed. As such it is intended to scope out consideration of direct effects on upstanding and buried archaeological remains. See Chapter 7.0 for further details.
- 6.2.8 While there is potential for effects upon the setting of heritage assets and upon the setting and character of the historic landscape during the construction phase, any such effect will be temporary and short-term. As such, it is proposed that consideration of setting effects would not be assessed in relation to the construction phase but will be assessed fully in the consideration of effects resulting from operation.

Operational Phase

- 6.2.9 The potential for significant effects arising during operation relates to the potential for impacts upon the setting and/or character of designated heritage assets within 2km of Site and within the ZTV. The majority of setting effects upon historic environment receptors result from changes to the settings of heritage assets including Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Battlefields and Registered Parks and Gardens. The assessment would also consider the potential for combined non-visual setting effects, such as that which could potentially result from traffic, lighting and noise.
- 6.2.10 Designated heritage assets requiring consideration in the assessment are outlined above. The nearest designated assets are a group of Listed Buildings associated with Preston (List Entry No. 1070492; Grade II Listed) located 525m to the west of the Site. The Grade I Listed Allington Castle (List Entry 1239149) is located 1.17km to the east of the Site, beyond the 20/20 Business Park, along with other Listed Buildings associated with it and the locally designated Allington Castle Historic Park and Garden. Aylesford Conservation Area and the Listed

Buildings and Scheduled Aylesford Bridge (List Entry No. 1005182) therein, lie within 1km of the Site, to the northwest, beyond the M20 motorway.

Cumulative Effects

- 6.2.11 The potential for cumulative effects upon the setting and/or character of designated heritage assets and the historic landscape will be considered as part of the assessment. As direct effects upon buried and upstanding archaeological remains will be scoped out of the assessment, the potential for direct cumulative effects arising during construction will not be considered.
- 6.2.12 The proposed list of other developments to be considered for the cumulative assessment is shown in Appendix 5.2. Cumulative effects during operation would be assessed in line with the methodology used for assessing setting effects and would consider whether the addition of the Proposed Extension to a theoretical cumulative baseline would result in additive impacts.

Proposed Assessment Methodology

Baseline Assessment

- 6.2.13 Whilst it is proposed to scope out the assessment of direct effects, the assessment would consult the Kent HER, in line with paragraph 128 of the NPPF. This would allow for a full understanding of the historic environment baseline and for assessment of indirect impacts upon the setting of non-designated assets, should this be necessary.
- 6.2.14 Up to date information on designated heritage assets would be obtained from Historic England's National Heritage List. GIS shapefiles recording designated heritage asset locations will be obtained from Historic England's Designation Data Download Area. Information on Conservation Areas, including their boundaries and character appraisals where available, will be obtained from Tonbridge and Malling Borough Council and Maidstone Borough Council. Information on locally designated assets will be obtained from Kent HER.

6.2.15 The assets will be assessed using GIS analysis, ZTV mapping and site visits. Site visits would establish the current setting of each asset and how it contributes to their cultural value.

6.2.16 The assessment would fully describe the baseline historic environment conditions, collating the results of desk-based and field visits.

Guidance

6.2.17 The following guidance will be considered when undertaking the assessment:

- Chartered Institute for Archaeologists (CIfA) Code of Conduct³;
- CIfA Standard and guidance for commissioning work or providing advice on archaeology and the historic environment⁴;
- CIfA standard and guidance for historic environment desk-based assessment⁵;
- Historic England's Historic Environment Good Practice Advice in Planning: 3 (2nd Edition): The Setting of Heritage Assets⁶;
- Historic England's Conservation Principles, Policy and Guidance⁷; and
- Planning Practice Guidance⁸.

Consultation

6.2.18 Consultation will be undertaken following receipt of the Scoping Opinion, if required, and may include, but not be limited to, further agreement of scope with Historic England, Kent Heritage Conservation Team and local authority

³ CIfA 2014 Code of Conduct. Available at:

<https://www.archaeologists.net/sites/default/files/Code%20of%20Conduct.pdf>

⁴ CIfA 2014 Standard and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment. Available at:

https://www.archaeologists.net/sites/default/files/CIfAS&GCommissioning_1.pdf

⁵ CIfA 2014 (updated 2017) Standard and guidance for historic environment desk-based assessment.

Available at: https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_3.pdf

⁶ Historic England 2017 Historic Environment Good Practice Advice in Planning: 3 (2nd Edition): The Setting of Heritage Assets. Available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

⁷ Historic England 2008 Conservation Principles, Policies and Guidance. Available at:

<https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

⁸ MHCLG 2016 (updated 2018) available at: <https://www.gov.uk/government/collections/planning-practice-guidance>

Conservation Officers. Where necessary the need for cultural heritage visualisations, to support the setting assessment will be agreed.

Scope and Methodology

6.2.19 As set out above the assessment would focus on the potential for effects upon the setting or character of designated heritage assets and the Historic Landscape Character. In order to do so the assessment would establish:

- The significance of heritage assets in question;
- The sensitivity of those assets to changes to their setting;
- The magnitude of impacts;
- The level of effect and whether or not that effect is considered significant in EIA terms; and
- The level of harm, if any, to heritage assets in line with Paragraphs 195 and 196 of the NPPF.

6.2.20 Where adverse effects are found and if appropriate, the assessment would recommend mitigation measures in line with planning policy and guidance and best practice in order to avoid, minimise or offset any such effects.

6.2.21 The assessment would report residual effects following mitigation.

6.3 Landscape and Visual

Introduction

6.3.1 Landscape and visual effects are separate, although closely related and interlinked issues. As such, the assessments of the effects of the Proposed Extension upon the landscape and upon visual amenity will be carried out under separate headings within the Landscape and Visual Impact Assessment (LVIA) presented in the ES.

6.3.2 The assessment of landscape effects considers the potential effect of the Proposed Extension on the landscape as an environmental resource. Landscape effects are caused by physical changes to the landscape, which

may result in changes to the distinctive character of that landscape and how it is perceived.

- 6.3.3 The visual assessment is concerned with the potential effects that may occur resulting from the Proposed Extension upon the population likely to be affected. It assesses the change in visual amenity experienced by people arising from the presence of a development in the view.

Baseline Conditions

Study Area

- 6.3.4 The proposed Study Area for the LVIA has been determined based upon the assessor's knowledge of the Site and surrounding area and previous experience of similar developments in other parts of the country. The Site and the context in which it is located is well understood as a result of previous LVIA work undertaken in relation to the Existing Station (ref. TM/17/2223).
- 6.3.5 Given the enclosed context of the Site and the limited visibility of the Existing Station as illustrated on the baseline photography included in Appendix 6.2, it is considered that if any significant landscape and visual effects were experienced as a result of the Proposed Extension, these would occur relatively local to the Site. Some elements of the Proposed Extension could potentially be visible at longer-range from more elevated/exposed locations on the North Downs ridge to the north, although it is less likely that this would give rise to significant effects upon either the landscape or upon views.
- 6.3.6 As such, a Study Area extending to approximately 2.5km to the east, south and west of the Site is proposed (which would be sufficient to identify and assess any likely significant effects), with a greater extent to the north (5km) in order to pick up elevated views from the top of the North Downs ridge.

Landscape Designations

- 6.3.7 The Kent Downs Area of Outstanding Natural Beauty (AONB) is located approximately 1.6km north of the Site at the closest point. AONBs are a

statutory designation, first designated under the auspices of the National Parks and Access to the Countryside Act 1949. The primary purpose of an AONB, as set out in the Countryside and Rights of Way Act 2000, is to: “*conserve and enhance the natural beauty*”.

6.3.8 The special qualities of the AONB are set out in some detail in the associated Management Plan⁹. These can be summarised as:

- Dramatic landform and views;
- Biodiversity-rich habitats;
- Farmed landscape;
- Woodland and trees;
- A rich legacy of historic and cultural heritage; and
- Geology and natural resources.

6.3.9 Neither KCC nor TMBC currently maintain any non-statutory landscape designations.

Landscape Character

6.3.10 Effects upon landscape character will be considered in the context of the *Landscape Assessment of Kent*¹⁰. The Site is located within the Greensand Fruit Belt – Malling character area, close to the boundary with the Medway Valley Lower character area and the Maidstone urban area (which is excluded from the County study). The Greensand Fruit Belt – Malling character area is noted as having a low sensitivity and being in poor condition, with the stated action for the area being to ‘*create new features or areas where existing elements are lost or in poor condition*’.

6.3.11 The LVIA will also be informed by other relevant studies identified during the assessment process. Other characterisation studies that cover parts of the proposed Study Area include:

⁹ *Kent Downs Area of Outstanding Natural Beauty Management Plan 2014-2019, second revision April 2014.*

¹⁰ *Jacobs Babtie. October 2004. The Landscape Assessment of Kent. Kent County Council.*

- Tonbridge and Malling Borough Council do not presently have a borough-wide character assessment, but rather have a series of separate character area appraisals for individual settlements or groups of settlements.
- The Maidstone Landscape Character Assessment¹¹ excludes urban areas, and as such the Existing Station and the Proposed Extension Site, lies outside the extent of any of the Borough landscape character areas.
- An additional landscape character assessment is available for the Kent Downs AONB¹², which covers the land within the designation boundary only.

Visual Receptors

6.3.12 Zone of Theoretical Visibility (ZTV) mapping will be used to identify the extent of the visibility of the Proposed Extension.

6.3.13 An initial ZTV is presented on Figure 6.1. The ZTV has been generated using free data available under the terms of the Open Government Licence, as follows:

- Environment Agency (EA) 2m Digital Surface Model (DSM) LIDAR data. The DSM records the physical surface of the Study Area, including landform, buildings and other structures and vegetation; and
- Ordnance Survey (OS) Terrain 50 Digital Terrain Model (DTM) data. The DTM reflects a bare earth model only.

6.3.14 The reason two datasets have been used is that there are areas to the north of the Site that are not covered by the EA DSM and the OS DTM has been used to fill these gaps (the extent of which is indicated on Figure 6.1). In the areas where the OS DTM has been used, the ZTV exaggerates the extent of visibility, as the DTM does not reflect the presence of screening provided by vegetation, buildings and other structures.

¹¹ Jacobs. 2012 (amended 2013). *Maidstone Landscape Character Assessment*. Maidstone Borough Council

¹² Kent Downs AONB Landscape Design Handbook. No date. Available at [kentdowns.org.uk < https://s3-eu-west-1.amazonaws.com/explore-kent-bucket/uploads/sites/7/2018/04/18113859/Landscape-Design-Handbook.pdf >](https://s3-eu-west-1.amazonaws.com/explore-kent-bucket/uploads/sites/7/2018/04/18113859/Landscape-Design-Handbook.pdf) [accessed 05 August 2018]

- 6.3.15 Subject to the availability of suitable data, a commercially available DSM would be used to produce a final ZTV to be included in the LVIA, to ensure consistent coverage. Any limitations inherent in the ZTV will be stated in the LVIA.
- 6.3.16 The ZTV also reflects the Site levels (including the proposed changes to the earthworks at the location of the Proposed Extension), based on the scoping layout. The ZTV shows the theoretical visibility of both the Existing Station and of the Proposed Extension. For both the Existing Station and Proposed Extension, the theoretical visibility of the top of the facility building and of the top of the emission stack have been modelled.
- 6.3.17 Receptors in the Study Area that are likely to experience views of the Proposed Extension include:
- local residents;
 - users of public rights of way, and other routes and / or land with public access; and
 - road users.
- 6.3.18 The assessment would include a series of photographs from viewpoints representative of receptors in the Study Area. Subject to project timescales, both summer and winter photography would be included. Photomontages illustrating how the Proposed Extension would appear in the view would be produced from each viewpoint included in the LVIA.
- 6.3.19 A list of proposed viewpoint locations is set out in Table 6.1 (with locations illustrated on Figure 6.1) based on those viewpoints included in the LVIA for the 3rd line development (submitted in 2017). Baseline photograph from each viewpoint is included in Appendix 6.2. The viewpoints proposed are subject to agreement with consultees.

Table 6.1: Representative Viewpoint Locations

Viewpoint	British National Grid Co-ordinates	Receptor Type
1. North Downs Way, Blue Bell Hill	574285, 162152	<i>Specific</i> view from beauty spot located on a National Trail, within an AONB, circa 4.2km north of the Site.
2. North Downs Way, Kit's Coty House	574512, 160838	<i>Specific</i> view from well-known monument located on a National Trail, within an AONB, circa 2.9km north of the Site.
3. Medway Valley Walk, M20 overbridge	574085, 158174	<i>Specific</i> view from footbridge across the M20, on a promoted walking route, circa 320m north-east of the Site.
4. Medway Valley Walk, Allington Lock	574835, 158171	<i>Representative</i> of views from the River Medway, adjacent footpaths, and the historic lock, circa 1.05km east of the Site.
5. A229 overbridge	575618, 157785	<i>Specific</i> view from footbridge, and <i>representative</i> of similar views (i.e. from first floor windows) in residential area at the northern edge of Maidstone, circa 1.75km east of the Site.
6. Allington Sports Ground	574419, 157449	<i>Representative</i> of views available to users of the sports ground (and potentially from nearby properties), circa 540m south-east of the Site.
7. B2249, Hermitage Road	572759, 157272	<i>Representative</i> of views from adjacent properties, circa 1.4km west of the Site.
8. Aylesford bridge	572943, 158927	<i>Specific</i> view along the River Medway from historic bridge within Aylesford, circa 1.3km north-west of the Site.

Potential Effects*Construction Phase*

6.3.20 During construction the following has the potential to give rise to significant landscape and visual effects:

- the presence of construction plant on the Site (in particular tall cranes); and

- loss of vegetation cover, or other changes in land cover that would fall outside the footprint of the operational development.

Operational Phase

6.3.21 Once operational, the Proposed Extension has the potential to give rise to significant landscape and visual effects, due to the following:

- the introduction of new buildings and infrastructure at the Site; and
- changes to the perimeter earthworks and vegetation cover.

6.3.22 The Site is enclosed by perimeter earthworks, which are planted with tree cover. The Existing Station is therefore well screened, and there are few locations outside of the boundary of the Site from which it is visible. The associated emissions stack is however visible due to its greater height.

6.3.23 On the basis that the Proposed Extension would include a building that in part is taller than the Existing Station, and that the perimeter earthworks are to be re-engineered to accommodate the Proposed Extension (which have potential the potential to increase visibility), it is likely to be more conspicuous from the surrounding area.

6.3.24 In addition, as per the Existing Station depending on weather condition, there will also be an intermittent water vapour plume from the new combined emissions stack which would form during certain meteorological conditions. The effect of this plume will also be taken into account in the LVIA. The extent of the visible plume will be calculated as part of the Air Quality Assessment.

6.3.25 As part of the Proposed Extension, a landscape scheme will be developed for the Site. This would seek to include (where practicable and subject to other constraints) opportunities for habitat creation. Additionally, the landscape scheme would seek to provide an attractive external environment for the proposed built development. Other environmental mitigation measures may also be incorporated into the landscape scheme (e.g. noise attenuation and sustainable urban drainage systems) should these be required.

- 6.3.26 The nature and extent of landscaping proposed would be determined by the layout and footprint of built features (and associated infrastructure) and by the nature and degree of potential adverse effects.

Cumulative Effects

- 6.3.27 For the avoidance of doubt, the presence of existing development (including the Existing Station), will be considered as part of the baseline for the main LVIA, in accordance with the guidance set out in the GLVIA¹³. All existing features in the landscape, including other built developments, form part of the context into which the Proposed Extension would be introduced and within which the effects of the proposals would occur.
- 6.3.28 The assessment of cumulative landscape and visual effects is concerned with the effects of the Proposed Extension along with schemes included in the shortlist of 'Other Developments' presented in Appendix 5.2 (with the inclusion of individual schemes to be determined in accordance with the guidance set out in the GLVIA¹⁴).

Proposed Assessment Methodology

- 6.3.29 The LVIA would be carried out in accordance with a project specific methodology prepared in accordance with good practice guidance provided within the GLVIA¹⁵. The conclusions of the LVIA would be determined via use of professional judgement, set within a structured assessment framework and supported by reasoned justification. A full methodology will be appended to the LVIA, along with a separated methodology for the production of visualisation material (i.e. ZTVs and photomontages). Viewpoint photography and photomontages would be produced in accordance the Landscape Institute's recently published guidance regarding the production of visualisations¹⁶.

¹³ *Landscape Institute and Institute of Environmental Management and Assessment, 3rd edition 2013. Guidelines for Landscape and Visual Impact Assessment. Routledge: Abingdon.*

¹⁴ *Landscape Institute and Institute of Environmental Management and Assessment, 3rd edition 2013. Guidelines for Landscape and Visual Impact Assessment. Routledge: Abingdon.*

¹⁵ *Landscape Institute and Institute of Environmental Management and Assessment, 3rd edition 2013. Guidelines for Landscape and Visual Impact Assessment. Routledge: Abingdon.*

¹⁶ *Landscape Institute, 2019. Visual Representation of Development Proposals. Technical Guidance Note 06/19*

6.3.30 The LVIA will aim to provide:

- a clear understanding of the Site and its setting in respect of landscape character and visual amenity;
- an understanding of the Proposed Extension in terms of its relationship with the landscape character and visual amenity;
- an identification of potential effects of the Proposed Extension upon the physical landscape fabric, and upon the wider landscape character;
- an identification of potential effects on visual receptors, including any effects resulting from the presence of a visible emissions plume);
- identification of any landscape and visual effects related specifically to changes in the night-time environment (i.e. from the lighting of the Proposed Extension);
- an identification of potential effects upon the statutory purposes and special qualities of the Kent Downs AONB;
- identification of potential cumulative landscape and visual effects;
- a description of any proposed mitigation measures; and
- a conclusion as to the potential residual effects of the Proposed Extension.

6.3.31 The LVIA process would follow a standard approach, namely:

- the establishment of the baseline conditions i.e. the existing character and sensitivity of the landscape and the type and sensitivity of visual receptors;
- the prediction of the magnitude of change that the Proposed Extension would bring, allowing for mitigation measures, upon the landscape and upon visual receptors; and
- an assessment of the significance of effect that would occur, by considering the predicted magnitude of change, together with the sensitivity of the landscape or visual receptor.

6.4 Geology, Hydrogeology, Contaminated Land and Ground Stability

Introduction

- 6.4.1 Soils, geology and hydrogeology play an important role in determining the environmental character of an area. Development schemes can have both direct and indirect effects on geology and groundwater. Existing soil conditions, particularly land contamination, can impose constraints on development. Conversely development can create pathways for the migration of groundwater and contamination, both in the short-term, during construction and in the long-term during operation. Ground conditions can also introduce physical constraints on the construction of structures (e.g. historical mining, foundations, hard standing, services and excavations).
- 6.4.2 This section summarises the information gathered to date on the baseline ground conditions of the soil and groundwater at the Site. Using this information potential effects from the Proposed Extension during the construction and operational phases have been identified.

Baseline Conditions

Site History

- 6.4.3 From the earliest available 1867 OS maps the Site was formerly used as farmland with various country roads, farmhouses and boundary lines are noted. The most notable feature is the London Chatham and Dover Railway which is shown adjacent to the south of Site in the same location as the existing railway line.
- 6.4.4 Quarrying operations are shown on the 1896 OS map for the area. The 'Aylesford Quarry' was shown to be located at the northern edge of the Site and in 1933 was shown to have expanded southerly into the area directly adjacent to the north of the Existing Station.
- 6.4.5 The 1933 and 1938 OS maps indicate a number of 'Tanks' located in the east of the Site associated with farmhouses still located on the Site.

- 6.4.6 The 1974 OS map indicates the Aylesford Quarry is no longer present, but that the 'Allington Quarry' is now shown situated over the majority of the eastern and central areas of the Site.
- 6.4.7 An industrial estate and warehouse development are shown on the OS map from 1991, located around 250m to the east of the Site. The industrial estate is situated in the same area as the present-day industrial estate and thus has likely remained unchanged since 1991.
- 6.4.8 The 2002 OS map shows the Allington Quarry has increased in size expanding westward to encompass the majority of the Site.
- 6.4.9 A landfill permit was issued for the Site (known as the Allington Landfill) in 1995. This was initially issued as a Waste Management Licence (reference EAWML19514) and later became an EP (reference EPR/NP3398HR/V002) under the Environmental Permitting Regulations. This EP (which has yet to be fully surrendered) permitted the deposit of inert-type wastes. Following the landfilling operation, part of the waste was excavated from the east of the Site and deposited on the western part of the Site (where the Proposed Extension would be located) forming a large, steep bund. During 2005 and 2006, the landfilled area was restored to grassland and woodland. FCC are currently progressing the surrender application for this permit.
- 6.4.10 Due to the Site's quarrying and landfill history, there is the potential for contaminated soils to be present from on-site and nearby off-site sources.

Geology

- 6.4.11 Due to the history of extensive workings on the Site, the underlying geology is not uniform. Typically, the Site is directly underlain by Made Ground of varying thicknesses, depending on the extent of quarrying undertaken and the emplacement of quarrying overburden in the landfill. The Made Ground varies in thickness from 4.5m to 20m and is comprised of clayey gravelly sands and soft to firm sandy gravelly clays.

- 6.4.12 Superficial deposits were identified underlying the Made Ground in intrusive boreholes across the Site comprising of post-Glacial sand and silt. However, the superficial deposits are not anticipated to be thick owing to the extensive quarrying that has taken place.
- 6.4.13 The underlying bedrock is the Greensand Hythe Beds and is comprised of sandy limestone and calcareous sand beds.

Hydrogeology

- 6.4.14 The majority of the Site is located within a Groundwater Source Protection Zone (SPZ) 1, with the southern third being in a Groundwater SPZ 2.
- 6.4.15 BGS aquifer maps show that the limited superficial deposits underlying the Site are considered to be a secondary aquifer with limited groundwater impact potential. However, the sand and gravel bands within this geology may allow a limited groundwater flow with permeable layers capable of supporting water supplies at a local rather than strategic scale.
- 6.4.16 The groundwater vulnerability of the Early Cretaceous solid geology underlying the Site is identified as having geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale.
- 6.4.17 EA information on groundwater vulnerability on the Site indicates a high leaching potential impacting on the principal bedrock aquifer.

Mining

- 6.4.18 BGS mapping indicates that the majority of the Site is underlain by an extensive area of former, backfilled 'Ragstone' quarry workings.

Ground Stability

- 6.4.19 There is no indication of compressible or collapsible deposits, dissolution of soluble rocks, running sands, or shrink swell clays on the Site.

6.4.20 Due to former landscaping on the Site, there is an increased risk from landslides and collapses associated with the steep slopes in the centre of the Site plus slopes located offsite to the north, west and south. A number of these steep slopes would be reduced as part of the ground works preparation for the Proposed Extension.

Potential Effects

Construction Phase

6.4.21 There are a number of potential effects that could result from the construction of the Proposed Extension. These include:

- Disturbance (e.g. from bulk earthworks or piling) and / or removal of the ground and ground water which could potentially remove, relocate or mobilise contaminants if present, particularly in the Made Ground;
- Use of plant and equipment during construction which could accidentally leak fuels and oils, introducing contaminants to the ground, with a high impact potential on groundwater within the principal aquifer;
- Storage and use of materials and substances with polluting potential (e.g. concretes, fuel, oils and soils) which could be mobilised to ground or controlled waters;
- Exposure of construction workers and/or site neighbours to potential contaminated dust during soil relocation and transportation activities;
- Changes to surface water runoff and groundwater flow during the uncontrolled water runoff associated with the construction phase; and
- Earthworks movement and plant vibrations causing ground stability issues most notably landslips and slope collapses due to the presence of existing slope angles on the Site.

Operational Phase

6.4.22 There are a number of potential effects that could result from the operation of the Proposed Extension. These include:

- Use of plant and equipment during operation which could accidentally leak fuels and oils, introducing contaminants to the ground, with a high impact potential on groundwater within the principal aquifer;
- Storage and use of materials and substances with polluting potential (e.g. concretes, fuel, oils and soils) which could be mobilised to ground or controlled waters; and
- Effects on groundwater flow through limestone areas due to the introduction of development buildings and infrastructure potentially resulting in increased groundwater flow and surface runoff to the principal aquifer.

6.4.23 Providing a geotechnical and slope stability assessment is completed to assist with the geotechnical and structural designs of the Proposed Extension there are therefore not anticipated to be any stability issues during operation.

Cumulative Effects

6.4.24 The assessment of cumulative effects on ground conditions and hydrogeology from the Proposed Extension along with schemes included in the shortlist of 'Other Developments' presented in Appendix 5.2 will be undertaken.

Proposed Assessment Methodology

6.4.25 The assessment of ground conditions and hydrogeology impacts will be supported and informed by consultation with the EA and KCC. Reference would also be made to relevant national planning and legislative policy and guidance including:

- Part IIA of the Environment Protection Act 1990;
- Contaminated Land (England) (Amendment) Regulations 2012 and Contaminated Land Statutory Guidance (DEFRA, April 2012);
- National Planning Policy Framework (HCA, February 2019);
- BS5930:2015: "Code of practice for site investigations";
- BS10175: 2011 +A2:2017 "Investigation of Potentially Contaminated Sites - Code of Practice";
- The Building Regulations 2010. Part C (HM Government 2013);

- DEFRA/EA (2004) Report CLR11 “Model Procedures for the Management of Land Contamination”;
- EA (2011) Report GPLC1 “Guiding Principles for Land Contamination”;
- EA (2017) “The Environment Agency’s Approach to Groundwater Protection” November 2017 Version 1.1; and
- DETR Document ‘A Guide to Risk Assessment and Risk Management for Environmental Protection’ (2000).

6.4.26 Land contamination is a material planning consideration and developers are required to ensure that a site post construction is ‘suitable for use’ and cannot be determined as Contaminated Land under Part 2A of the Environmental Protection Act. As mentioned above the surrender application for the EP for the landfilling operation on Site is currently in progress.

6.4.27 A standalone Ground Conditions Desk Study report will therefore be prepared, which would form a Technical Appendix to the ES chapter. The Ground Conditions Desk Study would follow a tiered risk-based approach and would include a conceptual site model (CSM) which details the potential source-pathway-receptor contaminant linkages which may exist on the Site. These may be summarised as follows:

Sources

- Made Ground associated with the quarry landfill material (including material from the historical railway running north of the Site) could include possible metals, metalloids, asbestos, Poly Aromatic Hydrocarbons (PAHs), petroleum hydrocarbons, phenols and inorganic compounds; and
- Ground gases (carbon dioxide & methane): from Made Ground, and/or organic matter in natural soils and the historical landfill.

Pathways

- Humans: ingestion, skin contact, inhalation of dust and outdoor air;
- Buildings: direct contact with substances deleterious to building materials;
- Buildings: methane ingress via permeable soils and/or construction gaps;

- Plant life: root uptake;
- Plant uptake: methane ingress to the root zone;
- Underlying groundwater: migration of contaminant into the underlying aquifer; and
- Surface water: overland flow, drainage discharge, base flow groundwater.

Receptors

- Humans (construction operatives, neighbours, site end users);
- Development end use (buildings, utilities and landscaping);
- Groundwater: Underlying Aquifers;
- Surface water: off-site drains and ponds; and
- Plants.

6.4.28 The Ground Conditions Desk Study would inform the geology and hydrogeology assessment. The assessment would be informed by a review of desk-based information which includes mapped data, aerial photos and historical mapping along with chemical and geotechnical results from desk based and intrusive investigations at the Site undertaken in 2013 and information provided in the surrender application for the inert landfill.

6.4.29 The significance of any identified effect during construction and operation of the Proposed Extension would ultimately be determined with regard to the status, extent or spatial scale, duration, probability / likelihood and magnitude of the impact and the sensitivity of the receptor.

6.4.30 The level of the effect and whether those effects identified are considered to be significant would be established through the evaluation of the above elements as informed by the baseline conditions and would ultimately be determined through professional judgement.

6.4.31 The assessment would identify the need for mitigation measures to be employed during construction to protect construction operatives, ground and surface water and any offsite receptors. This could include ground investigation, remediation, personal protective equipment and specific construction techniques. The assessment would also identify any mitigation measures that

may be deemed necessary to ensure that the Proposed Extension does not give rise to any significant effects during the operational phase.

6.4.32 Following mitigation, the assessment will report residual effects.

6.5 Ecology

Introduction

6.5.1 This section of the Report considers the potential for the Proposed Extension to give rise to significant effects on ecology. It presents ecological baseline information collated to date on habitats and protected species and identifies statutory nature conservation sites within a possible zone of influence of the Proposed Extension. The preliminary baseline information has informed the identification of potential effects on ecology that could arise from the Proposed Extension, which would need to be taken forward for further consideration in the ES.

Baseline Conditions

Ecological Context

6.5.2 There are three Special Areas of Conservation (SACs) within 10km of the Site presented in Table 6.2 and Figure 6.2.

Table 6.2: European and Internationally Designated Ecological Sites within 10km

Site and designation	Location (nearest)	Qualifying features
North Downs Woodlands SAC	2.7km NE	Beech woodland Yew woodland Calcareous grassland
Peter's Pit SAC	5km NW	Great crested newt
Queendown Warren SAC	9.6km NE	Calcareous grassland

6.5.3 Table 6.3 and Figure 6.3. presents statutory designated ecological sites located within a 2km radius of the Site; these include sites of national conservation importance (Sites of Special Scientific Interest (SSSIs)) and local importance (Local Nature Reserves (LNRs)).

Table 6.3: Statutory Designated Ecological Sites within 2km

Site and designation	Location (nearest)	Features of interest
Allington Quarry SSSI	0.37km SE	Geological
Aylesford Pit SSSI	1.8km NW	Geological
Ditton Quarry LNR	2.1km SW	Calcareous grassland and scrub

6.5.4 There are a number of non-statutory Local Wildlife Sites (LWSs) and ancient semi-natural woodland sites within 2km of the Site, presented in Table 6.4 and Figure 6.4.

Table 6.4: Local Sites and Ancient Woodlands within 2km

Site and designation	Location (nearest)	Features of interest
Lock Wood	0.7km NE	Ancient woodland
Sandling Wood	1.8km E	Ancient woodland
Dog Kennel Wood	1.4km SW	Ancient woodland
Broke Wood	1.8km SW	Ancient woodland
Fullingpits Wood	1.9km SW	Ancient woodland
Aylesford Old Pit LWS	1.5km NW	Calcareous grassland
Cuckoo Wood LWS	1.9km E	Beech woodland
Blue Bell Hill Banks and Verges LWS	1.9km NE	Calcareous grassland

6.5.5 Records of protected and priority species records within 2km of the Site were received from Kent and Medway Biological Record Centre. Key results included the following:

- The nearest great crested newt (*Triturus cristatus*) record was located 1.12km north-east of the Site;
- A Nationally Scarce water beetle, (*Helophorus alternans*), has a 2009 record from the Site;
- There are records of 10 species of bat within 2km of the Site, with one pipistrelle (*Pipistrellus sp.*) roost within 1km of the Site.

Ecological Features on Site

6.5.6 The westerly section of the Site where the Proposed Extension would be located is a restored former cha quarry which has previously been identified as compensatory habitat for the Existing Station. However, it does not currently have a formal nature conservation designation such as Local Wildlife Site (LWS).

- 6.5.7 The Site currently supports a number of habitats, including large areas of unmanaged grassland, broadleaved plantation woodland, scrub, sparsely vegetated ephemeral / short perennial vegetation, and a seasonal wetland with emergent vegetation. Based on survey information collected to date, none of these features qualify as priority habitats under Section 41 of the Natural Environment and Rural Communities Act 2006.
- 6.5.8 Bat activity levels recorded to date are relatively low and dominated by pipistrelle species. There are no structures on the Site which support potential roost features, with a very small number of trees located to the north and east of the Site boundary with potential roost features. Survey work to date has not indicated evidence of any bat roosts on or near the Site.
- 6.5.9 The wetland area within the Site was sampled for great crested newt (GCN) eDNA, with a negative result. Based on distance and degree of isolation from other ponds which might support a breeding population, it is reasonable to conclude that GCN are absent from the Site.
- 6.5.10 No other protected species have been recorded on the Site during surveys undertaken to date.

Potential Effects

Construction Phase

- 6.5.11 During construction there is the potential for the following effects to occur,
- Loss of habitats within the Proposed Extension footprint, lay-down / compound areas, and areas required for earthworks;
 - Potential effects on habitats used by protected species, including breeding birds;
 - Potential for disturbance of adjoining habitats through noise, lighting or human activity; and
 - Potential for introduction or spread of non-native, invasive species.

Operational Phase

6.5.12 During operation there is the potential for the following effects to occur,

- Potential disturbance of adjoining habitats through noise, lighting or human activity;
- Potential effects of emissions to air on sensitive ecological receptors, including Natura 2000 sites within 10km and SSSIs within 2km of the emission source; and
- Potential positive effects of mitigation and compensation measures within the Site and (if appropriate) off-site.

Cumulative Effects

6.5.13 The assessment of cumulative ecological effects will be concerned with the effects of the Proposed Extension along with schemes included in the shortlist of 'Other Developments' presented in Appendix 5.2. The cumulative assessment for air quality effects will be interpreted in terms of impacts on ecology, in accordance with EA guidance.

6.5.14 Consideration of cumulative and in-combination effects in the Habitats Regulations Assessment (HRA) process would follow current best-practice guidance in accordance with current case law and may involve a wider range of plans and projects than those included in the EIA.

Proposed Assessment Methodology

Baseline Monitoring

6.5.15 The assessment will be informed by the following ecological field surveys, which have been undertaken or are currently in progress at the Site:

- Breeding bird survey;
- Extended Phase 1 Habitat / Phase 2 Habitat Survey;
- Environmental DNA (eDNA) sampling of waterbodies to detect great crested newt (GCN) presence;

- Protected species risk assessment;
- Freshwater invertebrate sampling;
- Butterfly / dragonfly transect; and
- Bat activity surveys / automated monitoring;
- Reptile surveys.

6.5.16 All surveys have been or would be undertaken in accordance with current 'best practice' methodological guidance.

6.5.17 In addition to site-based surveys, additional surveys will be undertaken, comprising:

- Survey visit to North Downs Woodlands SAC, in order to better assess sensitivity to air quality effects; and
- Visit to locations identified as having potential for off-site compensatory habitat creation.

Guidance

6.5.18 It is considered that completion of the above-mentioned baseline surveys would provide sufficient information to form the basis of the impact assessment. The assessment of ecological impacts would be carried out in accordance with current Chartered Institute of Ecology and Environmental Management (CIEEM) (updated September 2019) guidance.

Scope and Methodology

6.5.19 The ecological impact assessment would cross-refer to the results of other environmental disciplines assessment. This may include, but not necessarily be limited to, air quality, water quality, lighting and noise assessments. Any required mitigation and enhancement measures would also be developed where appropriate in conjunction with the landscape design of the Proposed Extension.

6.5.20 Mitigation, compensation and enhancement measures would be assessed using the methodology set out in the DEFRA biodiversity offsetting matrix.

- 6.5.21 Following mitigation, the assessment would report residual ecological effects of the Proposed Extension.
- 6.5.22 The ecological interpretation of the Air Quality Assessment (AQA) would be set out as a separate Technical Appendix and integrated into the conclusions of both the Ecology and Air Quality ES chapters as appropriate. This would focus on those predicted effects which exceed appropriate Environment Agency screening thresholds, alone or in combination with other developments, for the relevant statutory or non-statutory designated sites.
- 6.5.23 It is anticipated that a Habitat Regulations Assessment (HRA) screening matrix would be necessary, to assess the likely significant effect of air quality impacts on North Downs Woodlands SAC. Based on the results of this screening assessment, it may also be necessary to provide information to inform an Appropriate Assessment of the effects of the development on the SAC.

Consultation

- 6.5.24 Consultation would be undertaken following receipt of the Scoping Opinion and may include, but not be limited to, further agreement of scope with Natural England and Kent Ecology Team.

6.6 Surface Water, Water Quality, Flood Risk and Drainage

Introduction

- 6.6.1 The Surface Water, Flood Risk and Drainage assessment would aim to address the potential significant effects on:
- Surface water and water quality (watercourses (rivers and canals), reservoirs, lakes, ponds and wetlands);
 - Flood risk management;
 - Land drainage; and
 - Wastewater treatment and sewerage.

Baseline Conditions

Surface Water and Water Quality - Watercourses, Reservoirs, Lakes, Ponds and Wetlands

- 6.6.2 The River Medway flows in a north westerly direction approximately 610m north-east of the Site. The River Medway is tidally influenced in this location. There is a significant amount of intervening infrastructure between the Site and the River Medway, including the M20 to the north and a railway to the north/east.
- 6.6.3 The River Medway has been assessed under the Water Framework Directive (WFD) and is split into two separate waterbodies; the Medway at Maidstone (ID: GB106040018440) which ends east of the M20, and the Medway (ID: GB530604002300).
- 6.6.4 The Medway at Maidstone is classified as a heavily modified waterbody. The current WFD status of the waterbody is summarised below:
- The current overall status is 'moderate';
 - The current ecological status is 'moderate';
 - The current chemical status is 'good'; and
 - The target date for achieving a 'moderate' overall and chemical status, and 'good' ecological status was by the end of Cycle 1 in 2015. These objectives were met.
- 6.6.5 The Medway at Maidstone is protected under the Nitrates Directive and Drinking Water Directive.
- 6.6.6 The Medway is classified as a heavily modified waterbody. The current WFD status of the waterbody is summarised below:
- The current overall status is 'moderate';
 - The current ecological status is 'moderate';
 - The current chemical status is 'fail'; and

- The target date for achieving a 'moderate' overall and ecological status, and 'good' chemical status was by the end of Cycle 1 in 2015. These objectives were met but the chemical status has since deteriorated.

6.6.7 The Medway is protected under the Bathing Water Directive, Nitrates Directive, Shellfish Directive and Conservation of Wild Birds Directive.

6.6.8 There are no other WFD defined surface waterbodies within the vicinity of the Site or upon which the Proposed Extension would impact.

6.6.9 The only other waterbodies are a small attenuation basin located adjacent to the Existing Station within the Site, and a small seasonal pond located to the west of the Proposed Extension.

Flood Risk Management

6.6.10 According to the Flood Map for Planning the Site is located in Flood Zone 1, which is defined as having a 'low probability' of river or sea flooding. The Environment Agency (EA) does not hold any records of historic flooding at the Site.

6.6.11 The Flood Risk from Surface Water map¹⁷ indicates the Site is at very low risk from surface water flooding. There are some areas of surface water flooding surrounding the Existing Station and the pond in the western section of the Site. The locations of the surface water ponding appear to correlate with the locations of the depressions caused by the raised embankments.

6.6.12 According to the Risk of Flooding from Reservoirs map¹⁷ the Site is not shown to be at risk of flooding from such sources.

6.6.13 According to the British Geological Survey (BGS) Groundwater Flooding Hazard map, the susceptibility to groundwater flooding is low across the majority of the Site.

¹⁷ Environment Agency. 2019. *Long term flood risk information*. <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map> [Accessed 16 Aug. 2019]

Land Drainage

- 6.6.14 The Site is currently served by an existing surface water drainage system. Water is stored within an attenuation basin and is pumped to a Southern Water surface water sewer in Laverstoke Road. Surface water runoff from the area where the Proposed Extension is to be located would be expected to runoff down the embankment and into the existing drainage system.

Infrastructure – Wastewater treatment and sewage

- 6.6.15 The Site currently discharges foul flows into the Southern Water public sewer system on Lavestoke Road. It is proposed there would be a new package treatment plant to treat foul water from the Proposed Extension, which would discharge into a new attenuation lagoon.

Potential Effects

Construction Phase

- 6.3.1 During construction of the Proposed Extension the following potential effects will be considered:
- Disturbance and mobilisation of contaminants and sediments and the impact on the quality of surface water receptors;
 - Ponding of surface water and accidental runoff;
 - Risk of pollution from foul water from temporary site worker accommodation and sanitary facilities; and
 - Effect on the public sewerage system during construction of the new foul sewer connections from the Site.

Operational Phase

- 6.6.16 During operation of the Proposed Extension the following potential effects will be considered:
- Risk of contamination of surface water runoff and effects on water quality;

- The increase in peak surface water runoff rates and total runoff volumes discharging from the Site; and
- The new foul water discharge from the Proposed Extension and the capacity of the receiving foul drainage infrastructure.

Cumulative Effects

6.6.17 The assessment of cumulative surface water runoff, wastewater treatment and sewerage effects will be concerned with the effects of the Proposed Extension along with schemes included in the shortlist of 'Other Developments' presented in Appendix 5.2.

Proposed Assessment Methodology

6.6.18 In order to fully assess the effect of the Proposed Extension on surface water, flood risk and drainage, the following tasks will be undertaken:

- Consultation with the EA, Southern Water, Tonbridge and Malling Borough Council and Kent County Council;
- An assessment of the impact of the Proposed Extension on the relevant surface waterbodies;
- Preparation of a Flood Risk Assessment – This will assess the potential risk of flooding to the Site from all sources and the impact of the Proposed Extension on flood risk elsewhere; and
- Preparation of a Drainage Assessment – This will identify the potential for any existing surface water regime(s) to be disturbed as a result of the Proposed Extension. The ES will provide a strategy for the disposal and treatment of surface water flows from the Proposed Extension. An assessment of the impact of the Proposed Extension in terms of foul drainage regime requirements will also be included.

6.6.19 The assessment would be undertaken in line with all relevant legislation, regulations, policies and guidelines, with particular reference to:

- Water Framework Directive 2000/60/EC;
- National Planning Policy Framework [the Framework] 2018;

- National Planning Practice Guidance [NPPG] 2014;
- Flood and Water Management Act 2010;
- The SUDS Manual (C753), CIRIA, 2015;
- Sustainable Drainage Systems: Non-statutory Technical Standards for SuDS, DEFRA 2015; and
- Sewers for Adoption, 6th and 7th Editions, A Design and Construction Guide for Developers.

6.6.20 The significance of any identified effect during both construction and operation of the Proposed Development would be determined with regard to the status, extent or spatial scale, duration, probability / likelihood and magnitude of the impact and the sensitivity of the receptor.

6.6.21 The significance of the effect would be established through the evaluation of the above elements as informed by the baseline conditions and would ultimately be determined through professional judgement.

6.6.22 The need for any mitigation measures to address adverse effects or enhance positive effects would be considered as appropriate for both construction and operation of the Proposed Extension.

6.6.23 Following mitigation, residual effects will be reported in the ES.

6.7 Air Quality and Human Health Risk Assessment

Introduction

6.7.1 This section outlines the baseline air quality and odour conditions at the Site and considers the potential effects from the Proposed Extension on air quality and human health.

6.7.2 The Proposed Extension will be required to comply with the requirements of the EA Environmental Permitting (England and Wales) Regulations under the conditions of an Environmental Permit (EP). FCC will be twin tracking the variation to the Existing Station Permit to address the requirements of the Environment Agency.

Baseline Conditions

6.7.3 A high-level baseline study has been undertaken to identify key constraints to the Proposed Extension in terms of air quality.

6.7.4 This review has shown that there are a number of Air Quality Management Areas (AQMA) located within the local area which are sensitive to changes in air quality. These include:

- Maidstone City Wide AQMA which has been declared due to concern over annual mean nitrogen dioxide and daily mean PM10 concentrations;
- Aylesford AQMA which has been declared due to concern over annual mean nitrogen dioxide concentrations;
- M20 AQMA which has been declared due to concern over annual mean nitrogen dioxide and daily mean PM10 concentrations; and
- Larkfield AQMA which has been declared due to concern over annual mean nitrogen dioxide concentrations.

6.7.5 In addition to the AQMAs there are a number of residential receptors which would be sensitive to changes in air quality. The air quality assessment would consider the impact of the Proposed Extension on each of the AQMAs identified above, at the point of maximum impact of process emissions and at a series of sensitive receptor locations which would include the closest residential properties and schools. In addition to these specific points, the spatial variation in impacts would be considered by analysing contour plots. Many of the sensitive receptor locations would also be sensitive to any potential odour and dust impacts.

6.7.6 The review of ecological constraints has shown that there are a number of ecological sites in the local area which may be sensitive to changes in air quality. The EA state that the following sites of ecological importance should be considered:

- Special Protection Areas (SPAs), Special Areas of Conservation (SACs), or Ramsar sites within 10km of the Site;

- Sites of Special Scientific Interest (SSSIs) within a 2km radius of the Site; and
- National Nature Reserves (NNR), Local Nature Reserves (LNRs), local wildlife sites and ancient woodlands within a 2km radius of the Site.

6.7.7 Whilst this is not specifically for use for planning, the IAQM guidance¹⁸ (assessment of air quality impacts on designated nature conservation sites (2019)) does not specify any other screening distances. As the Proposed Extension would need an EP to operate, it is considered that these screening distances are appropriate for the purpose of the assessment.

6.7.8 Identified sensitive ecological receptors that would be considered in the assessment are listed in Table 6.2.

Potential Effects

Construction Phase

6.7.9 The air quality assessment would address the following potential effects associated with the construction phase:

- generation of dust emissions onsite during the initial earthworks, construction, and movement of vehicles off-site (trackout) (i.e. material transferred on vehicle wheels to the public highway); and
- generation of exhaust emissions from road traffic associated with the import and export of materials.

Operational Phase

6.7.10 The air quality assessment would address the following potential effects associated with the operational phase:

¹⁸ *Institute of Air Quality Management, A guide to the assessment of air quality impacts on designated nature conservation sites, June 2019.*

- generation of exhaust emissions from road traffic associated with the import and export of materials;
- operational emissions associated with the Proposed Extension; and
- fugitive releases of odour and dust.

Cumulative Effects

- 6.7.11 The assessment of cumulative air quality effects would be concerned with the effects of the Proposed Extension along with schemes included in the shortlist of 'Other Developments' presented in Appendix 5.2.

Proposed Assessment Methodology

Baseline

- 6.7.12 A review of local monitoring data from MBC, TMBC and national monitoring networks run on behalf of the Department for the Environment Food and Rural Affairs (DEFRA) would be carried out to establish the baseline. In addition, a review of modelled background datasets would also be undertaken. These modelled datasets have been produced by DEFRA in order to assist local authorities with their responsibilities under Local Air Quality Management. Modelled background concentrations of some pollutants across the UK are available on a 1km by 1km grid. Mapped atmospheric concentrations of ammonia are also available from DEFRA via the National Environment Research Council (NERC) Centre for Ecology and Hydrology (CEH) throughout the UK on a 5km by 5km grid.
- 6.7.13 For each pollutant released from the Proposed Extension a review of the available monitored and modelled background datasets will be carried out. Where local monitoring data is not available a conservative assumption would be made as to the applicability of the use of national monitoring or modelled mapped background data as a source of baseline conditions.
- 6.7.14 The baseline would include a contribution from the existing vehicles and process emissions from the Existing Station. The baseline would assume that the Existing Station remains operational under the requirements of the Final

Draft Best Available Techniques (BAT) Reference document (the “BREF”) for the incineration of waste, published by the European Integrated Pollution Prevention and Control (IPPC) Bureau in December 2018 and expected to be formally adopted in Q3 2019. As such, it is proposed to model a future baseline and use this as a base to determine the impact of the Proposed Extension.

6.7.15 The latest version of the ADMS dispersion model would be used to model the existing baseline contribution from the Existing Station process emissions. This would be based on the permitted levels from the Existing Station as set out in the existing Environmental Permit. A future baseline contribution would also be modelled which would assume that the Proposed Extension would comply with the BAT AELs for existing facilities. For oxides of nitrogen, nitrogen dioxide and particulate matter the additional contribution from road traffic would also be considered. ADMS Roads would be used to model the existing baseline contribution from the roads and this would be verified using local monitoring data in line with the guidance set out in LAQM.TG(16)¹⁹. This would include the contribution from existing vehicles associated with the operation of the Existing Station.

6.7.16 Due to uncertainties over future predictions in emissions from traffic a best case and worst-case will be calculated. The best case would assume that emissions from road vehicles reduce in line with predictions and the worst-case will assume no reduction from current levels. This is in line with the recommendations of the Institute of Air Quality Management’s (IAQM) October 2016 position statement.

Scope of Assessment

Generation of Dust Emissions

6.7.17 The assessment of construction phase dust emissions will use the methodology outlined in the IAQM guidance document “Guidance on the assessment of dust from demolition and construction” (February 2014). This would determine any

¹⁹ *Department for Environment, Food and Rural Affairs, Local Air Quality Management Technical Guidance (TG16), February 2018.*

potential risks from dust generating activities and recommend suitable mitigation measures and determine whether residual significant effects are likely.

Vehicle and Combustion Emissions

- 6.7.18 The EP variation for the Proposed Extension would include both long and short-term limits on emissions to atmosphere on a range of combustion pollutants including metals, dioxins and furans.
- 6.7.19 Detailed dispersion modelling will be undertaken using the model ADMS 5.2. This is a new generation dispersion model, which characterises the atmospheric boundary layer in terms of the Monin-Obukhov length and the boundary layer height. In addition, the model uses a skewed Gaussian distribution for dispersion under convective conditions, to take into account the skewed nature of turbulence.
- 6.7.20 The modelling would take into account existing and proposed buildings and would use five years of sequentially hourly meteorological (“met”) data from Gatwick Airport. Data from this site was used for the application for the Existing Station and remains appropriate for the Proposed Extension. The modelling would be undertaken using the discharge stack gas flow parameters to be provided by the technology supplier and the BAT-AELs stated within Waste Incineration BREF, or the emission limits from Annex VI Part 3 of the IED for waste incineration plants where BAT-AELs are not applicable, e.g. for the half-hourly averages.
- 6.7.21 The dispersion model would be used to predict the short-term and long-term process contributions (“PCs”) from the proposed technology for the following pollutants at the appropriate averaging periods and percentiles:
- oxides of nitrogen (“NO_x”, as NO₂);
 - sulphur dioxide;
 - particulate matter (as “PM₁₀” and “PM_{2.5}”);
 - carbon monoxide;
 - hydrogen chloride;

- hydrogen fluoride;
- volatile organic compounds (“VOCs”);
- ammonia;
- mercury compounds;
- cadmium and thallium compounds;
- other metals and their compounds (antimony, arsenic, cobalt, copper, chromium, lead, manganese, nickel and vanadium);
- dioxins/furans;
- dioxin like Polychlorinated biphenyls (PCBs); and
- polycyclic aromatic hydrocarbons (“PAHs”).

6.7.22 The dispersion modelling results would be used to determine a suitable emissions stack height to minimise the impact upon the local environment whilst ensuring any limitations of the site are considered. This would include consideration of the local AQMAs, ecological receptors and any height constraints for the Site. In addition, a sensitivity analysis would be included which would consider the effect that varying model assumptions has on the predicted impacts. This would be used to ensure the most appropriate model assumptions are used.

6.7.23 The predicted concentrations at the point of maximum impact and at a number of discrete receptor locations in the area surrounding the Site representative of local sensitive receptors, would be compared with the relevant Air Quality Assessment Levels (AQAL’s). Local sensitive receptors would include the closest residential properties, schools and hospitals in each wind direction. For those pollutants, which have a short-term emission limit, the impact of the Proposed Extension operating at this short-term emission limit would also be compared with the relevant short term AQAL’s.

6.7.24 The impact of operational phase vehicle movements on air quality would be assessed using ADMS Roads. This would consider emissions of oxides of nitrogen and particulate matter. The future baseline model would be updated to include the vehicle movements associated with the operation of the Proposed Extension. As with the baseline modelling a best and worst-case would be considered in line with the IAQM’s 2016 position statement.

- 6.7.25 The contribution from road sources would be added to the contribution from process emissions to determine the total impact of the Proposed Extension.
- 6.7.26 The significance of effects would be determined using the methodology outlined in the IAQM (2017) guidance.
Human Health Risk Assessment
- 6.7.27 Dioxins and dioxin like PCBs have the potential to accumulate within the foodchain. The impact of this would be considered as part of the Human Health Risk Assessment (HHRA) which considers the potential pathways for the pollutants to move through soil, plants and animals to humans using specialised software called I-RAP.
- 6.7.28 I-RAP implements the US Environmental Protection Agency's Human Health Risk Assessment Protocol (HHRAP) for pathway assessment. The results would be taken from I-RAP and the UK specific health criteria applied to assess the impact. This approach is explained in the EA's document "Human Health Toxicological Assessment of Contaminants in Soil", ref SC050021.

Ecology Impacts

- 6.7.29 An assessment would be undertaken of the impact of emissions, including acid and nitrogen deposition at ecologically sensitive receptors identified within the screening distances for habitats. The results would be compared to the relevant Critical Levels for the protection of ecosystems and the habitat specific Critical Loads for deposition.
- 6.7.30 The IAQM guidance "*A guide to the assessment of air quality impacts on designated nature conservation sites*" was published in 2019 (herein referred to as the IAQM (2019)) sets out an approach to determining whether there would be a 'likely significant effect' on a habitat. Where this cannot be screened out the ecologist will determine whether in reality there will be a 'significant effect' or for European designated site an 'adverse effect on the integrity of the site'.
- 6.7.31 The following criteria will be used to screen out impacts which are not likely to have a significant effect on a habitat:

- The short-term PC is less than 10% of the short-term environmental standard; and
- The long-term PC is less than 1% of the long-term environmental standard.

6.7.32 Where impacts cannot be screened out, further assessment would be undertaken by the project ecologist and presented in the ecology assessment.

6.7.33 In relation to the potential effect of traffic emissions on sensitive ecological sites, there are no European or UK designated sites within 200m from the roads which would be impacted by the proposals. 200m is the screening distance set out in the Design Manual for Roads and Bridges (DMRB) beyond which significant air quality effects from road traffic are considered unlikely. On this basis, the impact of traffic related emissions on statutory and locally designated sites has been scoped out.

Fugitive Dust and Odour Emissions

6.7.34 Fugitive odour emissions would be assessed qualitatively using the methodology outlined in the IAQM guidance document “Guidance on the assessment of odour for planning” (July 2018). This would consider the potential for odour, the effectiveness of the pathway to determine the risk of odour exposure and the sensitivity of the receptor. Fugitive dust emissions would be assessed in a similar manner.

Consultation

6.7.35 Consultation will be undertaken following receipt of the Scoping Opinion, if required, and may include, but not be limited to, further agreement of scope with the Environment Agency and MBC and TMBC.

6.8 Noise

Introduction

- 6.8.1 The noise assessment would identify potential noise effects of the Proposed Extension on neighbouring Noise Sensitive Receptors (NSR) during both construction and operation.

Baseline Conditions

- 6.8.2 Noise baseline conditions at the Site were established in February 2017 for the planning application for the permanent retention of the Existing Station (ref. TM/17/2223).
- 6.8.3 Noise sources in the area are dominated by the M20 Motorway to the north of the Site the A20 London Road to the southeast and a railway line to the south. There are also industrial and commercial units located to the west of the Site entrance on the 20/20 Business Park off Laverstoke Road. The local sound environment is therefore generally formed by a mixture of noise from transport links and local industry.
- 6.8.4 The Existing Station is located within the basin of the old quarry and includes several buildings and plant areas which contain plant relating to the Tipping Hall, Waste Bunker, Boiler House, FGT Hall and Turbine Hall. Noise radiating from this facility was not audible at NSRs during the baseline study in 2017.

Potential Effects

Construction Phase

- 6.8.5 During construction potential noise effects could occur from:
- Construction works activity which would typically involve the movement of soils, piling and the construction of new buildings and infrastructure. Excavators, haulage lorries, piling rigs, cranes, dumpers, concrete plant, diggers and paving machines would all, at some time during the

construction programme, be operating at the Site. In addition, ancillary equipment such as small generators, pumps and compressors may also be operating on occasions; and

- Construction road traffic.

6.8.6 Vibration during construction and operation is not expected to be perceptible at the nearest NSR, given they are at distances greater than 180m from vibratory plant sources. Therefore, vibration effects have been scoped out of the assessment.

Operational Phase

6.8.7 During operation potential noise effects could occur from:

- Operational phase noise activities (including plant operation and waste deliveries); and
- Operational road traffic.

Cumulative Effects

6.8.8 The assessment of cumulative noise effects will be concerned with the effects of the Proposed Extension along with schemes included in the shortlist of 'Other Developments' presented in Appendix 5.2.

Proposed Assessment Methodology

Baseline Monitoring

6.8.9 For robustness, it is proposed that the baseline survey undertaken in 2017 for the Existing Station would be updated for the Proposed Extension.

6.8.10 At this stage a similar noise monitoring baseline study is proposed which would include monitoring over a weekend period at positions similar to those used in 2017 (or similar dependent on access), which included (and are shown in Figure 6.5).

Fixed monitoring

- Sports field or relatively new residential area e.g. Rosebay Gardens (southwest of the Site);
- Coldharbour Lane/East Park Road (northwest of the Site); and
- Rear of Travelling Community Site (southwest of the Site).

Spot roaming monitoring

- London Road East (west of the Site);
- Poppy Fields Public House (southwest of the Site);
- Castle Road (east of the Site);
- Allington Lock (north east of the Site); and
- Business Park (east of the Site).

Guidance

6.8.11 The impact assessment will be undertaken with reference to the following standards and guidance:

- BS4142: 2014 'Method for rating industrial noise affecting mixed residential and industrial areas';
- BS8233:2014 'Guidance on sound insulation and noise reduction for buildings';
- World Health Organisation (WHO) Guidelines for Community Noise: April 1999;
- World Health Organisation (WHO) Night Noise Guidelines for Europe: 2009
- The Institute of Acoustics (IOA) and the Institute of Environmental Management and Assessment (IEMA) 'Guidelines for Noise Impact Assessment' 2014;
- National Planning Policy Framework: February 2019;
- Noise Policy Statement for England (NPSE) March 2010;
- IPPC - Technical Guidance Note IPPC H3 Part 2 – Noise Assessment & Control;
- BS5228-1:2009+A1:2014 'Code of practice for noise and vibration control

on construction and open sites’;

- Design Manual for Roads and Bridges, Volume 11, Environmental Assessment: 2011;
- Department of Transport ‘Calculation of Road Traffic Noise’: 1988; and
- ISO 9613-2: 1996 Acoustics – Attenuation of Sound during Propagation Outdoors.

Scope and Methodology

- 6.8.12 The results of the baseline noise monitoring will be analysed and assessed against the modelled noise impacts. The main noise sources on the Site would be assessed in terms of their contribution to noise at the nearest NSRs and results compared with relevant impact criteria and any existing planning noise conditions.
- 6.8.13 Where appropriate, noise control measures will be considered taking BAT (Best Available Techniques) into consideration.
- 6.8.14 For the construction phase noise levels would be provided based on the methodology in BS BS5228-1:2009+A1:2014 ‘Code of Practice for noise and vibration control on construction and open sites’.
- 6.8.15 Noise arising from construction road traffic would be determined from the traffic figures provided in the Transport Assessment in accordance with the methodologies provided within ‘Calculation of Road Traffic Noise’ and the Design Manual for Roads and Bridges 2011 (as updated in 2019).
- 6.8.16 In summary, the noise impact assessment would include the following:
- Collection of background noise data to establish the baseline situation at NSRs;
 - Identification of noise generating activities during construction and operation;
 - Assessment of cumulative effects from ‘other developments’ in the vicinity of the Site; and
 - Identification of proposed mitigation measures and assessment of residual

effects.

- 6.8.17 Information on the Proposed Extension layout, building materials, detail of the likely plant list and any available information from equipment suppliers on plant noise levels or research into library data will be reviewed. Where appropriate, empirical noise level data will be referred to from similar plant operating in the UK.
- 6.8.18 Following the review of the Proposed Extension layout and data available on plant noise levels, noise prediction calculations would be undertaken using computer-based noise modelling software (likely to be CADNA), which would apply ISO9613-2 calculation methodology.

Consultation

- 6.8.19 Liaison with the Environmental Health Officers (EHO) at MBC and TMBC will be undertaken to agree the location of sensitive receptors, baseline methodology, noise criteria and assessment methodology.

6.9 Transport

Introduction

- 6.9.1 The impact of traffic associated with the Proposed Extension will be considered through the preparation of a formal Transport Assessment (TA) report. The TA would:
- describe the existing conditions including the operations that currently occur on the Site;
 - the recent accident records on the highway network;
 - appraise the Site's accessibility to sustainable transport;
 - describe the Proposed Extension in detail;
 - forecast the trips that are likely to be generated by the Proposed Extension;
- and

- assess the impact of these trips on the local highway network, taking account of nearby committed developments and future background traffic growth.

6.9.2 The key findings of the TA would inform the assessment of transport related environmental effects reported in the Transport ES chapter.

Baseline Conditions

6.9.3 Access to the Proposed Extension would be via an existing access road which connects with Laverstoke Road via an existing priority junction. Laverstoke Road runs in a north-south direction and is a single lane, two-way road with a 30mph speed limit.

6.9.4 Laverstoke Road then connects to St Laurence Avenue which runs in an east-west direction between the A20 London Road and the access road of the 20/20 Industrial Estate (to the east of the Proposed Extension). St Laurence Avenue is a single lane, two-way road with a 30mph speed limit. A shared footway/cycle way is in place on the northern side of the carriageway, which connects to the Existing Station located on Laverstoke Road. At its western extent it forms a junction with A20 London Road via a roundabout known as the 'Poppyfields Roundabout'. St Laurence Avenue also provides access to the car park for the 'Poppyfields' pub/restaurant at a point just east of its junction with this roundabout.

6.9.5 The A20 London Road forms a main arterial route between the M20 motorway and the centre of Maidstone and generally runs in a north-west to south-east direction.

6.9.6 On the section to the south of the Poppyfields Roundabout, the A20 London Road is a single lane, two-way road with a 40mph speed limit. It has street lighting and a shared footway/cycleway on the eastern side. On the section immediately to the north of the Poppyfields Roundabout, the A20 London Road is a two-lane dual carriageway with a 40mph speed limit. It has street lighting and a shared footway/cycleway on the eastern side and a footway on the western side.

- 6.9.7 Around 320m north-west of the Poppyfields Roundabout, the A20 London Road forms a junction with Coldharbour Lane via a signalised roundabout. The Local Highway Authority is in the process of delivering a major highway improvement scheme at this junction which involves constructing a larger roundabout which will not be signalised.
- 6.9.8 The A20 London Road continues to the west of Coldharbour Lane roundabout in a north-west alignment and provides access between the built-up area of Aylesford and J5 of the M20 motorway via Coldharbour Lane.
- 6.9.9 Coldharbour Lane runs in a north-south alignment and connects the A20 London Road in the south with J5 of the M20 motorway in the north. It is a two-lane dual carriageway with a 40mph speed limit. It has street lighting and a shared footway/cycleway on the eastern side.
- 6.9.10 A number of traffic surveys at key junctions in the area have been undertaken to establish baseline traffic conditions. These include:
- Laverstoke Road / St Laurence Avenue priority junction;
 - St Laurence Ave / A20 London Road / Kent Police Access roundabout; and
 - A20 London Road / Coldharbour Lane roundabout.
- 6.9.11 The traffic surveys have been used to establish Annual Average Daily Traffic (AADT) flows for 2019, presented in Table 6.5.

Table 6.5: 2019 AADT Flows on Local Highway Network

Link Description	2019 AADT Flows (vehicles)
Laverstoke Road	464
St Laurence Ave	1,266
London Road, south of St Laurence Ave	22,281
London Road, north of St Laurence Ave	23,296
London Road, west of Coldharbour Lane	31,267
Coldharbour Lane north of London Road	28,848

Potential Effects

Construction Phase

6.9.12 Transport related environmental effects are typically associated with changes in traffic on the highway network, both in terms of total number of vehicles and the type of vehicles generated e.g. the proportion of HGVs. Having due regard to the IEA document “Guidelines for the Environmental Assessment of Road Traffic (1993)”, the effects that will be considered during the construction phase include:

- Driver delay;
- Network congestion;
- Percentage traffic impact; and
- Dust and dirt.

Operational Phase

6.9.13 Transport related environmental effects that will be considered during the operational phase include;

- Driver delay;
- Network congestion; and
- Percentage traffic impact.

Cumulative Effects

6.9.14 The assessment of cumulative traffic and transport effects would be concerned with the effects of the Proposed Extension along with schemes included in the shortlist of ‘Other Developments’ presented in Appendix 5.2.

Proposed Assessment Methodology

Baseline Assessment

6.9.15 The assessment of the traffic-related environmental effects of the Proposed Extension would be considered against baseline traffic conditions on the local highway network. Consideration of baseline conditions would include:

- a description of local highway network conditions;
- a review of historical Personal Injury Accident records; and
- an appraisal of the Site's accessibility to sustainable transport modes.

6.9.16 The impact of the Proposed Extension would be assessed against future baseline traffic levels on the local highway network. The future baseline traffic levels would be derived through traffic counts undertaken at the following locations:

- Proposed site access / Laverstoke Road priority junction;
- Laverstoke Road / St Laurence Ave priority junction;
- St Laurence Ave / A20 / Kent Police Station Access roundabout; and
- A20 / Coldharbour Lane roundabout.

6.9.17 In addition to traffic counts, traffic flow data would be obtained from other sources including Highways England's WebTRIS website which covers Junction 5 of the M20 motorway, as well as other relevant contemporary TA reports prepared for nearby approved development, if relevant.

Guidance

6.9.18 The TA would meet the requirements set out in the 'National Planning Practice and Guidance – Travel Plans, Transport Assessment and Statements in Decision Taking'.

6.9.19 The assessment set out in the Transport ES chapter would follow the 'Guidelines for Environmental Assessment of Road Traffic' (1993) produced by the Institute of Environmental Assessment (IEMA).

Consultation

6.9.20 The TA report would be scoped in parallel to the ES and pre-application discussions would take place with the following relevant authorities:

- Kent County Council (KCC); and
- Highways England (HE).

6.9.21 These discussions would establish the extent of the highway network to be assessed and the precise scope of the TA and Transport ES chapter.

Scope and Methodology

6.9.22 Traffic related environmental impacts would be established via the comparative assessment between the following two core scenarios:

- **Baseline Scenario:** Background network traffic + traffic associated with any committed development traffic movements + operational traffic; and
- **'Proposed Development' Scenario:** Background network traffic + committed development traffic movements + the Proposed Extension traffic.

6.9.23 Subject to scoping responses from KCC and HE, traffic impacts would be considered in terms of changes to flows on the following links:

- Laverstoke Road;
- St Laurence Ave;
- A20 London Road east of Coldharbour Lane;
- A20 London Road west of Coldharbour Lane;
- Coldharbour Lane; and
- Slip roads at J5 of M20 motorway

6.9.24 The assessment would be undertaken for the following future years:

- the construction phase of the Proposed Extension when the maximum HGVs are generated;

- the opening year of the Proposed Extension; and
- 10 years after the submission of the application.

6.9.25 The IEMA guidelines 'Guidelines for the Environmental Assessment of Road Traffic' suggest the following general rules of thumb when considering appraisal or screening of traffic-related environmental impacts, and the identification of where more detailed analysis of specific environmental effects might be required:

- **Rule 1:** include highway links where traffic flows would increase by more than 30% (or the number of HGVs would increase by more than 30%); and
- **Rule 2:** include any other specifically sensitive areas where traffic flows have increased by 10% or more.

6.9.26 The need to assess traffic-related environmental effects would be established by comparing Proposed Extension related traffic forecast with the thresholds set out above.

6.9.27 With respect to Rule 1 (30% threshold), IEMA guidance notes that traffic forecasting is not an exact science and that it is generally accepted that accuracies greater than 10% are not achievable. Day to day variation of traffic on a route corridor is frequently at least some + or – 10% of data recorded on a single survey date. The IEMA guidelines therefore suggest that projected changes in total traffic of less than 10% would create no discernible environmental impact and recommended that as a starting point, a 30% change in traffic represents a reasonable threshold for the need to undertake detailed assessment of environmental conditions.

6.9.28 With regards to Rule 2 (10% threshold), the IEMA guidance states that the assessor should consider the inclusion of locations or network links where a 10% change in traffic demand is predicted which accommodate environmentally 'sensitive' areas. The IEMA guidelines suggest a 'sensitive' receptor can include accident blackspot locations, conservation areas, hospitals, schools and links with high pedestrian flows.

- 6.9.29 The IEMA guidance notes that it would not normally be appropriate to consider links where total traffic flows have changed by less than 10% unless there are significant changes in the composition of traffic, e.g. a usually large increase in the number of HGV movements.
- 6.9.30 Ultimately, the assessor is charged with utilising professional judgement to determine whether further assessment is necessary in such cases. There is a need to reflect the 'cumulative' effects of committed developments in future baseline conditions.
- 6.9.31 Further analysis is required to accurately forecast the likely routing of HGV movements. However, initially, it is considered that the majority of HGV movements are likely to be routed between the Site and J5 of the M20 motorway, passing through roads which are characterised by existing industrial development which already cater for high levels of HGV traffic. There are no immediately obvious sensitive receptors nearby, so it is not anticipated that the 'Rule 2' 10% threshold would apply.
- 6.9.32 If the assessment of traffic-related environmental effects identifies that a material increase in traffic above the core IEMA thresholds would arise as a result of the Proposed Extension, detailed analysis of traffic-related environmental effects would be undertaken and, where appropriate, physical or operational mitigation measures would be identified and set out within the ES chapter. The residual effects of these measures would then be reconsidered in the context of the relevant assessment scenarios.

6.10 Socio-Economics

Introduction

- 6.10.1 This section sets out the scope of the socio-economic assessment that would be undertaken for the Proposed Extension. The scoping exercise has explored the full range of potential socio-economic effects that could arise as a result of the construction and operation of the Proposed Extension.

Baseline Conditions

6.10.2 An initial high-level desk-based baseline assessment and policy review has been undertaken. Two study areas have been defined for gathering baseline information and would be used to assess socio-economic effects of the Proposed Extension. Given the likely scale of the impacts associated with the Proposed Extension, the local labour market, and connectivity within the local area, the local authority and county area are deemed the most appropriate study areas and are therefore:

- Maidstone – the local authority area in which the Site is located; and
- Kent²⁰ – the wider county area in which Maidstone sits.

6.10.3 A summary of the baseline indicators for each study area is shown in Table 6.6.

Table 6.6: Baseline Indicators²¹

Indicator	Maidstone	Kent
Gross Value Added, 2017	4,102	41,320
Employment, 2017	75,000	703,000
Unemployment Rate, 2018	2.8%	4.3%

Economic Activity

6.10.4 Table 6.6 shows the total Gross Value Added (GVA, a measure of economic activity) in the study areas.

6.10.5 Locally, raising economic activity and in particular productivity (GVA per job) is a policy priority with the issue identified as a concern. The South East Local Enterprise Partnership (LEP) recognises that productivity (measured as GVA per job) in the South East is relatively weak at around 92% of the UK average.²²

²⁰ Note: this includes the Medway Unitary Authority area in addition to Kent County Council Area due to the Project Site's proximity to Medway

²¹ Source: ONS, *Gross Value Added (Balanced Approach), 2017*; ONS, *Business Register & Employment Survey, 2017*; ONS, *Annual Population Survey – Model Based Estimates of Unemployment, 2018*

²² South East LEP, *Strategic Economic Statement, 2018*

The Maidstone Economic Development Strategy, 2015, also states that GVA per head and productivity in Maidstone are below that of the rest of the South East.²³

Employment and the Labour Market

6.10.6 Table 6.6 shows that unemployment is relatively low in Maidstone (2.8%) compared to the County of Kent that it sits within (4.3%).

6.10.7 Increasing employment is a clear objective for Maidstone, Kent and the South East Local Enterprise Partnership (LEP). The Maidstone Local Plan, 2017, and Economic Development Strategy, 2015, state that the Borough intends to create over 14,000 jobs over a 20-year period.^{24, 25} The South East LEP also points to a number of energy generation assets in the region such as a planned nuclear facilities at Bradwell and major offshore wind generation capacity in the Thames Estuary, North Sea and England Channel, noting the opportunity that they bring to the area in terms of supporting future economic growth.²⁶

Potential Effects

Construction Phase

6.10.8 During construction, the Proposed Extension is likely to generate significant levels of economic activity (measured in terms of Gross Value Added) and employment both on the Site and through the supply chain, although the period and scale of opportunities for local residents and businesses would depend on how the various work packages are developed. Potential effects during construction therefore include:

- Increased economic activity;
- Increased employment; and

²³ Maidstone Borough Council, *Economic Development Strategy, 2015*

²⁴ Maidstone Borough Council, *Economic Development Strategy, 2015*

²⁵ Maidstone Borough Council, *Local Plan, Adopted 2017*

²⁶ South East LEP, *Strategic Economic Statement, 2018*

- Better access to employment opportunities for local residents²⁷.

Operational Phase

- 6.10.9 The operational phase is also likely to generate economic activity and employment with longer term effects.

Cumulative Effects

- 6.10.10 The assessment of cumulative socio-economic effects would be concerned with the effects of the Proposed Extension along with schemes included in the shortlist of 'Other Developments' presented in Appendix 5.2.

Proposed Assessment Methodology

- 6.10.11 The methodology outlined below is based on the professional experience of the assessors as there is no set methodology for assessing socio-economics. The criteria for determining the significance of effects is a two-stage process that involves defining the sensitivity of the receptors and the magnitude of the impact.

Baseline Data Sources

- 6.10.12 Table 6.7 outlines the list of data sources that would be used to establish the baseline for the socio-economic assessment.

²⁷ *Rather than focusing on the jobs provided, this focuses on resident's ability to access the jobs supported by the Project*

Table 6.7: Baseline Data Sources

Receptor	Indicator	Source
Economic Activity	GVA	ONS, Gross Value Added, 2018
Employment	Employees	ONS, Business Register & Employment Survey, 2018
Access to Employment Opportunities for Local Residents	Unemployment Rate	ONS, Annual Population Survey, 2018
	Skills Profile	ONS, Census, 2011; ONS, Annual Population Survey, 2018
	Claimant Count	ONS, Claimant Count, 2018

Scope and Methodology

6.10.13 As set out above the assessment would focus on the potential for effects upon economic activity and employment during both construction and operation. In order to do so the assessment would establish:

- The significance of effect;
- The sensitivity of the socio-economic receptor to change;
- The magnitude of impacts; and
- The level of effect and whether or not that effect is considered significant in EIA terms.

6.10.14 If adverse effects are found, and if appropriate, the assessment would recommend mitigation measures, in line with planning policy, guidance and best practice, to avoid, minimise or off-set any such effects.

6.10.15 Following mitigation, the assessment would consider residual effects.

Consultation

6.10.16 Aside from the responses to this Scoping Report, no further consultation on the scope of the socio-economic assessment is proposed at this stage.

6.11 Health

6.11.1 The EIA Regulations require human health to be considered within the EIA process as there is often public concern regarding the potential for health effects from waste management facilities through the generation of noise and emissions to air.

6.11.2 Potential human health effects as a result of the construction, operation and decommissioning of the extension to the Generating Station could arise from:

- Construction noise;
- Process and traffic air emissions;
- Disruption to local road network (reduced access to services and amenities); and
- Increased local employment.

6.11.3 Human health effects will be considered in each relevant technical assessment chapter of the ES eg, Noise, Air Quality, Traffic and Transport etc. The ES would also have a stand-alone health chapter which would signpost to the relevant technical assessment chapters and draw conclusions on their findings.

6.12 Climate Change

6.12.1 The EIA Regulations require a description of the likely significant effects of the Proposed Extension on the environment resulting from:

- The impact of the Proposed Extension on climate (for example the nature and magnitude of greenhouse gas emissions); and
- The vulnerability of the Proposed Extension to climate change (in terms of flood risk, coastal change, water supply, biodiversity and landscapes and the risk of overheating from rising temperatures²⁸).

²⁸ *In line with the objectives and provisions of the Climate Change Act 2008.*

- 6.12.2 The vulnerability of the Proposed Extension to climate change in terms of flood risk has been scoped out of the climate change assessment given the Site is located in Flood Zone 1 ('low probability' of river or sea flooding), with no water courses in close proximity.
- 6.12.3 The effects of the Proposed Extension on climate would however be considered in the EIA through a qualitative assessment. This would consider the change in carbon emissions as a result of the proposals, which would take into consideration:
- The combustion of waste from the operation of the Proposed Extension;
 - The displacement of heat and power generate which would otherwise be generated from the combustion of fossil fuel; and
 - The alternative waste management solutions for the waste processes at the Proposed Extension (assumed to be landfill).
- 6.12.4 The assessment would also include a sensitivity analysis in relation to the carbon and biogenic content of the waste and how effective the landfill gas capture system is at capturing landfill gas (if the waste was disposed of in a landfill).

6.13 Electrical Connection

- 6.13.1 The Proposed Extension would include the development of an extension to the existing sub-station which serves the Existing Station. It would be necessary to provide an additional electrical connection from the sub-station to the National Grid. It is proposed that this would be via an underground connection to the same substation the Existing Station is connected to (the existing Maidstone substation).
- 6.13.2 The exact cable route has not yet been finalised. However, having held initial discussions with the DNO they have confirmed that it is anticipated that it would follow a similar route to that of the Existing Station electrical connection route. Figure 6.6 shows the existing cable route (denoted by a green line) and an indicative cable route corridor for the Proposed Extension (within a red outline).

- 6.13.3 The corridor initially runs in a west to east direction from the Site following the railway line, it runs partly within the Lock Wood Ancient Woodland, before crossing a public open space and then passing under the River Medway and the A229. The corridor then proceeds through the Invicta Park army barracks (allocated for housing development post 2026 in line with the closure of the barracks), close to another Ancient Woodland (Cuckoo Wood) before following Sandling Lane through Penenden Heath. The corridor then turns at Heath Wood Ancient Woodland in a south westerly direction, before running in parallel with the A249 Sittingbourne Road to the Maidstone Substation. In addition to the ancient woodlands, there is also a small number of Grade II listed properties that are located on the immediate edge of the route corridor.
- 6.13.4 It is intended that the final technical solution for the electrical connection will be progressed by the Distribution Network Operator (DNO) in their role as statutory undertaker for electrical infrastructure in the area and will not be included in the DCO application for the Proposed Extension. However, any likely significant environmental effects arising from the electrical connection works will be considered in a proportionate cumulative assessment in the ES. It is anticipated that this assessment will be informed by a combination of desk-based study and an ecological walk over study of the identified cable route and route options. The assessment would identify the key constraints to the development and measures by which the route could avoid or minimise impacts upon them.

7.0 TOPICS SCOPED OUT OF EIA

7.1 Introduction

7.1.1 The aim of scoping is to identify the likely environmental effects of the Proposed Extension to be carried forward and fully assessed in the EIA. This Chapter discusses those issues which are not considered likely to give rise to significant environmental effects and should therefore be scoped out of the EIA and not included in the ES.

7.2 Archaeology

7.2.1 It is intended to scope out consideration of direct impacts upon upstanding or buried archaeological remains. The Kent Historic Environment record does not record any known heritage assets within the Site. Further, the Site was in use throughout the 20th century as a chalk/ragstone quarry as evidenced by historical Ordnance Survey mapping and confirmed by the Kent Historic Landscape Characterisation of it as *Type 12.1 Active and disused Chalk quarries*. The area to the west of the Existing Station where the 4th Line will be located lies wholly within the area previously subject to quarrying and, as such, any archaeological remains which may have been present will have been removed. On this basis, there will be no direct impacts upon archaeological remains, buried or upstanding, and consideration of direct impacts can be scoped out.

7.3 Aviation and Radar

7.3.1 It is not a requirement of the EIA Regulations to undertake an assessment of the likely significant aviation effects from the Proposed Extension. However, NPS EN-1 requires an ES to include an assessment of potential effects when a proposed development may have an effect on civil or military aviation assets.

7.3.2 The Civil Aviation Association (CAA) has an interest in all known structures of 91.4m (300 feet) or more above ground levels. Given none of the structures of the Proposed Extension are expected to be above 91.4m above ground level an assessment of the potential impacts of the Proposed Extension on aviation is not required and it is proposed that aviation is scoped out of the EIA. In the

event that temporary infrastructure, such as cranes for building works, are required to be used during the construction phase of the development and these could extend to a height such that aviation safeguarding could be an issue, then these will be fully assessed through the EIA process. Should a taller emissions stack be required than currently expected the need for an aviation assessment can be reviewed.

7.4 Risk of Major Accident Events

7.4.1 The EIA Regulations require that the ES should include a description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and / or disasters which are relevant to the project concerned. In addition, and where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events and the approach to managing emergencies.

7.4.2 The Proposed Extension is located within a politically, geologically and meteorologically stable part of Europe and is therefore not at material risk from, for example, civil unrest, war, earthquakes or extreme weather conditions (hurricanes etc.).

7.4.3 The Site lies within Flood Zone 1 and is therefore suitably elevated above all surrounding watercourses and at an elevation above the extreme 1 in 1,000-year flood level that flooding does not present a significant risk to the development.

7.4.4 The type of technology proposed at the 4th Line has been successfully deployed around the UK and Europe for many decades and in over 500 instances without, to the Applicant's knowledge, any major accidents and/or disasters. The most notable incidents being accidental fire damage. Thus, the technology is proven and well understood.

7.4.5 It should also be noted that a series of regulatory consents would be required to build and operate the Proposed Extension, the most significant being an Environmental Permit (EP). The legislation that governs the Environmental

Permitting regime is in place to protect human health and the environment. In order to obtain a variation to the Existing Station's EP, to accommodate the Proposed Extension, sufficient information must be provided to the Environment Agency (EA) to satisfy them that the Proposed Extension can be operated within the regulatory requirements established by UK and European legislation. It also requires a Fire Prevention Plan. Once the variation to the Existing Station's EP has been issued, the Proposed Extension would be required to operate within the limits and conditions set out in the varied permit. Failure to do so could result in the Proposed Extension being closed and could lead to prosecution of the operator.

7.4.6 In terms of any vulnerabilities specific to the Proposed Extension in this particular location it is noted that the Site lies outside any areas at risk from coastal or fluvial flooding. The Proposed Extension is not considered to be vulnerable to any other potential 'natural' events that could result in significant environmental effects.

7.4.7 It can therefore be concluded that the Proposed Extension would not give rise to significant adverse effects on the environment deriving from the vulnerability of the Proposed Extension to risks of major accidents and / or disasters and can therefore be scoped out of the ES. However, as set out in Chapter 6, the ES will include a detailed assessment of the risks associated with the Proposed Extension from a human health and flood risk perspective.

7.5 Lighting

7.5.1 The Site is located in a relatively urban area, across the road from the 20/20 Business Park industrial estate and the M20 motorway directly to the north. The area is therefore already subject to existing activity, movement and lighting at night-time. In addition, the Proposed Extension will be located in a former quarry and therefore well screened.

7.5.2 New lighting at the Proposed Extension will be in accordance with British Standards, using appropriate design standards and codes of practice set by The Institution of Lighting Professionals (ILP) and The Chartered Institution of Building Services Engineers (CIBSE). Lighting will be designed to ensure it is

appropriate in terms of the potential effects on the surrounding area and any light sensitive receptors. This will form part of the embedded mitigation of the Proposed Extension and therefore a detailed assessment of lighting can be scoped out of the ES.

7.6 Daylight and Sunlight

7.6.1 Daylight and sunlight assessments normally assess the effect of a proposed development on the levels of light at neighbouring properties and outdoor amenity areas. Given the Proposed Extension will be located in the base of an existing quarry it is unlikely that there would be potential for overshadowing or light obstruction at the nearest receptors or outdoor amenity areas. A daylight/sunlight assessment would be undertaken in support of the application to substantiate this view, but it is considered at this stage that the impacts are unlikely to be significant and therefore a daylight and sunlight assessment can be scoped out of the ES.

8.0 SUMMARY AND NEXT STEPS

8.1 Introduction

8.1.1 This Scoping Report has been prepared to provide an overview of the potential environmental effects of the Proposed Extension that should be fully assessed in the EIA.

8.1.2 The report provides a brief description of the Site, the Existing Station and the Proposed Extension, outlines the environmental baseline and data sources used, identifies potential environmental effects and the proposed approach to assessing these and scopes out any topics that are not expected to lead to significant environmental effects.

8.2 Summary

8.2.1 This Scoping Report has identified the potential environmental effects likely to occur during construction, operation and decommissioning of the Proposed Extension. The following topics are proposed to be scoped into the EIA;

- Cultural Heritage;
- Landscape and Visual;
- Geology, Hydrogeology, Contaminated Land and Ground Stability;
- Ecology;
- Surface Water, Flood Risk and Drainage;
- Air Quality and Odour;
- Noise;
- Transport;
- Socio Economics;
- Health; and
- Climate Change.

8.2.2 The following topics are proposed to be scoped out of the EIA;

- Archaeology;

- Aviation and Radar;
- Risk of Major Accident Events;
- Lighting; and
- Daylight and Sunlight.

8.2.3 Combined environmental effects on a single receptor, which together could represent a significant overall effect would be identified in the main potential effects section for each specialist topic and then discussed separately in a standalone combined effects chapter.

8.2.4 Cumulative effects of the Proposed Extension along with other consented schemes in the area would also be considered in each assessment chapter.

8.3 Proposed Structure of the ES

8.3.1 The findings of the EIA would be presented in an ES which would be in compliance with the EIA Regulations. As outlined in Chapter 5, the ES would include a description of the following:

- the Existing Station and Proposed Extension;
- alternatives considered;
- the legislative and policy background;
- the baseline environment;
- the likely significant effects and the methods used to identify them;
- the measures to mitigate adverse effects; and
- any monitoring arrangements.

8.3.2 In addition, an NTS of the ES would be prepared in accordance with paragraph 9, Schedule 4 of the EIA Regulations.

8.3.3 The ES would be produced in four volumes as follows:

- Volume 1 - Non-Technical Summary;
- Volume 2 - Main Report;
- Volume 3 - Illustrative Figures; and

- Volume 4 - Technical Appendices (containing data and technical assessment undertaken for the EIA).

8.4 Next Steps

8.4.1 On receipt of the formal Scoping Opinion from PINS, the scope of the EIA would be revisited prior to formal consultation (Section 42) on the PEIR (draft ES). Following Section 42 consultation the EIA would be finalised and the ES and DCO application would be submitted.

8.4.2 The program for such works FCC would look to meet and discuss with PINS as part of the development program review in January 2020.

Appendices

Appendix 5.1 - Cumulative Effects Assessment - Stage 1 List

Tier	Explanation	Project Name / Address	Development Description	Developer / Applicant Name	Planning Ref and Approval Date	Distance (from site boundary)	Comment	Take forward to Stage 2
Tier 1	Under Construction	Tonbridge and Malling						
		Kings Hill Phase 3 Gibson Drive Kings Hill West Malling Kent	Outline planning application with all matters reserved except for means of access for the removal of a section of Kings Hill Avenue and the erection of a residential development, a multi-functional extension to the community centre, a youth outdoor recreational facility, formalisation of car parking areas at the community centre and adjacent to Crispin Way, alterations to the highway network at Alexander Grove, Gibson Drive and Queen Street and open space including a new linear park, trim trails, woodland paths and green spaces (the primary school has been granted planning permission by Kent County Council under ref TM/14/01929/CR3 (several RM and discharge conditions apps followed and now fully under construction).	Liberty Property Trust UK Limited	13/01535/OAEA (28 Aug 2015)	5.4km	Construction will be completed so will form baseline	
		Abbeyfield Greensted Residential Home 16 The Orpines Watlington Maidstone Kent ME18 5BP	Demolition of the existing Greensted Residential Care home and the erection of 51 older person's extra care units (C2 use class) with associated communal facilities, landscaping and parking	The Abbeyfield Kent Society	16/00920/FL (14 Jul 2016)	5.7km	Construction will be completed so will form baseline	
		Land East Of Hermitage Lane Aylesford Kent	Outline Application: Mixed-use development comprising up to 420 residential dwellings (including affordable homes), land safeguarded for an education facility and land safeguarded for a community centre. Provision of public open space (inc. children's play areas) associated infrastructure and necessary demolition and earthworks. The formation of 2 no. new vehicular accesses from Hermitage Lane and Howard Drive. All other matters reserved (RM - 16/01522/RM)	Croudace Strategic Ltd	14/03290/OA (14 Aug 2015)	1.0km	Construction will be completed so will form baseline	
		Area 1 Kings Hill Phase 3 Gibson Drive Kings Hill West Malling Kent	Reserved matters for 132 dwellings in Area 1 (junction of Tower View and Kings Hill Avenue) being details relating to the siting, design and external appearance of the proposed buildings, the means of access, drainage and strategic landscaping involving discharge of conditions 1, 12, 13, 19, 20, 23, 37, 38 and 39 of TM/13/01535/OAEA (Outline planning permission for residential development)	Countryside Properties	17/01392/RM (15 Dec 2017)	5.7km	Construction will be completed so will form baseline	
		Area 9 Land North Of Hazen Road Kings Hill Phase 3 Gibson Drive Kings Hill West Malling Kent	Reserved Matters Application (appearance, scale, layout and landscaping) for 70 dwellings and associated roads, parking, garaging and open space and details pursuant to conditions 12 (highways), 13 (access arrangements/visibility), 19 (parking), 23 (landscape Strategy), 24 (landscaping scheme), 33 (lighting) and 39 (refuse strategy) of outline planning permission TM/13/01535/OAEA (residential development and associated community facilities)	Rouse Kent (Residential) Ltd	18/02788/RM (1 Mar 2019)	5.7km	Construction will be completed so will form baseline	
		Former Peters Pit And Peters Works Site Hall Road Wouldham Rochester Kent	Grant of replacement planning permission for TM/05/00989/OAEA (Formation of development platforms and creation of new community including residential development, mixed use village centre (including A1, A3 and B1 use) community facilities and primary school and associated highway works) subject to a new time limit to allow a further period within which to submit applications for the approval of reserved matter.	Several developers - Inc Bellway, Orbit Homes	TM/15/01485/OA EA (11/12/2015)	5.0km	Construction will be completed so will form baseline	
Phoenix House Forstal Road Aylesford Kent ME20 7AU	Erection of 12 No. 3 storey townhouses on vacant site. 3 No. units to be affordable housing, including change of use status	GBA Designs Ltd	17/00964/FL (01 Feb 2018)	650m	Resi +12 (no impact given size)			

Former Holborough Quarry And Adjoining Land Parcel, Holborough, Road, Snodland, Kent	Approval of reserved matters pursuant to outline planning permission TM/01/02746/OAEA (Outline Application for the formation of new development platforms and residential development; provision of reserve primary school site, highway, pedestrian and cycle access, open space and landscaping), providing details of Phases 8, 9 and 10 comprising the access, landscaping, layout, scale and appearance of 153 dwellings, and a replacement facility to accommodate the dive academy that operates at the lake.	Berkeley Homes (Eastern Counties) Ltd	16/03169/RM	5.2km	Construction will be completed so will form baseline
Former Holborough Quarry And Adjoining Land Parcel, Holborough, Road, Snodland, Kent	Approval of reserved matters pursuant to outline planning permission TM/01/02746/OAEA Outline Application for the formation of new development platforms and residential development; provision of reserve primary school site, highway, pedestrian and cycle access, open space and landscaping), providing details of Phases 6, 7 and 11 comprising access, landscaping, layout, scale and appearance of 157 dwellings.	Berkeley Homes (Eastern Counties) Ltd	14/04279/RM	5.2km	Construction will be completed so will form baseline
Former Peters Pit And Peters Works Site, Hall Road, Wouldham, Rochester, Kent	Reserved matters application for phase 2 of outline application TM/05/00989/OAEA (Formation of development platforms and creation of new community including residential development, mixed-use village centre (including A1; A3 and B1 use), community facilities and primary school and associated highways works) comprising residential development of 157 units with ancillary parking and landscaping.	Trenport (Peters Village) Limited	15/00998/RM	5.3km	Construction will be completed so will form baseline
Former Peters Pit And Peters Works Site, Hall Road, Wouldham, Rochester, Kent	Reserved matters being appearance, landscaping, layout and scale for Phase 3, comprising of a residential development of 45 units with ancillary parking and landscaping, pursuant to outline application TM/15/01485/OAEA (Formation of development platforms and creation of new community including residential development, mixed-use village centre (including A1; A3 and B1 use), community facilities and primary school and associated highways works).	Trenport (Peters Village) Limited	16/02326/RM	5.3km	Construction will be completed so will form baseline
Former Peters Pit And Peters Works Site, Hall Road, Wouldham, Rochester, Kent	Residential development of 59 units with associated parking and landscaping.	Trenport (Peters Village) Limited	16/02327/FL	5.3km	Construction will be completed so will form baseline
Former Peters Pit And Peters Works Site, Hall Road, Wouldham, Rochester, Kent	Reserved Matters application pursuant to appearance, landscaping, layout and scale for Phase 4 (Parcels 2C, 2D, 2E and 2F), comprising of a residential development of 212 units with associated parking and landscaping, pursuant to outline application TM/15/01485/OAEA (Mixed use development).	Bellway Homes Limited	17/03461/RM	5.5km	Construction will be completed so will form baseline
Land Adjacent Gavin Astor House, Royal British Legion Village, London Road, Aylesford, Kent	Erection of a two storey, twelve bedroom care home (Use Class C2) with day care centre and communal living spaces, ancillary spaces, courtyard garden, hard and soft landscaping and associated car parking	Royal British Legion Industries Ltd	17/00609/FL	300m	Construction will be completed so will form baseline
Phoenix House, Forstal Road, Aylesford, Kent, ME20 7AU	Erection of 12 No. 3 storey townhouses on vacant site. 3 No. units to be affordable housing, including change of use status	Forstal Properties	17/00964/FL	500m	Construction will be completed so will form baseline
Kings Hill, Phase 3, Gibson Drive, Kings Hill West, Malling, Kent	Outline planning application with all matters reserved except for means of access for the removal of a section of Kings Hill Avenue and the erection of a residential development, a multi-functional extension to the community centre, a youth outdoor recreational facility, formalisation of car parking areas at the community centre and adjacent to Crispin Way, alterations to the highway network at Alexander Grove, Gibson Drive and Queen Street and open space including a new linear park, trim trails, woodland paths and green spaces (the primary school has been granted planning permission by Kent County Council under ref TM/14/01929/CR3).	Liberty Property Trust UK Limited	13/01535/OA	5.6km	Construction will be completed so will form baseline

Area 1, Kings Hill, Phase 3, Gibson Drive, Kings Hill, West Malling, Kent	Reserved matters for 132 dwellings in Area 1 (junction of Tower View and Kings Hill Avenue) being details relating to the siting, design and external appearance of the proposed buildings, the means of access, drainage and strategic landscaping involving discharge of conditions 1, 12, 13, 19, 20, 23, 37, 38 and 39 of TM/13/01535/OAEA (Outline planning permission for residential development),	Countryside Properties	17/01392/RM	5.8km	Construction will be completed so will form baseline	
Development Site, Long Pond Works, Wrotham Road, Borough Green, Sevenoaks, Kent	Demolition of existing industrial building and erection of a replacement industrial building as extension to existing industrial unit (approved under planning reference TM/16/01859/FL); and the provision of parking	Robert Body Haulage Ltd	18/01402/FL	12.1km	Construction will be completed so will form baseline	
Maidstone						
Bell Farm North Street Barming Kent	Erection of 35 dwellings together with the provision of associated landscaping, earthworks, parking and access.	Taylor Wimpey	16/505427/FULL (22 Dec 2016)	3km	Construction will be completed so will form baseline	
Tovil Quarry Site Straw Mill Hill Tovil Kent ME15 6FL	Outline planning application for the erection of up to 108 dwellings with associated vehicular access from Straw Mill Hill, Tovil, Maidstone.	Mr Kevin Clark - Skillcrown Homes Ltd	15/505441/OUT (29 Apr 2016)	3.8km	Construction will be completed so will form baseline	
Langley Park Primary Academy	Creation of a 2 form entry primary school comprising a two storey building, access car parking and pick up/drop off bays, external play areas including a Multi Use Games Area, informal play area and grass playing field and hard and soft landscaping	KCC Property And Infrastructure Support.	15/503462/COUN TY (15 Feb 2016) - KCC Application	8.1km	Construction will be completed so will form baseline	
Land At Langley Park, Sutton Road, Maidstone, Kent	Outline application for the erection of up to 600 dwellings, with associated local centre comprising convenience store (Use Class A1) (1,300sqm - 1,500sqm Gross Floor Area (GFA), retail/commercial units (Use Class A1, A2, A3, A5 and/or D1) (400sqm GFA), and public house (Use Class A4) (550sqm - 700sqm GFA); a two form entry primary school (with pre-school provision and a community facility); public open space; allotments; nature conservation area; and landscaping; with all matters reserved except for the following:	Taylor Wimpey UK Limited	13/1149 (4 Sept 2014)	7.8km	Construction will be completed so will form baseline	
Linden Farm, Stockett Lane, East Farleigh, Maidstone, Kent, ME15 0QD	Outline planning application with all matters reserved, apart from means of access, for a mixed use development for both the establishment of 0.6 hectares of outdoor open space/community facilities and 2.04 hectares of residential development of 74 dwellings including 30% affordable housing	Mr & Mrs I Rankin	13/2008 (25 Aug 2016)	5.9km	Construction will be completed so will form baseline	
Land Off Farleigh Hill Tovil Kent	Approval of reserved matters (siting, design, external appearance and landscaping) following the outline approval dated 23 November 2012 (MA/10/0256) for the erection of 272 dwellings (planning conditions 1, 2, 7 and 8).	P.J. Burke (Kent) Ltd.	15/509041/REM (23 May 2019)	3.7km	Construction will be completed so will form baseline	
Land North Of, Sutton Road, Otham, Kent	Full application for residential development of 186 dwellings comprising a mixture of 2, 3, 4 and 5 bedroom properties with associated parking, landscaping, amenity space and engineering works in accordance with the design and access statement; sustainability assessment; cultural heritage assessment; submitted house types; transport assessment; flood risk assessment (including drainage assessment); phase 1 and 2 site investigation; planning statement; landscape and visual impact assessment; noise assessment; ecological assessment; statement of community involvement; air quality assessment submitted on the 4 June 2013 and layout plans submitted on 28 October 2013.	Bellway Homes (South East) Limited	13/0951 (26 Sept 2014)	7.2km	Construction will be completed so will form baseline	

Land West Of Bicknor Farm Cottages Sutton Road Maidstone Kent	Erection of 100 dwellings together with associated new access road, car parking, landscaping, and open space	Redrow Home Limited	MA/13/1523 (14/11/2014)	7.4km	Construction will be completed so will form baseline
Land At Oakapple Lane And Hermitage Lane Maidstone Kent	Demolition of existing buildings and redevelopment of the site to provide 69 residential units including affordable housing (use class C3) together with associated car parking, landscaping and infrastructure works.	Mr Mark Steedman - Bellway Homes	14/500412/FULL (20 Mar 2015)	2.5km	Construction will be completed so will form baseline
Bridge Nursery London Road Maidstone Kent	The development of the site for 140 x two, three, four and five bed dwellings, new access road off A20, new estate roads, car parking, landscaping and amenity open space.	Ward Homes And UCC Strategic Land Ltd	14/501209/FULL (28 Jul 2015)	70m	Construction will be completed so will form baseline
Land At Church Street And Heath Road Boughton Monchelsea Kent	Erection of 41 no. residential units together with associated access, parking and landscaping on land located at the Heath Road / Church Street junction.	Fernham Homes	15/509961/FULL (27 Oct 2017)	7.3km	Construction will be completed so will form baseline
Land To The East Of, Hermitage Lane, Maidstone, Kent	Outline application for a Mixed-Use development comprising up to 500 residential dwellings (including affordable homes), land safeguarded for an education facility and land safeguarded for a community centre. Provision of public open space (inc. children's play areas) associated infrastructure and necessary demolition and earthworks. The formation of 2No. new vehicular accesses from Hermitage Lane and Howard Drive. With access to be considered at this stage and all other matters reserved for future consideration. This application is now under a joint appeal with Tonbridge and Malling Borough Council Planning Ref:-TM/13/03147/OA. Planning Insepctorate references:- Maidstone (APP/U2235/A/14/2226326) and Tonbridge and Malling (APP/H2265/A/14/2226327).	Croudace Homes Ltd	13/1749 (19 October 2015)	1km	Construction will be completed so will form baseline
Land South Of Redwall Lane Linton Kent	Demolition of existing dwelling and erection of B8 warehouse building with ancillary offices, dock levellers, access, parking and landscaping including the creation of new woodland and attenuation pond.	Berry Gardens Ltd & Alan Firmin Ltd	16/508659/FULL (03 Oct 2017)	8.8km	Construction will be completed so will form baseline
Land West Of Hermitage Lane Maidstone Kent ME16 9NP	Outline application for residential development (approx. 250) with access. All other matters (appearance, landscaping, layout and scale) reserved for future consideration (RM approved subsequently).	Swan Property Ltd.	13/1702 (13 Jan 2015)	2km	Construction will be completed so will form baseline
Land South Of Vicarage Road Yalding Kent	Erection of 65 residential dwellings, together with access, parking, drainage	Countryside Properties	16/508660/FULL (7 Feb 2018)	8.3km	Construction will be completed so will form baseline
Land Adj Royal Engineers Road, Maidstone, Kent	Full planning application for the development of 310 residential units, in two buildings ranging between 8 and 18 storeys, including 177sqm of A1/D1/D2 floorspace, associated car parking, public realm and landscaping works (Legally implemented but does not appear under construction).	Development Securities (Maidstone) Ltd	16/507471/FULL (23 Aug 2017)	1.8km	Construction will be completed so will form baseline

Medway

	Dormers 3 Upper Luton Road Luton Chatham ME5 7BG	Construction of 16 three storey dwellings with access road and parking	Kent and Sussex Properties (Chatham) Ltd	MC/14/2912 (22/05/215)	9.5km	Construction will be completed so will form baseline	
Permitted Application not Implemented	Maidstone						
	Land South West Of, Oakapple Lane, Maidstone, Kent	Outline planning application with all matters reserved for the demolition of existing structures and erection of up to 80 dwellings with associated works for access, parking, infrastructure, open space and landscaping.	Mr & Mrs Sunnuck & Mrs Foster-Crouch	13/2079 (01 Dec 2015)	2.2km	Demolition and Residential +80 (no impact on transport routes)	
	Paul Sandby Court Turkey Mill Business Park Ashford Road Maidstone Kent ME14 5PP	Planning application for three storey office development, new bridge crossing, car parking and landscaping.	Turkey Mill Investments LTD	16/502359/FULL (24 Jun 2016)	3.8km	Office Development (no impact on traffic or noise)	
	Land At Mount Avenue/Blunden Lane Yalding Kent	Outline application for a residential development of 30 dwellings considering the access arrangements from Mount Avenue and Blunden Lane with all other matters (appearance, landscaping, layout and scale) reserved for future consideration.	Mr Pete Bland - Millwood Designer Homes Ltd	15/509402/OUT (allowed at appeal 31 Jan 2017)	8.1km	Resi +30 (no impact given distance)	
	Popesfield Bearsted Road Weaving Kent	Erection of a new two-storey primary school and special educational needs secondary school with vehicular and pedestrian access via Kent Medical Campus, together with associated car parking and drop off area, pedestrian access, drainage, areas for formal and informal outdoor play and landscaping works.	Bowmer and Kirkland Ltd for DfE	18/506656/FULL (3 May 2019)	4.3km	School (no impact given distance)	
	Land North Of Bicknor Wood Sutton Road Maidstone Kent	Erection of 250 residential dwellings together with associated access, parking, public open space, drainage and landscaping.	Bellway Homes Ltd	17/501449/FULL (19 Mar 2018)	7.1km	Resi +250 (no impact given distance)	
	Land East Of Gleamingwood Drive Lordswood Kent	Approval of Reserved Matters for Access, Appearance, Landscaping, Layout, and Scale, pursuant of 15/503359/OUT - Outline application with all matters reserved for residential development (approx 89 dwellings) plus open space, biomass plant and access road (plus emergency access).	McCulloch Homes And Palm Developments Ltd	18/505455/REM (18 Jun 2019)	5.6km	Resi +89 (no impact given distance)	
	Land East Of Eyhorne Street Hollingbourne Kent	Erection of 12 residential dwellings, together with associated access, parking, drainage and landscaping.	Fernham Homes	16/508640/FULL (2 Feb 2018)	10km	Resi +12 (no impact given size and distance)	
	Land At Bicknor Farm Sutton Road Langley Kent ME17 3NG	Residential development of 271 dwellings including 30% affordable housing, access and associated infrastructure (resubmission of 14/506264/FULL)	Jones Homes (Southern) Ltd	16/503775/FULL (19 Jan 2017)	7.7km	Resi +271 (no impact given distance)	
	Plot 5 Kent Medical Campus Kent Institute Of Medicine And Surgery Newnham Court Way Weaving Maidstone Kent ME14 5FT	Approval of reserved matters (siting, design, external appearance and landscaping) pursuant to outline permission MA/13/1163 for the development of a 4222 sqm GEA class C2 care facility comprising a mixture of step-down residential, nursing, dementia, rehabilitation and respite care at Zone 5, Kent Medical Campus, Maidstone	Westlin Bearsted Ltd	17/501723/REM (13 Jul 2017)	4.3km	Medical-extension (no impact given distance)	
Land To The West Of Windmill Lane Eyhorne Street Hollingbourne Kent ME17 1TR	Erection of 10 dwellings and associated works including associated garaging and construction of access road. (Resubmission of 16/508436/FULL)	Country House Homes Ltd	17/503118/FULL (3 Aug 2018)	9.9km	Resi+10 (no impact given size and distance)		

Ledian Farm, Upper Street, Leeds, Maidstone, Kent, ME17 1RZ	Hybrid planning application for the redevelopment of Ledian Farm to provide a Continuing Care Retirement Community scheme (C2 Use Class).	English Care Villages & Gallagher Props.	12/2046 (16 Apr 2014)	9.3km	Redev- Care Home (no impact given distance)	
Newnham Park Bearsted Road Weaving Kent	Outline Application with access matters sought for development of medical campus comprising up to 92,379 m ² of additional floorspace (including additional hospital facilities, clinics, consultation rooms and a rehabilitation centre (classes C2/D1); education and training facilities with residential accommodation (class C2/D1); keyworker accommodation for nurses and doctors (class C3); pathology laboratories (class B1); business uses (class B1); ancillary retail services (class A1, A2, A3); and up to 116 bed class C2 neuro-rehabilitation accommodation; internal roads and car parks, including car park for residents of Gidds Pond Cottages; hard and soft landscaping including creation of a nature reserve (to renew existing consent 13/1163).	Kent Medical Campus Ltd	16/507292/OUT (16 Jun 2017)	4.1km	Medical-extension (no impact given distance)	
Land South Of Kent Institute Of Medicine And Surgery Newnham Park Maidstone Kent ME14 5FT	Approval of Reserved Matters following outline planning permission MA/13/1163 for the erection of a 65-bed hospital, with associated parking and landscaping at Zone 10, Kent Medical Campus, Maidstone (appearance, landscaping, layout and scale being sought).	Cygnets Healthcare	16/500360/REM (29 Apr 2016)	4.4km	Medical-extension (no impact given distance)	
The Maidstone Studios Vinters Business Park New Cut Road Maidstone Kent ME14 5NZ	Demolition of a number of disused temporary structures associated with Maidstone Studios and erection of 77 dwellings together with access, parking, garaging, landscaping and ancillary works on land to east of Maidstone Studios	Hillreed Homes	14/500290/FULL (22 Dec 2015)	4.2km	Demolition-Resi+77 (no impact given distance)	
Newnham Court Shopping Village Bearsted Road Weaving Kent ME14 5LH	Refurbishment and extension of existing garden centre buildings, including the enclosure of 2570 sqm GIA of existing external retail floor space to become internal retail floor space and ancillary cafe, amendments to the elevations and roof of existing buildings including installation of new cladding and roofing materials to existing glasshouses, reconfiguration of existing overflow car park, associated landscaping, and continued use of part of the site for external retail display.	Harvestore Systems (Holdings) Ltd	18/500330/FULL (2 May 2018)	4km	Garden Centre Extension (no impact given distance)	
Land At Woodcut Farm Ashford Road Hollingbourne Kent ME17 1XH	Outline application for a mixed commercial development comprising B1(a), B1(b), B1(c) and B8 units, with a maximum floor space of 45,295 square metres (Access being sought) (Resubmission of 15/503288/OUT)	Roxhill Developments Ltd	17/502331/OUT (20 Jul 2018)	8.1km	Commercial dev (no impact given distance)	
Land At Barty Farm Roundwell Bearsted Kent ME14 4HN	Outline application for the erection of 100 dwellings - reserved matters for which approval is being sought: Access, including access widening comprising relocation of wall forming part of outer curtilage of Barty Nursing Home (Grade II listed)	Crabtree And Crabtree (bearsted) Limited	14/506738/OUT (20 Mar 2018)	6.9km	resi+100 (no impact given distance)	
Land To The South Of Cross Keys Bearsted Kent	Erection of 30 no. open market homes and associated garaging, and erection of 20 no. affordable homes, construction of access road and bridge, and provision of open space, ecology park and new public footpath. Demolition of 24 bay garage court and redevelopment to provide a 16 bay garage court and amenity storeroom	Country House Developments	14/504795/FULL (6 Jul 2016)	6.9km	resi +50 (no impact given distance)	
Plots 6,7 & 8 Eclipse Park Sittingbourne Road North Maidstone Kent	Outline application for plots 6, 7 and 8 for B1 office development in relation to extant planning permission MA/13/0389 with all matters reserved for future consideration	Gallagher Properties Ltd	16/507366/OUT (8 Sept 2017)	3.7km	office (no impact given size)	
Plot 9 Eclipse Park Sittingbourne Road North Maidstone Kent	Erection of a Class A1 Retail Store and associated servicing, parking, landscaping and access arrangements.	Marks And Spencer Plc & Gallagher Properties Ltd	18/502144/FULL (18 Sept 2018)	3.8km	retail-existing site (no impact given size)	
Valley Park Community School Huntsman Lane Maidstone Kent ME14 5DT	Approval of Reserved Matters for Access, Appearance, Landscaping, Layout and Scale following Outline Approval for 13/1687 - An outline application with all matters reserved for future consideration for a new 12 court sports hall and ancillary accommodation. To be completed in 2 phases.	The Valley Invicta Academy Trust	17/503510/REM (12 Jan 2018)	4km	School-extension (no impact given size)	

Land At Valley Park School New Cut Road Maidstone Kent ME14 5SL	Erection of a three storey secondary school with associated access, car parking and landscaping.	BAM Construction Ltd	17/501471/FULL (24 Sept 2018)	4km	School- extension (no impact given size)	
Land At St Michaels Close Aylesford Kent ME20 7AR	Erection of three buildings subdivided into seven individual units consisting of 3839 sq.m of floor space for B1(b) B1(c), B2 & B8 employment uses with ancillary yards, parking and landscaping.	LMF Holdings Ltd	17/506037/FULL (15 Mar 2018)	800m	commercial units (no impact given existing industrial site)	
Land West Of Eclipse Park Sittingbourne Road Maidstone Kent ME14 3EN	The development of the land to accommodate 50 dwellings (7 x 1 bed flat, 8 x 2 bed flats, 12 x 2 bed houses, 11 x 3 bed houses, and 10 x 4 bed houses and 2 x 2 bed FoGs) together with associated new access road, car parking, landscaping and open space.	Persimmon Homes South East	17/501778/FULL (4 May 2018)	3.6km	resi +50 (no impact given residential area)	
Brett House St Michaels Close Aylesford Kent ME20 7XE	Approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale being sought) following outline permission 15/507520/OUT for erection of 5 flexible commercial yard spaces, with each containing a building of up to 500 square metres, yard spaces providing a mix of uses with associated access, parking and earthworks, retaining structures and landscaping works.	Aveling Securities Ltd	16/505686/REM (3 Nov 2016)	1.1km	commercial units (no impact given existing industrial site)	
Land At Castle Dene Maidstone Kent ME14 2NH	Erection of 14no. detached residential dwellings with associated parking, access and infrastructure works.	P Car Properties Ltd	17/503520/FULL (21 May 2018)	1.4km	resi +14 (no impact given size)	
Land At Forstal Road Aylesford Maidstone Kent ME20 7AE	Demolition of existing warehouse and 2 residential units; the erection of 23 single storey units with internal mezzanines for B1c, B2, B8 use and trade counter, associated car parking, servicing, landscaping and access provision.	Gallagher Properties Ltd	18/500249/FULL (4 May 2018)	800m	commercial units (no impact given existing industrial site)	
Lyewood Farm Green Lane Boughton Monchelsea Maidstone Kent ME17 4LD	Demolition of the existing chicken sheds and associated structures, the erection of 85 residential dwellings, together with associated access, parking, landscaping and drainage.	Crest Nicholson	18/502683/FULL (17 Sept 2018)	6.8km	resi +85 (no impact given distance)	
Cobtree Manor Golf Course Chatham Road Sandling Maidstone Kent ME14 3AZ	Demolition of existing clubhouse and erection of new replacement clubhouse incorporating bar, meeting rooms, gym and exercise studio, linked 12 bay driving range, separate golf buggy store, bin store and covered bike rack. Existing car park and entrance road to be realigned and provide additional 47 parking spaces. Upgrade, re-model and re-contour the existing 18- hole golf course. Academy 9 hole course; short game activity zone all on practice ground outfield. Landscaping and biodiversity enhancement through extensive planting and the connectivity of habitats.	Mytime Active	18/504490/FULL (28 Feb 2019)	1km	recreation- replacement (no impact given replacement clubhouse)	
Maidstone Borough Council Car Park Corner Of Union Street Queen Anne Road Maidstone Kent	Creation of a new 48 space public car park, together with 30 flats in a stepped block backing onto Queen Anne Road. A row of 6 semi detached houses fronting Union Street and two terraced rows arranged as a 'Mews' providing 11 houses, together with a new estate road, allocated parking and soft landscaping.	MBC Regeneration & Economic Development	17/504428/FULL (7 Mar 2018)	3.1km	car park and resi (no impact given distance)	
J Sainsbury Plc Romney Place Maidstone Kent ME15 6SF	Erection of Groceries Online (GOL) distribution hub, stairwell, basement car park for staff and associated car park alterations.	Sainsbury's Supermarkets Ltd	17/500617/FULL (15 May 2017)	3.3km	commercial units (no impact given existing industrial site)	

Land South Of Sutton Road Langley Kent	Outline application for residential development, together with non-residential uses (including potentially A1 (retail), A3 (sale of food and drink on the premises e.g. restaurant), A4 (public house), D1(a) (medical use), D1(b) (creche/day centre/day nursery), or B1 (office), up to 0.4 ha of land reserved for C2 (residential care), the reservation of 2.1 ha of land for primary education (use class D1), public open space in the form of natural green space, allotments, play facilities and informal open space together with landscaping, parking, footpath and cycle links and the necessary servicing, drainage and the provision of necessary utilities infrastructure, with all matters reserved for future consideration with the exception of access (Amended proposal).	Countryside Properties	15/509015/OUT (18 Apr 2018)	7.9km	Redev (no impact given distance)	
J B Garage Doors Straw Mill Hill Tovil Maidstone Kent ME15 6FL	Erection of residential development providing up to 18 units and provision of parking spaces. Access and scale being sought, with remaining issues to be determined as reserved matters.	Baker Byrne LLP	17/503237/OUT (29 Sept 2018)	3.7km	Resi +18 (no impact given size)	
Haynes Bros Ltd Sutton Road Maidstone Kent ME15 9NH	Redevelopment of the site to provide 7 warehouse/industrial units for use in association with Use Class B1(c) (light industrial), B2 (general industrial) and B8 (storage and distribution) with first floor mezzanines, a car dealership comprising showroom (Sui Generis), workshop, offices, valet facility and car display area with associated parking, external works, underground services and soft landscaping.	Chancerygate (Leinster Mews) Ltd	17/506583/FULL (27 Apr 2018)	7.4km	Commercial dev (no impact given distance and existing industrial site)	
5 Tonbridge Road Maidstone Kent ME16 8RL	Outline application (All matters reserved) for redevelopment with up to 65 dwellings and associated vehicular and pedestrian access, car and cycle parking, street and external lighting, main services, bin stores and other ancillary development	Corbens Place Ltd	15/510179/OUT (22 Dec 2016)	2.9km	Resi +65 (no impact given residential area)	
Sharp House Tovil Green Tovil Kent ME15 6RL	Erection of 13 dwellings together with associated landscaping and parking.	Mr Maasbach	16/506266/FULL (19 Apr 2017)	3.1km	Resi +13 (no impact given size)	
Land West Of 73 Haste Hill Road Boughton Monchelsea Kent ME17 4LN	Outline planning application for residential development of eleven dwellings considering access from Hubbard's Lane with all other matters (appearance, landscaping, layout and scale) reserved for future consideration	Mr B Piper	16/500014/OUT (16 Nov 2016)	6.7km	Resi +11 (no impact given size)	
Land To West Of 70 Church Street Boughton Monchelsea ME17 4HN	Demolition of existing buildings and construction of 18 new C2 Extra Care Retirement Homes, Club House, Car Ports, Bin Stores, Landscape Scheme and Access Road. Demolition of garage to rear of 70 Church Street and erection of new oak framed car port to rear garden	Country House Homes Ltd	16/502993/FULL (6 Sept 2018)	7.2km	Resi +18 (no impact given size and distance)	
Site H1 (60) Forstal Lane Coxheath Kent	Outline Application for residential development for up to 210 dwellings together with access off Forstal Lane, 1.85 hectares of open space and associated infrastructure (Access being sought).	Charterhouse Property Group	17/502072/OUT (27 Feb 2018)	6.3km	Resi +210 (no impact given distance)	
Land At Forest Hill Tovil Kent	Construction of 22 dwellings with associated landscaping and car parking	Rouxville Investments Limited	17/502355/FULL (27 Jul 2018)	3.6km	Resi +22 (no impact given size)	
Land North Of, Heath Road, Coxheath, Maidstone, Kent, ME17 4TB	Outline planning application for up to 55 residential dwellings with means of access. All other matters reserved. (18/506425/REM Approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale being sought) pursuant of Outline application 13/1979 for the erection of 55 residential dwellings (as amended by 18/504066/NMAMD) - Approved 16 Apr 2019)	Mr M J Older	13/1979 (10 Jan 2018)	3.8km	Resi +55 (no impact given distance and residential rea)	
Vicarage Field At Wares Farm Linton Hill Linton Kent	Erection of 13 dwellings and garages with associated access and landscaping.	Countryside Properties Ltd.	16/505401/FULL (11 Jun 2018)	8.2km	Resi +13 (no impact given size)	

J Dempson And Co Ltd Hermitage Mills Hermitage Lane Maidstone Kent ME16 9NP	Erection of 3 no. buildings for storage (B8 Use Class).	Dempson Ltd	17/505908/FULL (27 Mar 2018)	2.3km	commercial units (no impact given size)	
Springfield Mill, Sandling Road, Maidstone, Kent, ME14 2LD	Full planning application for demolition of existing buildings, and development of 295 residential units (use class C3), including 218 x 1-2 bed apartments and 77 x 2-4 bed houses, including associated car parking, public realm and landscaping works, Grade II Listed Rag Room to be preserved and re-used for community (D1), office (B1) or residential (C3) use	Redrow Homes LTD	17/502432/FULL (08 Jun 2018)	1.7km	Resi +295 (potential impact given size and location)	
Tonbridge and Malling						
Former Somerfield Distribution Centre, Station Road, Aylesford, Kent, ME20 7QR	Construction of 92 dwellings with associated parking, roads, landscaping and public open space (Revised scheme to that approved under application TM/13/03109/FL)	Challenger Text Ltd	17/03350/FL (21 Jan 2019)	980m	Resi +92 (potential impact given size and location -North of M20)	
Land West Of Hermitage Lane And East Of Units 4A 4B And 4C Mills Road Quarry Wood Industrial Estate Aylesford Kent	Hybrid Planning Application: The demolition of all existing buildings and structures and redevelopment to provide a new Centenary Village. Full planning permission for the redevelopment of the site to provide 24 Assisted Living Apartments, 40 Dwellings, Community Hub, Access Roads, Landscaping and Parking (Phase 2). Outline planning permission for up to 35 Dwellings (all matters reserved) (Phase 3).	Royal British Legion Industries (RBLI) Ltd	17/03513/FL (29 Mar 2018)	600m	Resi +40 (potential impact given size and location- greenfield land SW of Poppyfields PH)	
Harpwood Residential Home Seven Mile Lane Wrotham Heath Sevenoaks Kent TN15 7RY	Demolition of existing care home building (use class C2) and erection of a replacement care home (use class C2) with associated car parking, refuse and external landscaping	Graham Land & Development Ltd	18/02137/FL (7 Jan 2019)	9.5km	Care home redev (no impact given distance)	
Orchard Farm Well Street East Malling West Malling Kent ME19 6JW	Change of use planning application for an extension to Orchard Farm Holiday Park to site 12 no. additional Holiday Lodges with extensive landscaping and the creation of two ponds	Mr John Fuller	19/00147/FL (27 Mar 2019)	4.3km	Holiday Park extension (no impact given size)	
Units 1 To 18 Lake Road Quarry Wood Industrial Estate Aylesford Kent ME20 7TQ	Erection of extensions to existing buildings for use falling within use classes B1(c), or B8; alterations to existing access roads including introduction of one-way system within site; excavation of foot of embankment and erection of retaining wall, provision of additional on-site parking; erection of security fencing with gates along site frontage with Lake Road	Wynnstay Properties Plc	15/04031/FL (21 Mar 2016)	1.3km	Commercial dev (no impact given existing industrial site)	
Areas 10, 11 And 15 Kings Hill Phase 3 Gibson Drive Kings Hill West Malling Kent	Reserved Matters Application (access, appearance, landscaping, layout and scale) for Areas 10, 11 and 15 for the erection of 166 dwellings (including 112 affordable housing units) with associated parking, access, open space and landscaping pursuant to Condition 1 and details pursuant to Conditions 12 (highways), 19 (parking), 20 (levels), 23 (landscape strategy), 24 (landscaping scheme - partial discharge), 37 (foul drainage) and 38 (surface water drainage) of Outline Planning Permission TM/13/01535/OAEA (Residential development for 635 dwellings and associated community facilities) Outline permission not available to view online.	Clarion Housing Group	18/01609/RM (28 Jan 2019)	5.8km	Resi +166 (no impact given distance)	
Mill Hall Depot Mill Hall Aylesford Kent ME29 7JN	Residential development of 58 no. apartments and 21 no. town houses	Castledene Transport Limited	TM/07/00241/FL (31/05/2013)	1.5km	Resi +79 (no impact given existing industrial site)	

JennyChem House Mid Kent Business Park Sortmill Road Snodland Kent ME6 5UA	Change of use of the 'JennyChem' building to a Big Motoring World vehicle repair and car spraying facility (i.e. a change of use from B1 and B8 use to flexible B1, B2 and B8 use) with the installation of extraction equipment and flues	Big Motoring World	18/02622/FL (28 Dec 2018)	4.3km	Commercial (no impact given change in use)	
Village Centre Parcel LC Peters Pit And Peters Works Site Hall Road Wouldham Rochester Kent	Detailed application for multi-use community hall (including use as a nursery), village centre communal parking, community centre parking, landscaping, nursery play space, the site for a Police Post, access from the village spine road	Trenport (Peters Village) Limited	18/01553/FL (9 Aug 2018)	5.0km	Community Services (no impact given distance)	
Land West Of Rochester Road Rochester Kent	Hybrid planning application: (A) Full planning application for the creation of a new vehicular access to Rochester Road, the erection of buildings with up to 2,226spm of floor space for storage, distribution use and wholesale trade distribution (Class B8) and/or use for general industry (Class B2) including layout of internal road and hardstanding with the installation of services (Phase 1). (B) Outline planning application with all matters except access reserved, for the erection of buildings with up to 2,021spm of floor space for use with storage, distribution, wholesale trade distribution (Class B8), general industry (Class B2) and/or offices (Class B1) including the change of use of up to 1,470spm of open land to storage and distribution (Class B8) and the layout of internal roads and hardstanding with the installation of services (Phase 2)	TBH Real Estate Developments Ltd	17/02655/FL (2 Feb 2018)	6.4km	Industrial Redev (no impact given distance)	
94 Mill Hall Aylesford Kent ME20 7JN	Demolition of the existing building and redevelopment of the site to provide a five storey building with parking and landscaping at ground floor level and 21 residential units on the upper four floors, together with landscaping and other associated works	Desco Design & Build Co Ltd	18/00995/FL (29 Jan 2019)	1.7km	Resi +21 (no impact given existing industrial site)	
Land North And West Of Solar Park Bull Lane Eccles Aylesford Kent	Erection of battery storage facility	Battery Energy Storage Solutions Limited	17/02496/FL (05 Dec 2017)	2.7km	Industrial Redev (no impact given existing industrial site)	
East Malling Research Station New Road East Malling West Malling Kent ME19 6BJ	Commercial high-tech glasshouse development with attached service building for growing new varieties of soft fruit plants	Driscoll's Genetics Ltd	18/00207/FL (22 May 2018)	2.0km	Agri (no impact given distance)	
Wrotham Quarry Addington Lane Trottscliffe West Malling Kent	Extension to existing quarry to extract silica sand, construction sand and to infill the void with inert waste on land to the north of Addington Lane (KCC ref. KCC/TM/0378/2014)	Ferns Group	14/04075/MIN (11 Sep 2016)	8.0km	Quarry extension (no impact given distance)	
PolyPipe Terrain College Road Larkfield Aylesford Kent ME20 7PJ	Install (CHP) combined heat and power plant	Polypipe	18/03009/FL (22 Feb 2019)	2.7km	CHP (no impact given existing industrial development)	
Development Site North Of Vantage Point Holborough Road Snodland Kent	Erection of 4 no. warehouse units (Use Classes B1c/B2/B8) and 2 no. Drive-Thru units (Use Classes A3 and/or A5), together with the provision of parking, landscaping and associated works	Wrenbridge (Snodland) LLP	19/00449/FL	5.6km	Industrial/comm commercial redev (no impact given distance and existing industrial development)	
Recreation Ground Knowle Road Wouldham Rochester Kent	Change of use of part of the existing recreation ground to allow for the erection of a new village hall	Wouldham	19/01549/FL	6.0km	Community facility (no impact given size and distance)	

Land East Of King Hill West Malling Kent	Outline Application: Demolition of existing dwelling house (Sportsmans' Bungalow, 124 Teston Road) and outbuildings and erection of up to 120 dwellings including 40% affordable housing, with public open space, a community orchard, landscaping and sustainable drainage system (SuDS) and vehicular access point from King Hill. All matters reserved except for means of access	Gladman Developments Ltd	18/01013/OA	6.0km	Resi +120 (no impact given distance)	
Village Centre, Parcel LC, Peters Pit And Peters Works Site, Hall Road, Wouldham, Rochester, Kent	Detailed planning application for retail development comprising 1 no. convenience store (Use Class A1), 3 no. retail units (Use Class A1, A2, A3), 1 no. first floor unit (Use Class D1) and associated service yard	Trenport (Peters Village) Limited	18/01552/FL	5.3km	Commercial dev (no impact given distance)	
Land To The East Of Main Village Road, Formerly Peters Works, Wouldham, Rochester, Kent	Detailed application for multi-use community hall, village centre communal parking, community centre parking, landscaping and open space, including site for Police Post; access from the village spine road.	Trenport (Peters Village) Limited	16/00357/FL	5.3km	Community Facility (no impact given distance)	
Village Road, Wouldham, Rochester, Kent	Detailed planning application for medical centre and associated car parking, with access from village spine road.	Trenport (Peters Village) Limited	16/00354/FL	5.3km	Community Facility (no impact given distance)	
Land To The East Of Main Village Road, Formerly Peters Works, Wouldham, Rochester, Kent	Detailed planning application for retail development comprising 1 no. convenience store (Use Class A1) and 3 no. retail units (Use classes A1,A2,A3) and associated service yard	Trenport (Peters Village) Limited	16/00356/FL	5.3km	Community Facility (no impact given distance)	
Area 12, Kings Hill, Phase 3, Gibson Drive, Kings Hill West, Malling, Kent	Reserved Matters (access, appearance, landscaping, layout and scale) for Area 12 for the erection of an assisted living development comprising 75 apartments (use class C3) with ancillary facilities pursuant to Condition 1 and details pursuant to conditions 12 (highway arrangements), 13 (visibility splays), 19 (parking), 20 (levels), 21 (materials), 22 (footway, cycle & equestrian routes), 23 (landscape strategy), 24 (partial)(landscaping scheme), 33 (partial) (lighting), 37 (foul water drainage), 38 (surface water drainage) and 39 (refuse storage) of outline planning permission TM/13/01535/OAEA (Residential development for 635 dwellings and associated community facilities).	Anchor 2020 Ltd	17/02667/RM	6.3km	Resi +75 (no impact given distance)	
Land At East Street, Snodland, Kent	Outline Application: Redevelopment of car park for 42 no. houses and flats including associated roads and parking	Smurfit Kappa Townsend Hook	06/02147/OA	4.5km	Resi +42 (no impact given distance)	
Termhope Ltd, Land East Of Timber Yard, Brook Street, Snodland, Kent, ME6 5UD	Reserved matters in respect of appearance and landscaping with minor amendments to layout pursuant to condition 2 of planning permission TM12/00985/OA (Outline Application for 2 B2 units (246m2) with ancillary B1 (80m2) use)	Termhope Ltd	15/03727/RM	4.0km	landscaping (no impact given distance)	
Areas 10, 11 And 15, Kings Hill Phase 3, Gibson Drive, Kings Hill, West Malling, Kent	Reserved Matters Application (access, appearance, landscaping, layout and scale) for Areas 10, 11 and 15 for the erection of 166 dwellings (including 112 affordable housing units) with associated parking, access, open space and landscaping pursuant to Condition 1 and details pursuant to Conditions 12 (highways), 19 (parking), 20 (levels), 23 (landscape strategy), 24 (landscaping scheme - partial discharge), 37 (foul drainage) and 38 (surface water drainage) of Outline Planning Permission TM/13/01535/OAEA (Residential development for 635 dwellings and associated community facilities).	Clarion Housing Group	18/01609/RM	5.8km	Resi +166 (no impact given distance)	
Area 9, Land North Of Hazen Road, Kings Hill Phase 3, Gibson Drive, Kings Hill, West Malling, Kent	Reserved Matters Application (appearance, scale, layout and landscaping) for 70 dwellings and associated roads, parking, garaging and open space and details pursuant to conditions 12 (highways) , 13 (access arrangements/visibility),19 (parking), 23 (landscape Strategy), 24 (landscaping scheme), 33 (lighting) and 39 (refuse strategy) of outline planning permission TM/13/01535/OAEA (residential development and associated community facilities).	Rouse Kent (Residential) Ltd	18/02788/RM	5.6km	Resi +70 (no impact given distance)	

Units 4 And 5, AJA Business Centre, Laker Road, Rochester, Kent, ME1 3EZ	Erection of a 2 storey extension to existing units to provide offices, provision of 15 car spaces and new boundary treatment	South East Refurbishment Ltd	17/00508/FL	6.1km	Commercial dev (no impact given distance)	
Area 9, Land North Of Hazen Road, Kings Hill, Phase 3 Gibson Drive, Kings Hill, West Malling, Kent	Reserved Matters Application (appearance, scale, layout and landscaping) for 70 dwellings and associated roads, parking, garaging and open space and details pursuant to conditions 12 (highways) , 13 (access arrangements/visibility),19 (parking), 23 (landscape Strategy), 24 (landscaping scheme), 33 (lighting) and 39 (refuse strategy) of outline planning permission TM/13/01535/OAEA (residential development and associated community facilities)	Rouse Kent (Residential) Ltd	18/02788/RM	5.6km	Resi +70 (no impact given distance)	
Areas 10, 11 And 15, Kings Hill, Phase 3, Gibson Drive, Kings Hill, West Malling, Kent	Reserved Matters Application (access, appearance, landscaping, layout and scale) for Areas 10, 11 and 15 for the erection of 166 dwellings (including 112 affordable housing units) with associated parking, access, open space and landscaping pursuant to Condition 1 and details pursuant to Conditions 12 (highways), 19 (parking), 20 (levels), 23 (landscape strategy), 24 (landscaping scheme - partial discharge), 37 (foul drainage) and 38 (surface water drainage) of Outline Planning Permission TM/13/01535/OAEA (Residential development for 635 dwellings and associated community facilities)	Clarion Housing Group	18/01609/RM	5.9km	Resi +166 (no impact given distance)	
Taddington Wood, North Of Robin Hood Lane, Blue Bell Hill, Chatham, Kent	Outline Application for the erection of 5 dwelling houses and 5 detached garages with associated parking, turning areas and landscaping	Mr J Greenfield	17/02248/OA	4.3km	Resi +5 (no impact given scale and distance)	
Taddington Wood, North Of Robin Hood Lane, Blue Bell Hill, Chatham, Kent	Reserved Matters application pursuant to conditions 1 (details of layout and appearance, access to and within the site, landscaping and scale), 4 (levels), 5 (parking), 7 (drainage), 8, 9 and 10 (land contamination), 11 (acoustic report), 12 (tree survey), 13 (storage and screening of refuse), 14 (acoustic fencing) and 15 (wildlife) on outline planning permission TM/17/02248/OA for: Outline Application for the erection of 5 dwelling houses and 5 detached garages with associated parking, turning areas and landscaping	Mr J Greenfield	18/02273/RM	4.3km	Resi +5 (no impact given scale and distance)	
Development Site, Long Pond Works, Wrotham Road, Borough Green, Sevenoaks, Kent	Demolition of existing industrial building and erection of a replacement industrial building as extension to existing industrial unit (approved under planning reference TM/16/01859/FL); and the provision of parking	Robert Body Haulage Ltd	18/01402/FL	12.2km	Commercial dev (no impact given distance)	
Land Rear Of 239 To 259 London Road, West Malling, Kent	Outline application: The development of land to the rear of London Road to consist of the development of an extra care development of 79 units (comprising of apartments and cottages) all within Use Class C2; associated communal facilities; provision of vehicular and cycle parking together with all necessary internal roads and footpaths; provision of open space and associated landscape works; and ancillary works and structures	Retirement Villages Developments Ltd	17/00506/OA	5.3km	Resi +79 (no impact given scale and distance)	
Land West Of Rochester Road, Rochester, Kent	Hybrid planning application: (A) Full planning application for the creation of a new vehicular access to Rochester Road, the erection of buildings with up to 2,226spm of floor space for storage, distribution use and wholesale trade distribution (Class B8) and/or use for general industry (Class B2) including layout of internal road and hardstanding with the installation of services (Phase 1). (B) Outline planning application with all matters except access reserved, for the erection of buildings with up to 2,021spm of floor space for use with storage, distribution, wholesale trade distribution (Class B8), general industry (Class B2) and/or offices (Class B1) including the change of use of up to 1,470spm of open land to storage and distribution (Class B8) and the layout of internal roads and hardstanding with the installation of services (Phase 2)	TBH Real Estate Developments Ltd	17/02655/FL	6.2km	Commercial dev (no impact given distance)	
Medway						

Former St Matthews Playing Field Borstal Street Borstal Rochester ME1 3HJ	Construction of 9 two bedroom and 9 three bedroom houses with associated access and parking and formation of community open space (Resubmission of MC/14/2862)	N/A - DHA Planning	MC/15/0958 (approved @ appeal - APP/A2280/W/15/3134776 - 5 April 2016)	8.6km	Resi +18 (no impact given size and distance)	
Chatham Golf Centre Street End Road Wayfield Chatham ME5 0BG	Construction of 131 residential dwellings with associated parking and landscaping works	Mr J Goodban - Bellway Homes Ltd	MC/17/2767 (10 Oct 2018)	8.4km	Resi +131 (no impact given distance)	
Land At 185 Walderslade Road Walderslade Chatham ME5 0ND	Demolition of 3x existing properties and construction of 20no dwellings consisting of 1x two bedroom, 10x three bedroom, and 9x four bedroom dwellings with associated parking and new access road.	Mr Mara	MC/16/0370 (10 Apr 2017)	6.4km	Resi +20 (no impact given size and distance)	
Tara 419 Walderslade Road Walderslade Chatham ME5 9LL	Construction of new 32 bed nursing care home with associated landscaping and parking	Mr Killick	MC/18/0207 (21 Nov 2018)	5.5km	Care home (no impact given distance)	
Hempstead Valley Shopping Centre Hempstead Valley Drive Hempstead Gillingham	Redevelopment of existing surface level car parks to provide for retail or retail and leisure development, construction of a car park deck, amendments to access routes, servicing and internal pedestrian and vehicular routes, public realm works and landscaping	Trustees Of The HVSC	MC/17/3484 (12 Apr 2018)	7.6km	car park (no impact given distance)	
The Fox 124 Ordnance Street Chatham ME4 6SE	Demolition of public house and construction of a residential development within a three and a four storey building comprising 13 flats (6 x one-bed and 7 x two-bed) with associated off street parking spaces (10 basement spaces and 2 at ground floor level), cycle parking spaces and private and communal amenity space including a new access onto Ordnance Street	Parkfield Estates	MC/16/0654 (22 Jul 2016)	9.3km	Resi +10 flats (no impact given distance)	
Our Zone Pattens Lane Rochester Medway ME1 2RB	Construction of a two storey building to provide a 20 bedroom dementia care respite facility - demolition of existing garage/storage area - Resubmission of MC/18/1737	Medway Community Healthcare (MCH)	MC/18/2308 (27 Sept 2018)	8.3km	Care home (no impact given size and distance)	
Redvers Centre Glencoe Road Chatham Medway ME4 5QD	Demolition of the former Redvers Centre and construction of residential development comprising six 3 bedroom houses together with six 1 bedroom and twelve 2 bedroom apartments	Mr N Sait - Woodcroft Developments (Chatham) Ltd	MC/19/0886 (2 Jul 2019)	9km	Resi +6 (no impact given size and distance)	
Former NHS Walk-In-Centre Canterbury Street Gillingham ME7 5LF	Outline application with some matters reserved (appearance, landscaping, layout and scale) for construction of up to 13no. dwellings with associated parking and landscaping	N/A - DHA Planning	MC/17/2872 (15 Mar 2018)	9.6km	Resi +13 (no impact given size and distance)	
10-40 & 48-86 Corporation Street Rochester ME1 1NN	Demolition of existing flats to facilitate the construction of four five storey blocks providing a total of 89 units with associated car parking, bin and cycle storage landscape provision and a pedestrian boulevard at the front of the new buildings	Mr Casey - MHS Homes	MC/15/2039 (14 Jul 2016)	10km	Resi demolition and redev (no impact give size and distance)	
Cpi Books Limited Badger Road Lordswood Chatham ME5 8TD	Demolition of existing redundant buildings to facilitate the construction of a new production and warehouse facility with ancillary offices, together with the repositioning of an existing access off Revenge Road and associated works.	Matthew Baldwin - CPI Books Limited	MC/18/3608 (13 May 2019)	5.1km	Commercial demolition and redev (no impact given distance)	

	Former D/X Freight Site Maidstone Road Rochester ME1 3DQ	Construction of 11 industrial units for use in association with Use Class B1(c) (light industrial), B2 (general industrial) and B8 (storage and distribution) with associated servicing, parking and landscaping - demolition of existing building	N/A - Savills	MC/18/0558 (23 Apr 2018)	7.1km	Industrial redev (no impact given existing industrial development)	
	Rochester Grammar School For Girls Maidstone Road Rochester Medway ME1 3BY	Construction of an extension to existing gym block including changing rooms and fitness suite, conversion of existing gym to activity studio, construction of a two storey two classroom art block and additional community use car parking for sports hall (part demolition of existing gym block)	Mr Nick Forward - Thinking Schools Academy Trust	MC/19/1006 (16 Jul 2019)	7.7km	Recreation-extension (no impact given size and distance)	
	Land At Brickfield Darland Farm Pear Tree Lane Hempstead Gillingham ME7 3PP	Outline application with some matters reserved (appearance, landscaping, layout and scale) for a residential development of up to 44 dwellings with associated garaging, access, landscaping and open space	Mr Attwood - F D Attwood & Partners	MC/16/2776 (15 Mar 2017)	8.7km	Resi +44 (no impact given distance)	
	Yeoman House Princes Street Rochester ME1 2LW	Demolition of all structures and erection of part 3 ,4, 5 storey sheltered development to provide 40 x 1-bed units, 14 x 2-bed units and 1 x guest room with associated parking, refuse, scooter and cycle store.	Mr MHS Homes	MC/17/1192 (24 Jan 2018)	9.5km	Resi flats (no impact given distance)	
	13 Ordnance Terrace Chatham ME4 6PS	Partial demolition to enable construction of a mixed use development, consisting of maintained A1 retail unit at ground and basement levels and 17 new proposed C3 residential units at first, second and third floor levels, with ancillary works including bicycle and refuse storages	Mr Alex Green	MC/16/5009 (18 May 2017)	9.5km	Resi (no impact given distance)	
	Dormers 3 Upper Luton Road Luton Chatham ME5 7BG	Construction of 16 three storey dwellings with access road and parking	Mr M Hutley	MC/14/2912 (22 May 2015)	9.6km	Resi +16 (no impact given distance)	
	Land Adjacent Rochester Train Station Corporation Street Rochester Medway ME1 1NH	Demolition of existing buildings and structures and construction of a ground plus part five, part six storey building to comprise flexible commercial floorspace (Use Classes A1/A3/B1/B2/D2) at ground floor and providing a total of 64 residential units (Use Class C3) above, along with associated car parking and cycle parking, landscaping and other associated works	Leander Homes Limited	MC/18/2309 (1 Aug 2019)	10km	Commercial redev (no impact given distance)	
	Rochester Riverside Rochester ME1 1NH	Hybrid planning application seeking outline permission for the erection of up to 1,400 no. dwellings including a primary school and nursery (D1 use), up to 1,200sqm of commercial floorspace (A1/A2/A3/A4/B1/D1 and D2 uses) together with a pedestrian footbridge, parking, open space and landscaping. Full permission for phase 1, 2 and 3 of the development consisting of the erection of 489 no. dwellings (of the 1,400 no. total), the provision of a hotel (use Class C1), 885sqm of commercial floorspace (A1/A2/A3/A4/B1/D1 and D2 uses) along with site access/spine road, parking, open space and landscaping.	C/O Agent Mr David Stengel	MC/17/2333 (1 Feb 2018)	10km	Resi +1400 (no impact given distance)	
	Unit D Horsted Retail Park Maidstone Road Chatham ME5 9SQ	Construction of 1no. drive-thru Restaurant (Class A3/A5) and 1no. foodstore; refurbishment of existing retail unit; revised car parking arrangements; widening of existing retail park access road; landscaping; and associated works including relocation of substation and off-site highway improvements.	Mr Rainbird	MC/17/4259 (26 Jun 2018)	6.5km	Commercial (no impact given distance)	
	Tonbridge and Malling						
Submitted Application not yet determined	Land South Of London Road And East Of Hermitage Lane, Aylesford, Kent	Outline Application: The erection of up to 840 dwellings (including affordable homes) with public open space, landscaping, sustainable drainage systems, land for a Primary School, doctors surgery and for junction improvements at Hermitage Lane/A20 junction, and a link road between Poppy Fields roundabout and Hermitage Lane. Vehicular accesses into the site from Poppy Fields Roundabout and Hermitage Lane. All matters reserved with the exception of means of access.	Gladman Developments and The Trustees of Whitepost Field	17/01595/OAEA	80m	Resi +800 and community services (potential impact given size and location greenfield land SW of Poppyfields PH)	

Scarbutts And Winsor Works London Road Addington West Malling Kent ME19 5AN	Redevelopment of the site to provide 10 x detached dwelling houses with associated parking, turning, landscaping and improvements to the access road	Coldrum Homes Ltd	19/01067/FL	6.9km	Resi +10 (no impact given size and distance)	
Development Site East Of Clare Park Estate New Road East Malling West Malling Kent	Outline Application: Development of the site to provide up to 110 dwellings (Use Class C3) and the site access arrangement. All other matters reserved for future consideration	East Malling Trust	18/03008/OA	3.1km	Resi +110 (no impact given distance)	
Land South West Of London Road And West Of Castor Park, Allington, Maidstone, Kent	Outline Application: permission for layout, access and scale for a residential scheme of 106 units comprising mix of 1, 2, 3 and 4 bedroom dwellings (including bungalows, houses and apartments), associated access and infrastructure.	Clarendon Homes and Trustees of The Andrew Cheale Estate	19/00376/OAEA	140m	Resi +106 (potential impact given size and location greenfield land S of Poppyfields PH)	
Development Site South Of Brampton Field Between Bradbourne Lane And Kiln Barn Road, Ditton, Aylesford, Kent	Outline Application: Development of the site to provide up to 300 dwellings (Use Class C3) and provision of new access off Kiln Barn Road. All other matters reserved for future consideration	East Malling Trust	18/02966/OA	2.0km	Resi +300 (no impact given distance)	
South Aylesford Retail Park Quarry Wood Industrial Estate Aylesford Kent	Erection of new retail units, a "pod" building for retail and cafe restaurant purposes with local amenity uses above, a new area of public realm along with access, car parking, servicing facilities, landscaping and associated works	The Crown Estate	19/00979/FL	1.2km	Commercial redev (no impact given existing retail park)	
The Oast House Hollow Lane Snodland Kent ME6 5LB	Partial demolition of existing vacant building, change of use of remaining floorspace and erection of new single storey extension for mixed restaurant and hot food takeaway (mixed A3/A5) use, incorporating a 'drive-thru' lane, creation of new vehicular access and egress point from Hollow Lane, provision of car and cycle parking, plant and extraction system, landscaping and both freestanding and elevational internally illuminated and non-illuminated signage	Zenacrown Limited	19/00786/FL	4.4km	Commercial restaurant (no impact given distance)	
Garden Centre Rear Of 400 Hermitage Lane Maidstone Kent ME16 9NT	Outline Application: Redevelopment of existing garden furniture retail centre (with ancillary cafe) and commercial cattery and small pet boarding centre with 9 no. dwellings comprising 3 no. detached four bedroom houses and 6 no semidetached three bedroom houses with associated alterations to existing access road, new garaging and parking facilities and surface water run off pond	Mr & Mrs Warner	18/03048/OA	1.6km	Resi +10 (no impact given size)	
Innovation Park Medway Rochester Airport Maidstone Road Chatham Kent ME1 2XX	Mixed use business park, featuring c101,000sqm of predominantly high tech and innovation oriented B1/B2 commercial uses	Regeneration	19/01419/FL	5.5km	Commercial Redev (no impact given distance)	
Scarbutts And Winsor Works London Road Addington West Malling Kent ME19 5AN	Redevelopment of the site to provide 10 x detached dwelling houses with associated parking, turning, landscaping and improvements to the access road	Coldrum Homes Ltd	19/01067/FL	6.4km	Resi +10 (no impact given size)	
Land Adjoining Scarborough Lane, Burham And Peters Pit, Hall Road, Wouldham, Rochester, Kent	Outline Application: Development of the site to include ground remodelling, provision of 60 residential dwellings, associated landscaping, drainage and highways works, and creation of a riverside walk	Trenport (Peters Village) Ltd Transport	19/02199/OAEA F130	4.7km	Resi +60 (no impact given distance)	

Development Site, Land West Of Winterfield Lane, East Malling, West Malling, Kent	Outline Application: Erection of up to 250 new homes (40% affordable), new community building, provision of a new country park and other areas of public open spaces, areas of play, upgrade of existing footpaths, together with new vehicular accesses onto London Road and Winterfield Lane creating a new link road and associated parking and landscaping	Wates Developments Ltd	19/01814/OA	3.7km	Resi +250 (no impact given distance)	
Development Site Between 1 Tower View And 35 Kings Hill Avenue, Kings Hill, West Malling, Kent	Outline Application: Redevelopment to provide up to 70 Class C3 residential units, together with landscaping, open space and other associated works. All matters reserved for future approval except for access (Site 5.1).	Liberty Property Trust UK Limited	18/03030/OA	6.0km	Resi +60 (no impact given distance)	
Development Site North Of 51 Amber Lane, Kings Hill, West Malling, Kent	Outline Application: Redevelopment to provide up to 85 Class C3 residential units, together with landscaping, open space and other associated works. All matters reserved for future approval except for access (Site 5.4)	Liberty Property Trust UK Limited	18/03031/OA	4.5km	Resi +85 (no impact given distance)	
Heath Farm Watringbury Road East Malling West Malling Kent	Outline Application: Redevelopment to provide up to 40 Class C3 residential units, together with landscaping, open space and other associated works. All matters reserved for future approval except for access (site 5.5).	Liberty Property Trust UK Limited	18/03032/OA	4.0km	Resi +40 (no impact given distance)	
Development Site Between 23 Kings Hill Avenue And 8 Abbey Wood Road, Kings Hill West, Malling, Kent	Outline Application: Redevelopment to provide up to 70 Class C3 residential units, together with landscaping, open space and other associated works. All matters reserved for future approval except for access (Site 5.6).	Liberty Property Trust UK Limited	18/03033/OA	6.4km	Resi +70 (no impact given distance)	
Development Site North And East Of Jubilee Way, Kings Hill, West Malling, Kent	Outline Application: Redevelopment to provide up to 210 Class C3 residential units, together with landscaping, open space and other associated works. All matters reserved for future approval except for access (site 5.2-5.3)	Liberty Property Trust UK Limited	18/03034/OA	5.2km	Resi +210 (no impact given distance)	
Medway Council						
Land Adjacent To Balancing Pond St Andrews Park Halling Kent	Construction of an extra care facility comprising of fifty 1-bedroom and forty five 2-bedroom apartments with communal facilities including restaurant, offices and a separate retail unit (Class A1) with associated landscaping, access, parking and infrastructure	Not provided - DHA Planning	MC/19/0994	7.5km	Care facility (no impact given distance)	
Chatham Waterfront Globe Lane Car Park Globe Lane Chatham Kent ME4 4HA	Redevelopment of existing car park to provide 176 residential apartment, 1141m2 of commercial floor space (A3/A4/B1), landscaping and associated parking	Medway Development Company Ltd	MC/18/3659	10km	Resi +176 (no impact given distance)	
13-17 Church Street Chatham Medway ME4 4BT	Outline application with some matters reserved (appearance and landscaping) for demolition of existing buildings and construction of a part six/part seven storey building and a part four/part five-storey building to accommodate three retail units at ground floor level and twenty-one residential flats on the upper levels	Mr Huseyin	MC/18/2331	9.8km	Retail (no impact given distance)	
Former Victoria Cross Public House 614 Lordswood Lane Lordswood Chatham Medway ME5 8QX	Demolition of existing public house/restaurant and construction of a three storey building with restaurant (A3 use) on part of ground floor level and 22 flats (on part ground floor level, first and second floor levels (C3 use) along with car parking, landscaping and associated works	Mr Matthew Hannon - Vagon Limited	MC/19/0334	5.8km	Retail (no impact given distance)	
Land At East Hill Chatham Kent	Outline planning application with some matters reserved (appearance, layout, scale and landscaping) for construction of up to 800 dwellings, primary school, supporting retail space of up to 150sqm and GP surgery with associated road link between North Dane Way and Pear Tree Lane and other road infrastructure, open space and landscaping.	F D Attwood & Partners	MC/19/0765	6.3km	Resi +800 (no impact given distance)	

Cambridge House 1 Cambridge Terrace Chatham Medway ME4 4RG	Construction of a 6 storey block of flats comprising of 11-two bedroom flats and 5-one bedroom flats - demolition of existing office	Mr Matthewman - Trinity South Ltd	MC/18/2749	10km	Resi flats (no impact given distance)	
Land Adjacent To 8 Wiltshire Close & 1-11 Somerset Close Princes Park Chatham ME5 7SR	Construction of 10 flats arranged over two, part 2 and part 3 storey buildings, reconfiguration of existing parking spaces along Wiltshire Close and new planting margin to existing parking spaces along Somerset Close.	Mr Michael Bull	MC/19/1866	8.3km	Resi flats (no impact given distance)	
White Road Community Centre White Road Chatham Medway ME4 5UN	Development of existing open space to provide 20No. affordable dwellings, landscaping and associated car parking.	Mr Lewis Small - Medway Development Company	MC/18/2553	8.8km	Resi +20 (no impact given size and distance)	
3 New Road Chatham Medway ME4 4QJ	Construction of a 8no five storey terrace dwellings and 12no 4-storey terrace dwellings with access off The Paddock and parking together with associated works	Bull	MC/19/0573	9.8km	Resi +8 (no impact given size and distance)	
White Road Community Centre White Road Chatham Medway ME4 5UN	Development of existing open space to provide 20No. affordable dwellings, landscaping and associated car parking.	Mr Lewis Small - Medway Development Company	MC/18/2553	8.9km	Resi +20 (no impact given size and distance)	
Bardell Terrace Rochester Kent ME1 1NG	Residential - led mixed use development comprising 331 residential units, non-residential floor space comprising 1,894 sqm of Class A1, A2, A3, A5 and D2 floorspace associated car parking (258 car parking spaces and 8 on street spaces) landscaping, engineering works, highway works to the junction of Corporation Street and High Street and alterations to pedestrian crossing - Including demolition of all buildings on site apart from the buildings East of Furrells Road fronting onto the High Street which is proposed to be partially demolished	Not available	MC/19/0038	10km	Resi +331 (no impact given distance)	
Innovation Park Medway Rochester Airport Maidstone Road Chatham ME1 2XX	Creation of a mixed use business park, featuring c101,000sqm of predominantly high tech and innovation oriented B1/B2 commercial uses	Regeneration	MC/19/1556	5.9km	Business Park (no impact given distance)	
Maidstone						
Land West Of Church Road Otham Kent ME15 8SB	Outline application for up to 440 residential dwellings, with associated access, infrastructure, drainage, landscaping and open space (Access being sought with all other matters reserved for future consideration)	Bellway Homes Limited	19/501600/OUT	5.8km	Resi +440 (no impact given distance)	
Binbury Park Bimbury Lane Detling Maidstone Kent	Outline application (with all matters reserved apart from access) for the erection of up to 1,750 dwellings including affordable housing, 46,000 sq.m of commercial space, a hotel, a local centre, a new primary school, a park and ride facility, strategic highways improvements including new Kent Showground access/egress, accesses/roads including a new bridleway bridge, parking, associated open space, landscaping, services, and Sustainable Drainage Systems. In addition the proposals include a publicly-accessible country park including the Binbury Motte and Bailey Castle Scheduled Ancient Monument.	Binbury Park Estates Ltd, E J Mackelden & Sons (Bobbing) Ltd	18/504836/EIOUT	6.3km	Resi +1750 (no impact given distance)	
Land At Postley Road Maidstone Kent ME15 6RH	Approval of Reserved Matters for access, appearance, landscaping and scale being sought following Outline Planning Permission 13/2038 for the erection of 62no. dwellings with associated car parking, landscaping and demolition of existing dwelling	Chailey Homes	19/503702/REM	4.3km	Resi +62 (no impact given distance)	
Land West Of Old Chatham Road Sandling Kent	Outline application with access matters reserved for up to 39 dwellings with associated infrastructure and works.	Roadhouse Building And Civil Engineering Ltd	19/503870/OUT	2.2km	Resi +39 (no impact given size)	

		White Heath Ashford Road Hollingbourne ME17 1XG	Outline application for redevelopment of land to the west of White Heath, including demolition of existing buildings and erection of new 3 storey building to form a care home (Use Class C2) for residents requiring nursing, dementia and residential care, with new access, car parking, landscaped gardens and a separate refuse/recycling facility (Access, Appearance, Layout and Scale being sought). Modified access to White Heath.	Berkley Care (Hollingbourne) Limited	19/502470/OUT	8.7km	Care Home (no impact given distance)		
		KCC Springfield Library HQ Sandling Road Maidstone ME14 2LD	Demolition of the existing County Central Library and associated buildings, and erection of six-to-sixteen storey residential development of 170no. Apartments and 85no. Car parking spaces at the former KCC Springfield Library site, Sandling Road, Maidstone.	Peker Holdings Ltd	17/504568/FULL	1.8km	Resi 170 flats, 85 car parking (potential impact given size and location)		
		Gibraltar Farm Ham Lane Hempstead Gillingham Kent ME7 3JJ	Outline Application (with all matters reserved except access) for the erection of up to 450 market and affordable dwellings, children's nursery and supporting retail space up to 85sqm, with provision of access; estate roads; cycle and pedestrian routes; residential and community open space and landscaping; off-site highway improvements including new junction for Lidsing Road/Hempstead Road, realignment of Lidsing Road, change to prioritisation of the junction of Lidsing Road/Forge Lane.	F D Attwood & Partners	19/500765/OUT	6.6km	Resi +450 (no impact given distance)		
		Tovil Working Mens Club Tovil Hill Tovil ME15 6QS	Upgrading existing access road and amendments to parking areas, relocation of two petanque courts and construction of screen wall to existing Working Men's Club. Formation of access drive to serve new development off shared access drive and erection of 7no. detached houses with car barns, 2no. semi detached houses with associated parking, 3no. terraced houses with allocated parking spaces, a block of 6no. maisonettes with shared parking court, and associated landscaping and ancillary works.	Clarendon Homes Construction Limited	19/503652/FULL	3.3km	Resi +12 (no impact given size)		
		Land At Springwood Road Barming Maidstone Kent ME16 9NY	Demolition of existing development and erection of two staff accommodation blocks, comprising 160 units, together with associated parking, drainage and landscaping.	Springwood Holdings Ltd	19/503871/FULL	2.5km	Staff Accom (no impact given distance)		
Tier 2	On PINS Programme of Projects with scoping report	None found						N/A	
Tier 3	On PINS Programme of Projects with no scoping report	None found						N/A	
	Identified in Development Plan (and emerging Development Plans, with more weight as they move to adoption)	Maidstone Borough Local Plan							
		H1(1) Bridge Nursery, London Road, Maidstone	140 dwellings	N/A	N/A	80m	To far in the future to assess impacts		
		H1(2) East Of Hermitage Lane, Maidstone	500 dwellings	N/A	N/A	1.0km	To far in the future to assess impacts		
		H1(3) West of Hermitage Lane, Maidstone	330 dwellings	N/A	N/A	1.9km	To far in the future to assess impacts		
		H1(4) Oakapple Lane, Barming	187 dwellings	N/A	N/A	2.0km	To far in the future to assess impacts		

H1(23) North Street, Barming	35 dwellings	N/A	N/A	2.8km	To far in the future to assess impacts
H1(11) Springfield, Royal Engineers Road And Mill Lane, Maidstone	692 dwellings	N/A	N/A	2.2km	To far in the future to assess impacts
RMX1(2) Maidstone East And Maidstone Sorting Office, Sandling Road, Maidstone	10,000m ² retail, 4,000m ² office and 210 dwellings	N/A	N/A	2.5km	To far in the future to assess impacts
RMX1(5) Powerhub Building And Baltic Wharf, St Peter's Street, Maidstone	Housing, offices, leisure, cafes and restaurants, and retail	N/A	N/A	2.4km	To far in the future to assess impacts
H2(2) Invicta Park Barracks, Maidstone	1,300 dwellings	N/A	N/A	1.7km	To far in the future to assess impacts
SP22(1ii) Aylesford, Forstal Road	B1, B2, B8	N/A	N/A	820m	To far in the future to assess impacts
SP22(1xxv) Brooklyn Yard, Sandling, Maidstone	B1, B2, B8	N/A	N/A	1.3km	To far in the future to assess impacts
SP22(1ii) 20/20 Site, Allington	B1, B2, B8	N/A	N/A	0km	To far in the future to assess impacts
SP22(1xvii) Hermitage Mills	B1, B2, B8	N/A	N/A	2.4km	To far in the future to assess impacts
SP22(1xiii) Viewpoint, Dove Hill Works, Boxley	B1, B2, B8	N/A	N/A	3.0km	To far in the future to assess impacts
SP22(2iv) County Gate, Staceys Street, Maidstone	B1	N/A	N/A	2.2km	To far in the future to assess impacts
SP22(1xvi) Hart Street Commercial Centre	B1, B2, B8	N/A	N/A	2.9km	To far in the future to assess impacts
SP22(2ii) Turkey Mill Court, Maidstone	B1	N/A	N/A	3.5km	To far in the future to assess impacts
SP22(2viii) West Of Lower Stone Street	B1	N/A	N/A	3.0km	To far in the future to assess impacts
H1(58) Forstal Lane, Coxheath	195 dwellings	N/A	N/A	6.1km	To far in the future to assess impacts
SP22(1i) Lordswood Industrial Estate, Walderslade	B1, B2, B8	N/A	N/A	4.9km	To far in the future to assess impacts

SP22(1xxii) Bredhurst Business Park, Westfield Sole Road, Walderslade	B1, B2, B8	N/A	N/A	5.6km	To far in the future to assess impacts	
H1(61) East Of Eyhorne Street, Eyhorne Street, Hollingbourne	10 dwellings	N/A	N/A	9.9km	To far in the future to assess impacts	
H1(62) West Of Eyhorne Street, Eyhorne Street, Hollingbourne	14 dwellings	N/A	N/A	9.9km	To far in the future to assess impacts	
H1(63) Adjacent To The Windmill, Eyhorne Street, Hollingbourne	15 dwellings	N/A	N/A	9.8km	To far in the future to assess impacts	
EMP1(4) Woodcut Farm, Ashford Road, Bearsted	Up to 49,000m2 B1a; B1b; B1c; B2; B8	N/A	N/A	8.2km	To far in the future to assess impacts	
SP22(1xvii) Bearsted Green Business Centre	B1, B2, B8	N/A	N/A	6.4km	To far in the future to assess impacts	
H1(21) Barty Farm, Roundwell, Thurnham	122 dwellings	N/A	N/A	6.9km	To far in the future to assess impacts	
H1(31) Cross Keys, Bearsted	50 dwellings	N/A	N/A	6.7km	To far in the future to assess impacts	
H1(30) Bearsted Station Goods Yard, Bearsted	20 dwellings	N/A	N/A	5.9km	To far in the future to assess impacts	
RMX1(1) Newnham Park, Bearsted Road, Maidstone	A medical campus of up to 100,000m2, a replacement retail centre of up to 14,300m2 and a nature reserve	N/A	N/A	4.2km	To far in the future to assess impacts	
SP22(2iii) Eclipse Park, Maidstone	B1, B2, B8	N/A	N/A	3.5km	To far in the future to assess impacts	
H1(29) West Of Eclipse, Maidstone	50 dwellings	N/A	N/A	3.4km	To far in the future to assess impacts	
H1(8) West Of Church Road, Otham	440 dwellings	N/A	N/A	5.8km	To far in the future to assess impacts	
H1(7) North Of Bicknor Wood, Gore Court Road Otham	190 dwellings	N/A	N/A	7.2km	To far in the future to assess impacts	
H1(6) North Of Sutton Road, Otham	286 dwellings	N/A	N/A	7.3km	To far in the future to assess impacts	
H1(9) Bicknor Farm, Sutton Road, Otham	335 dwellings	N/A	N/A	7.6km	To far in the future to assess impacts	

H1(10) South Of Sutton Road, Langley	800 dwellings	N/A	N/A	7.9km	To far in the future to assess impacts
H1(5) Langley Park, Sutton Road, Boughton Monchelsea	600 dwellings	N/A	N/A	7.7km	To far in the future to assess impacts
SP22(1iv) Parkwood Industrial Estate	B1, B2, B8	N/A	N/A	7.2km	To far in the future to assess impacts
H1(27) Kent Police HQ, Sutton Road, Maidstone	112 dwellings	N/A	N/A	6.0km	To far in the future to assess impacts
H1(28) Kent Police Training School, Sutton Road, Maidstone	90 dwellings	N/A	N/A	6.4km	To far in the future to assess impacts
H1(51) Hubbards Lane And Haste Hill Road, Loose	20 dwellings	N/A	N/A	6.7km	To far in the future to assess impacts
H1(52) Boughton Mount, Boughton Lane, Boughton Monchelsea	25 dwellings	N/A	N/A	6.2km	To far in the future to assess impacts
H1(54) Lyewood Farm, Green Lane, Boughton Monchelsea	25 dwellings	N/A	N/A	7.0km	To far in the future to assess impacts
H1(53) Junction Of Church Street And Heath Road, Boughton Monchelsea	40 dwellings	N/A	N/A	7.6km	To far in the future to assess impacts
H1(55) Hubbards Lane, Loose	8 dwellings	N/A	N/A	7.1km	To far in the future to assess impacts
H1(56) Linden Farm, Stockett Lane, Coxheath	74 dwellings	N/A	N/A	6.2km	To far in the future to assess impacts
H1(57) Heathfield, Heath Road, Coxheath	110 dwellings	N/A	N/A	6.2km	To far in the future to assess impacts
H1(59) North Of Heath Road, (Older's Field), Coxheath	55 dwellings	N/A	N/A	6.2km	To far in the future to assess impacts
H1(60) Clockhouse Farm, Heath Road, Coxheath	72 dwellings	N/A	N/A	6.2km	To far in the future to assess impacts
RMX1(4) Former Syngenta Works, Hampstead Lane, Yalding	Employment (B classes), leisure, commuter car parking and open space	N/A	N/A	8.9km	To far in the future to assess impacts
H1(65) Vicarage Road, Yalding	65 dwellings	N/A	N/A	8.4km	To far in the future to assess impacts

SP22(1viii) Detling Airfield Industrial Estate	B1, B2, B8	N/A	N/A	7.9km	To far in the future to assess impacts	
Tonbridge and Malling LDP						
E2(3d) Hall Road, Aylesford	B1, B2, B8	N/A	N/A	630m	To far in the future to assess impacts	
E2(3b) Little Preston Aylesford	B1, B2, B8	N/A	N/A	170m	To far in the future to assess impacts	
E1(g) Barming Depot Aylesford	B1, B2, B8	N/A	N/A	640m	To far in the future to assess impacts	
E1(f) Quarry Wood Inc Priory Park	B1, B2, B8	N/A	N/A	670m	To far in the future to assess impacts	
E3(g) Priory Park Quarry Wood	Employment	N/A	N/A	670m	To far in the future to assess impacts	
E1(p) Hermitage Lane Aylesford	B1	N/A	N/A	600m	To far in the future to assess impacts	
R1(m) Quarry Wood	Out of centre retail	N/A	N/A	1.5km	To far in the future to assess impacts	
E1(s) East Malling Research Ctr	Mixed Use B1	N/A	N/A	2.5km	To far in the future to assess impacts	
E2(3f) Ditton Lab Kiln Barn Lane	Developed for residential	N/A	N/A	1.9km	To far in the future to assess impacts	
E3(j) Former Play Fields New Hythe	B1, B2, B8	N/A	N/A	2.5km	To far in the future to assess impacts	
E3(i) Former Mill Hall Ctr New Hythe	B1, B2, B8	N/A	N/A	2.5km	To far in the future to assess impacts	
E2(3a) Millhall, Aylesford	B1, B2, B8	N/A	N/A	2.5km	To far in the future to assess impacts	
H1(d) Castledene Transport & Pickfords Removals, Mill Hall	58 dwellings	N/A	N/A	1.5km	To far in the future to assess impacts	
E1(h) 20/20 Estate Aylesford	B1, B2, B8	N/A	N/A	0km	To far in the future to assess impacts	
E2(3l) & M1 The Alders, Mereworth	Major developed sites in the Green Belt	N/A	N/A	8.9km	To far in the future to assess impacts	

M1(3a) South of London Road, Addington	Major developed sites in the Green Belt	N/A	N/A	8.7km	To far in the future to assess impacts	
E2(3o) Winsor Works, London Road, Addington	Major developed sites in the Green Belt	N/A	N/A	6.9km	To far in the future to assess impacts	
E1(c) Ham Hill Snodland	B1, B2, B8	N/A	N/A	4.6km	To far in the future to assess impacts	
E1(q) Rockfort Road Snodland	B1	N/A	N/A	4.7km	To far in the future to assess impacts	
E1(a) Holborough Snodland	B1, B2, B8	N/A	N/A	5.5km	To far in the future to assess impacts	
M1(3l) Old Holborough, Snodland	Major developed sites in the Green Belt	N/A	N/A	5.6km	To far in the future to assess impacts	
E3(k) North Vantage Point Holborough	Employment	N/A	N/A	5.6km	To far in the future to assess impacts	
E3(f) Alexander Grove, Kings Hill	Employment	N/A	N/A	6.0km	To far in the future to assess impacts	
E3(a) North of Gibson Drive	Employment	N/A	N/A	6.0km	To far in the future to assess impacts	
E3(b) Off Kings Hill Avenue	Employment	N/A	N/A	6.0km	To far in the future to assess impacts	
E3(c) North of Kings Hill Avenue	Employment	N/A	N/A	6.0km	To far in the future to assess impacts	
E3(d) South of Kings Hill Avenue	Employment	N/A	N/A	6.1km	To far in the future to assess impacts	
Tonbridge and Malling Emerging Local Plan						
LP25a Bushey Wood Phase 1, Eccles	900 dwellings	N/A	N/A	2km	To far in the future to assess impacts	
LP25d Oil Depot, Station Road, Aylesford	14 dwellings	N/A	N/A	700m	To far in the future to assess impacts	
LP25f Land off Oakapple Lane, Barming	118 dwellings	N/A	N/A	2.6km	To far in the future to assess impacts	
LP25g South Aylesford (East of Hermitage Lane)	1000 dwellings	N/A	N/A	90m	To far in the future to assess impacts	

LP25j Bell Lane, Burham	58 dwellings	N/A	N/A	10km	To far in the future to assess impacts	
LP25m North of London Road, Ditton	13 dwellings	N/A	N/A	2.4km	To far in the future to assess impacts	
LP25n East Malling Reserach Station (Small Parcel)	23 dwellings	N/A	N/A	2.6km	To far in the future to assess impacts	
LP25o East Malling Research Station (Ditton Edge)	216 dwellings	N/A	N/A	2.3km	To far in the future to assess impacts	
LP25p East Malling Reserach Station (Parkside)	205 dwellings	N/A	N/A	3.2km	To far in the future to assess impacts	
LP25q Barfield House, Teston Road, Offham	15 dwellings	N/A	N/A	7.4km	To far in the future to assess impacts	
LP25y Kings Hill-Remainder	65 dwellings	N/A	N/A	5.7km	To far in the future to assess impacts	
LP25z North of Kings Hill	825 dwellings	N/A	N/A	5.1km	To far in the future to assess impacts	
LP25ag East of Offham Road, West Malling	12 dwellings	N/A	N/A	5.3km	To far in the future to assess impacts	
LP25ai Land at Howlands Allotments, Wrotham	39 dwellings	N/A	N/A	10km	To far in the future to assess impacts	
LP35 Aylesford Newsprint	Light industrial, general industrial and/or storage and distribution uses	N/A	N/A	1.7km	To far in the future to assess impacts	
LP36(4) East Malling Research Station	B1 uses	N/A	N/A	2.3km	To far in the future to assess impacts	
LP36(5) Land South of Hermitage Court, Hermitage Lane	B1 uses	N/A	N/A	2.2km	To far in the future to assess impacts	
LP36(6) North of RBLI Warehouse, Aylesford	B1 and B8	N/A	N/A	500m	To far in the future to assess impacts	
LP36(7) North of M20 Junction 5, Coldharbour Lane	B1 and B8	N/A	N/A	100m	To far in the future to assess impacts	
Medway Local Plan						
ME374 Former paint factory, Bush Road, Cuxton	70 dwellings	N/A	N/A	9.4km	To far in the future to assess impacts	

	ME270 Land rear of 21-27 Pilgrims Way, Cuxton	9 dwellings	N/A	N/A	9.4km	To far in the future to assess impacts	
	S11 Rochester Airfield	High quality business, science and technology development (B1, B2 and B8)	N/A	N/A	6.3km	To far in the future to assess impacts	
	ED5(Ai) Gillingham Business Park (land to the south of Bailey Drive)	B1	N/A	N/A	9.7km	To far in the future to assess impacts	
	ME403 Southern Water Site, Capstone Road	60 dwellings	N/A	N/A	9.1km	To far in the future to assess impacts	
	ME371 All Saints Hospital, Magpie Hall Road	262 dwellings	N/A	N/A	9.3km	To far in the future to assess impacts	
	ME413 Strood Waterfront, Strood	100 dwellings & B1, B2, B8	N/A	N/A	9.7km	To far in the future to assess impacts	
	ME376 BT Depot, Fort Clarence	33 dwellings	N/A	N/A	9.6km	To far in the future to assess impacts	
	S7 Rochester Riverside	1500-1800 dwellings, new leisure and a hotel, B1, B2, primary school and community facilities	N/A	N/A	10.0km	To far in the future to assess impacts	
	ME407 Gray's Garage, High Street	28 dwellings	N/A	N/A	9.9km	To far in the future to assess impacts	
	ME410 Cooks Wharf, High Street	18 dwellings	N/A	N/A	10.0km	To far in the future to assess impacts	
	ME386 328-338 and 342-344 High Street	15 dwellings	N/A	N/A	9.9km	To far in the future to assess impacts	
	R12 Chatham Mixed Use	Mixed use dev – hotel and retail	N/A	N/A	9.7km	To far in the future to assess impacts	
	ME383 Cross Street, Chatham	26 dwellings	N/A	N/A	9.9km	To far in the future to assess impacts	
	Gravesham Local Plan						
	No allocations within 10km	/	/	/	/	To far in the future to assess impacts	
	Swale Local Plan						
	No allocations within 10km	/	/	/	/	To far in the future to assess impacts	
Identified in	Tonbridge and Malling						

other plans and programmes which set the framework for future development consents/approvals, where development is reasonably likely to come forward	Development Site Land West Of Winterfield Lane East Malling West Malling Kent	Development for residential to provide a total of up to 275 new dwellings, of which 40% would be affordable (EIA Screening - TMBC)	Boyer Planning	19/01181/EASC	3.8km	To far in the future to assess impacts		
	Land East Of A229 And West Of Chatham Road Aylesford Kent	Proposed development of up to 39 units	Roadhouse Building And Civil Engineering Ltd	19/01609/EASC	2.2km	To far in the future to assess impacts		
	Land Adjoining Scarborough Lane Burham And Peters Pit Hall Road Wouldham Rochester Kent	Development for residential (circa 120 units) including remodelling, creation of new vehicular access points, associated strategic landscaping, creation of a riverside walk (southern extension), and associated works	Vincent And Gorbing	18/02668/EASC	4.8km	To far in the future to assess impacts		
	Development Site East Of Clare Park Estate New Road East Malling West Malling Kent	Residential development for up to 110 dwellings (Use Class C3) with car parking, cycle parking, landscaping and public realm works	East Malling Trust	18/02557/EASC	3.1km	To far in the future to assess impacts		
	Development Site Land West Of Winterfield Lane East Malling West Malling Kent	Development for residential to provide a total of up to 275 new dwellings, of which 40% would be affordable	Boyer Planning	19/01181/EASC	3.8km	To far in the future to assess impacts		
	Allington HWRC	Household Waste Recycling Centre (HWRC)	FCC	N/A	0km	To far in the future to assess impacts		
	Maidstone							
	Land At Oakapple Lane And Hermitage Lane, Maidstone, Kent	Development of up to 340 residential dwellings on 11.5ha with associated access, landscaping and parking.	Taylor Wimpey South East	19/502624/ENVS CR	2.3km	To far in the future to assess impacts		
	Medway							
	Gibraltar Farm Ham Lane Hempstead Gillingham Medway	Erection of up to 450 market and affordable dwellings, provision of access and estate roads and incidental open space	Messrs KD, SJ And MC Attwood	MC/18/3139	6km	To far in the future to assess impacts		
Land At St Andrews Lake Halling Kent	30 holiday accommodation units, waters sports centre, zip wires, forest school with associated access, landscaping and other works	Not available - DHA Planning	MC/19/1362	7.2km	To far in the future to assess impacts			

Appendix 5.2 - Cumulative Effects Assessment- Stage 2 List

Tier	Explanation	Project Name / Address	Development Description	Developer / Applicant Name	Planning Ref and Approval Date	Distance (from site boundary)	Comment
Tier 1	Permitted Application not Implemented	Maidstone					
		Springfield Mill, Sandling Road, Maidstone, Kent, ME14 2LD	Full planning application for demolition of existing buildings, and development of 295 residential units (use class C3), including 218 x 1-2 bed apartments and 77 x 2-4 bed houses, including associated car parking, public realm and landscaping works, Grade II Listed Rag Room to be preserved and re-used for community (D1), office (B1) or residential (C3) use	Redrow Homes LTD	17/502432/FULL (08 Jun 2018)	1.7km	Resi +295 (potential impact given size and location)
		Tonbridge and Malling					
	Submitted Application not yet determined	Former Somerfield Distribution Centre, Station Road, Aylesford,	Construction of 92 dwellings with associated parking, roads, landscaping and public open space (Revised scheme to that approved under application TM/13/03109/FL)	Challenger Text Ltd	17/03350/FL (21 Jan 2019)	980m	Resi +92 (potential impact given size and location - North of M20)
		Land West Of Hermitage Lane And East Of Units 4A 4B And 4C Mills Road Quarry Wood Industrial Estate Aylesford Kent	Hybrid Planning Application: The demolition of all existing buildings and structures and redevelopment to provide a new Centenary Village. Full planning permission for the redevelopment of the site to provide 24 Assisted Living Apartments, 40 Dwellings, Community Hub, Access Roads, Landscaping and Parking (Phase 2). Outline planning permission for up to 35 Dwellings (all matters reserved) (Phase 3).	Royal British Legion Industries (RBLI) Ltd	17/03513/FL (29 Mar 2018)	600m	Resi +40 (potential impact given size and location- greenfield land SW of Poppyfields PH)
		Maidstone					
		KCC Springfield Library HQ Sandling Road Maidstone ME14 2LD	Demolition of the existing County Central Library and associated buildings, and erection of six-to-sixteen storey residential development of 170no. Apartments and 85no. Car parking spaces at the former KCC Springfield Library site, Sandling Road, Maidstone.	Peker Holdings Ltd	17/504568/FULL	1.8km	Resi 170 flats, 85 car parking (potential impact given size and location)
Tonbridge and Malling							
Land South Of London Road And East Of Hermitage Lane, Aylesford, Kent	Outline Application: The erection of up to 840 dwellings (including affordable homes) with public open space, landscaping, sustainable drainage systems, land for a Primary School, doctors surgery and for junction improvements at Hermitage Lane/A20 junction, and a link road between Poppy Fields roundabout and Hermitage Lane. Vehicular accesses into the site from Poppy Fields Roundabout and Hermitage Lane. All matters reserved with the exception of means of access.	Gladman Developments and The Trustees of Whitepost Field	17/01595/OAEA	80m	Resi +800 and community services (potential impact given size and location greenfield land SW of Poppyfields PH)		
Land South West Of London Road And West Of Castor Park, Allington, Maidstone, Kent	Outline Application: permission for layout, access and scale for a residential scheme of 106 units comprising mix of 1, 2, 3 and 4 bedroom dwellings (including bungalows, houses and apartments), associated access and infrastructure.	Clarendon Homes and Trustees of The Andrew Cheale Estate	19/00376/OAEA	140m	Resi +106 (potential impact given size and location greenfield land S of Poppyfields PH)		

Appendix 6.1 Scoping Matrix

Receptor	Potentially Significant Effect	Construction	Operation	Comments
Landscape and Visual	Effects on landscape fabric	✓	✓	
	Effect on landscape character	✓	✓	
	Visual Effect of development	✓	✓	
	Visual effects of emissions plume	x	✓	This will require plume visibility to be modelled as part of the AQA
	Night-time landscape and visual effects	✓	✓	Given the context these are unlikely to be significant, but not able to scope out at this stage.
Surface Water, Water Quality, Flood Risk and Drainage	Effects on surface water quality	✓	✓	
	Effects on groundwater dependant terrestrial ecosystems	x	x	
	Changes to the natural drainage patterns	x	x	
	Effects on runoff rates and volumes	✓	✓	
	Effects on erosion and sedimentation	✓	✓	
	Effects on water resources (both private and public water supply)	x	x	
	Effects on wastewater sewerage/treatment	✓	✓	
Air Quality	Effects on flooding and impediments to flow	✓	✓	
	Stack Emissions	x	✓	
	Traffic Emissions	✓	✓	
	Dust	✓	x	
Archaeology & Cultural Heritage	Odour	x	✓	We would typically assess this on a qualitative basis detailing the measures inherent in the design to minimise odour releases, distance to sensitive receptors etc.
	Direct Impacts on buried archaeology	x	x	This can be scoped out on the basis that the site was previously a landfill site and chalk quarry. A relatively detailed justification should be set out for this in the Scoping Report.
	Direct Impacts on above ground heritage assets	x	x	This can be scoped out on the basis that the site was previously a landfill site and chalk quarry and that online HER data for KCC (available at https://webapps.kent.gov.uk/KCC.HeritageMaps.Web.Sites.Public/Default.aspx) does not indicated any heritage assets within the site boundary.
	Indirect Impacts on setting of built heritage	x	✓	There will need to be an assessment of impacts upon the setting of archaeology and built heritage because within 2km there are two Scheduled Monuments; six Grade I Listed Buildings; 10 Grade II* Listed Buildings and 95 Grade II Listed Buildings. There are also two Conservation Areas: Holtwood Conservation Area and Aylesford Conservation Area.
	Indirect Impacts on setting of historic landscape	x	✓	Consider impacts upon the character of the Conservation Areas as well as potential for impacts upon historic landscape character areas based upon KCC's Landscape Character Assessment, as relevant.
Socio Economics	Economic Activity	✓	✓	During construction, the development is likely to generate significant levels of economic activity (measured in terms of Gross Value Added) both on-site and through the supply chain, although the period and local content of this will depend on how the various work packages are developed. This is also true of the operational phase, given the employment supported on site and as a result of goods and services bought into the site, as well as being a longer term impact.
	Employment	✓	✓	During construction, the development is likely to generate significant levels of employment (measure in terms of Full-Time Equivalent Jobs) both on-site and through the supply chain, although the extent to which these are local jobs will depend on how the various work packages are developed. This is also true of the operational phase, given the employment supported on site and as a result of goods and services bought into the site, as well as being a longer term impact.
	Access to employment opportunities for Local Residents	✓	✓	The construction and operation of the site is likely to provide significant employment opportunities for local residents, although the extent of these will depend on capacity within the local labour market.
	Tourism Economy	x	x	Given the site location (a well-screened former quarry site with an existing EFW facility and no public access), we do not consider that there will be significant effects on the local visitor economy from the proposed development.

	Loss of Amenity Green/Open Space	x	x	Although the proposed development will lead to a loss of green space at the site, it currently has no public access and as such the development of this land is not likely to impact significantly on amenity for local residents.
	Impacts on Social & Community Infrastructure	x	x	This includes impacts on social and community infrastructure such as local education, healthcare and demand for housing. Given the likely scale of employment associated with the construction phases, there is not likely to be a significant impact on demand for local services and housing as this is a time limited development and, for some of the activities, may draw on existing local residents. For the operation phase, although there is some uncertainty around the number of new workers that will be drawn from outside the local area, this is not likely to be of a scale that would impact demand for local services and housing.
Noise	Plant	✓	✓	
	Traffic	✓	x	
	Vibration	x	x	
Traffic and Transport	Driver Delay	✓	✓	
	Network Congestion	✓	✓	
	Percentage Traffic Impact	✓	✓	
	Severance of routes	x	x	The development will not create new routes that will cause severance effects to the general public, and the uplift in vehicular traffic from the development is not predicted to introduce new severance effects to existing off-site
	Severance of footpaths	x	x	There are no PROWs across the site.
	Hazardous loads	x	x	The export of APCR (classed as hazardous waste) on the public highway falls under legislation separate to EIA or the UK planning system
	Pedestrian delay	x	x	The development is not forecast to result in material pedestrian delay effects
	Pedestrian amenity	x	x	The development is not forecast to result in material pedestrian amenity effects
	Fear and intimidation	x	x	The development is not forecast to result in material fear and intimidation effects
	Dust and dirt	x	✓	The EIA will include a section setting out the mitigation measures to be put in place during the construction phase to minimise dust and dirt spread from vehicular traffic
	Accidents and safety	x	x	We will scope road safety out on the basis of a) the existing accident record of the Transport Assessment study area (comprising all junctions up to and including the M20 J5) is better than what would be expected, having regard to typical roundabout accident rates in Table 2/1 of DMRB TD16/07 (note the Coldharbour Lane roundabout is to be completely overhauled so the accident record there is irrelevant) - and b) the forecast uplift in trips is not predicted to have a material impact on road safety, relative to baseline observed levels.
Ecology	Direct loss of habitats	✓	✓	
	Direct effects of protected species	✓	✓	
	Indirect loss of habitat	✓	✓	
	Indirect effects of protected species	✓	✓	
	Potential for Inadvertent Spread of Non-native, Invasive Species	✓	✓	
	Noise disturbance	✓	✓	
	Lighting disturbance	x	x	
	Ecological offsetting to achieve no net loss of biodiversity interest	✓	✓	
	Ecological effects of emissions and deposition to sensitive receptors	x	✓	
Geology, Hydrogeology, Contaminated Land and Ground Stability	Effects on groundwater levels	x	x	Groundwater levels should not be affected during the construction or operations phase of the development.
	Effects on groundwater quality	✓	✓	During construction there is an increased risk of impact on the underlying bedrock principal aquifer due to the mobilisation of leachable contaminants during the earthworks. However the contamination recorded within groundwater is not considered as significantly contaminated. Piling operations on site could create a pathway for contaminants to impact the principal aquifer. The site is situated within the inner catchment zone of the River Medway. Procedures will be required to reduce the risk of impacts on the groundwater during construction, and groundwater monitoring to assess if the groundwater is being impacted. During the operational phase hazardous chemicals used during the EfW treatment process have the potential to impact the bedrock principal aquifer. Mitigation methods at the site during operation are recommended, such as storage of potentially hazardous materials to be double bunded and emergency procedures should a spillage/leak or other incident on site occur.

	Effects on base flows and groundwater flow	✓	✓	reduce during peak storm flows. Depending upon the penetration depth of piles and foundations, piling operations at site may also affect groundwater flow through the creation of additional vertical pathways into the principal aquifer but in turn may reduce horizontal flow. A piling risk assessment would enable the assessment of such potential risks and potential mitigation. Significant dewatering of excavations is unlikely to be warranted. During the operational phase, infiltration will be significantly reduced owing to the presence of buildings and hardstanding, and water should be controlled via an appropriately designed on site drainage system which is proposed to have an attenuation lagoon.
	Effect on employees and residents from contamination	✓	x	Exposure of construction workers and/or site neighbours to potential contaminated dust during soil remediation, removal and transportation activities. These will be controlled through standard construction protocols. Following construction, there are no areas of soft landscaping and in light of existing ground gas monitoring of the landfill, there are unlikely to be any significant risks from ground gases or vapour to future site users or construction
	Effect on controlled waters from contamination	✓	x	Disturbance from bulk earthworks which could potentially remove, relocate or mobilise contaminants if present, particularly in the landfill made ground to the Principal bedrock aquifer. However, the water quality recorded to date does not appear to show significant contamination.
	Phytotoxic risks from contamination	x	x	No areas of soft landscaping are proposed.
	Effect on water supply from contamination	✓	x	Disturbance from bulk earthworks which could potentially remove, relocate or mobilise contaminants if present, particularly in the landfill made ground.
	Effect on soil quality	✓	x	
	Slope stability	✓	x	There is the potential for ground stability issues most notably landslips and slope collapses due to the presence existing slope angles on site from the Allington landfill in conjunction with earthworks movement proposed and the resultant plant vibrations. Providing a geotechnical and slope stability assessment is completed to assist with the geotechnical and structural designs then there are not anticipated to be stability issues during operation
Health	Dust and air emissions	x	✓	Construction scoped out as no nearby receptors will experience dust effects
	Noise impacts	✓	x	Operation scoped out as no noise impacts during operation
	L+V	x	✓	Construction scoped out as few nearby receptors and construction in lower land
	Traffic and Transport	✓	✓	
	Employment	✓	✓	
Climate Change	Emissions from the combustion of waste	x	✓	Considered in AQA
	Transport of waste to the Facility and residues out compared to	x	✓	Positive impact if wastes not transported to landfill further afield or in Europe
	Combustion of auxiliary fuel (probably fuel oil) for start-up and s	x	✓	
	Emissions saving from generating equivalent power from conve	x	✓	
	Disposal of the waste in a landfill	x	✓	
	Resilience of the development to climate change	x	x	Given its location in Flood Zone 1 the Proposed Development is considered resilient to climate change and potential increased rainfall levels as there are no water courses in close proximity.
Aviation and Radar		x	x	
Risk of Major Accident Events		x	x	
Lightning		x	x	
Daylight and		x	x	

Appendix 6.2- Baseline Viewpoint Photography



Existing Station

Visualisation Type:	Type 1	Enlargement Factor:	100%	Camera:	Canon EOS 5D FFS	HFoV:	39.6°	ALLINGTON ENERGY FROM WASTE FACILITY Viewpoint 1: North Downs Way, Blue Bell Hill	axis
Projection:	Planar	Date and Time of Photograph:	01/08/19 15:50	Lens:	Canon EF 50mm 1:1.8 II	Direction of View:	South		



Existing Station

Visualisation Type:	Type 1	Enlargement Factor:	100%	Camera:	Canon EOS 5D FFS	HFoV:	39.6°	ALLINGTON ENERGY FROM WASTE FACILITY Viewpoint 2: North Downs Way, Kit's Coty House	axis
Projection:	Planar	Date and Time of Photograph:	01/08/19 15:30	Lens:	Canon EF 50mm 1:1.8 II	Direction of View:	South		



Existing Station

Visualisation Type:	Type 1	Enlargement Factor:	100%	Camera:	Canon EOS 5D FFS	HFoV:	39.6°	ALLINGTON ENERGY FROM WASTE FACILITY Viewpoint 3: Medway Valley Walk, M20 footbridge	axis
Projection:	Planar	Date and Time of Photograph:	01/08/19 12:15	Lens:	Canon EF 50mm 1:1.8 II	Direction of View:	South-west		



Existing Station screened from view by
vegetation (stack is visible in winter)



Visualisation Type: Type 1	Enlargement Factor: 100%	Camera: Canon EOS 5D FFS	HFoV: 39.6°	ALLINGTON ENERGY FROM WASTE FACILITY
Projection: Planar	Date and Time of Photograph: 01/08/19 11:40	Lens: Canon EF 50mm 1:1.8 II	Direction of View: West	



Existing Station



Visualisation Type: Type 1 Projection: Planar	Enlargement Factor: 100% Date and Time of Photograph: 01/08/19 14:45	Camera: Canon EOS 5D FFS Lens: Canon EF 50mm 1:1.8 II	HFoV: 39.6° Direction of View: North-east	ALLINGTON ENERGY FROM WASTE FACILITY Viewpoint 7: B2246, Hermitage Road	axis
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Existing Station

Visualisation Type:	Type 1	Enlargement Factor:	100%	Camera:	Canon EOS 5D FFS	HFoV:	39.6°	ALLINGTON ENERGY FROM WASTE FACILITY Viewpoint 8: Station Road bridge, Aylesford	axis
Projection:	Planar	Date and Time of Photograph:	01/08/19 15:05	Lens:	Canon EF 50mm 1:1.8 II	Direction of View:	South-east		

Figures



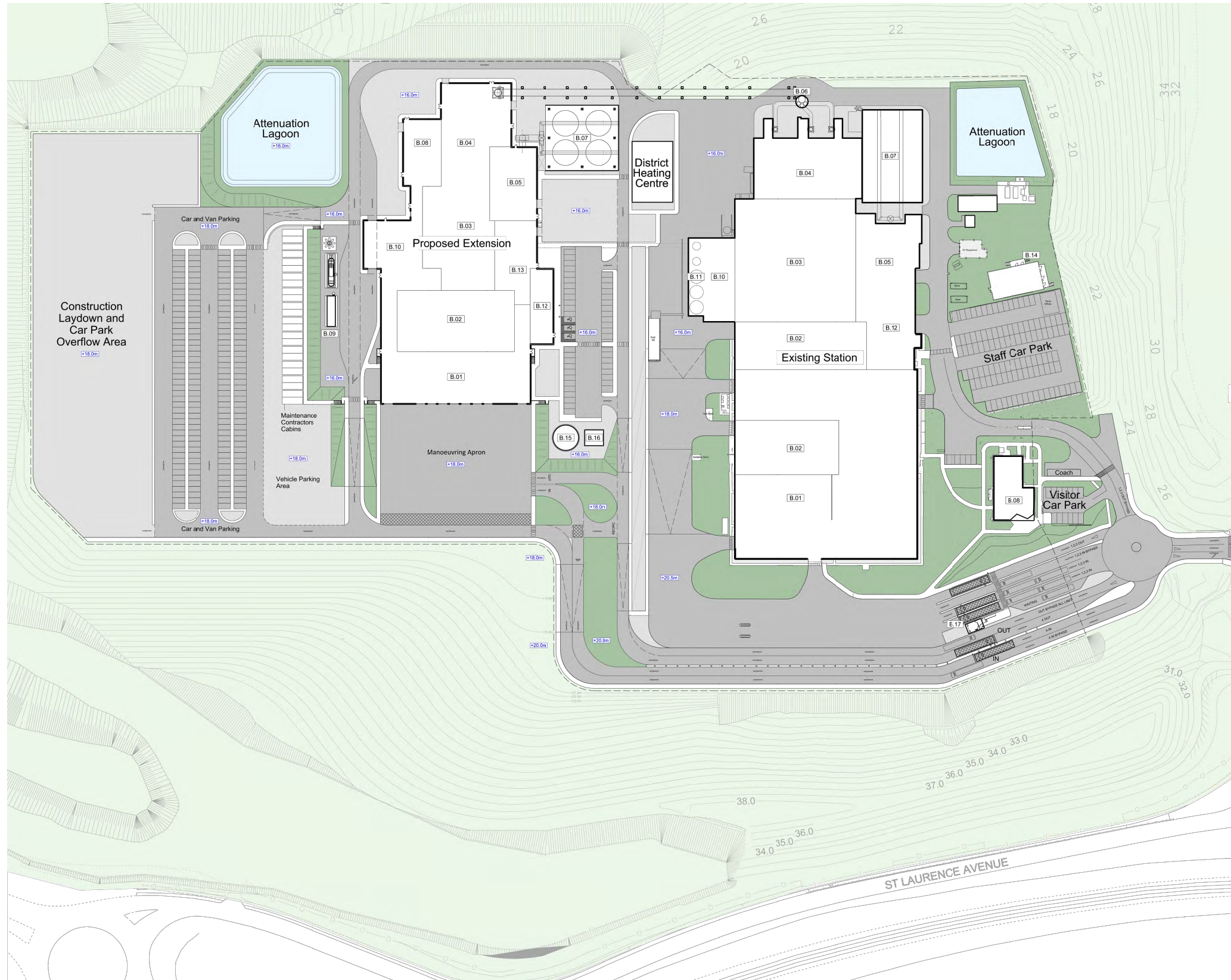
PROPOSED EXTENSION TO THE
EXISTING ALLINGTON EFW
GENERATING STATION

Figure 1.1

Project Site Location

Scale
1:10,000@A3

Date
November 2019



- B.01 - TIPPING HALL
- B.02 - WASTE BUNKER
- B.03 - BOILER HOUSE
- B.04 - FLUE GAS TREATMENT (FGT)
- B.05 - TURBINE HALL
- B.06 - STACK
- B.07 - AIR COOLER CONDENSER (ACC)
- B.08 - WORKSHOP / ADMINISTRATION BUILDING
- B.09 - FUEL OIL & AMMONIA TANKS
- B.10 - BOTTOM ASH HALL
- B.11 - RE-AGENTS & APC SILOS
- B.12 - TECHNICAL BLOCK
- B.13 - ELECTRICAL BUILDING
- B.14 - IMPORT-EXPORT SUBSTATION
- B.15 - FIRE-FIGHTING WATER TANK
- B.16 - FIRE-FIGHTING PUMPS HOUSE
- B.17 - WEIGHBRIDGES & GATE-HOUSE

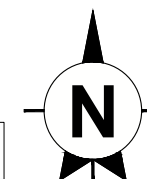
PROPOSED EXTENSION TO THE EXISTING ALLINGTON EFW GENERATING STATION

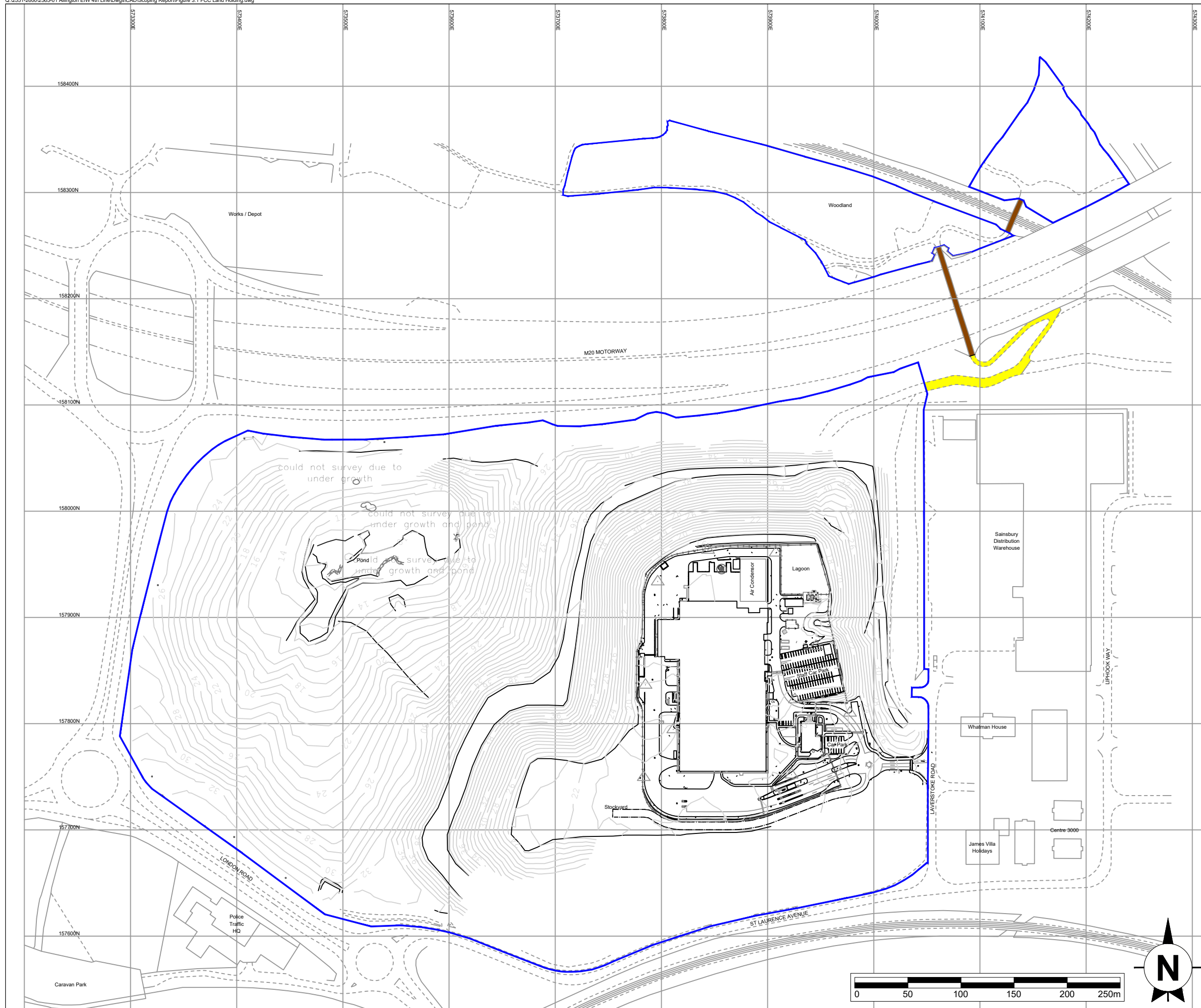
Figure 1.2




Proposed Extension Layout Plan

Scale
1:2000@A3

Date
November 2019





-  Ownership Boundary
-  FCC Right of Way
-  FCC Right of Way

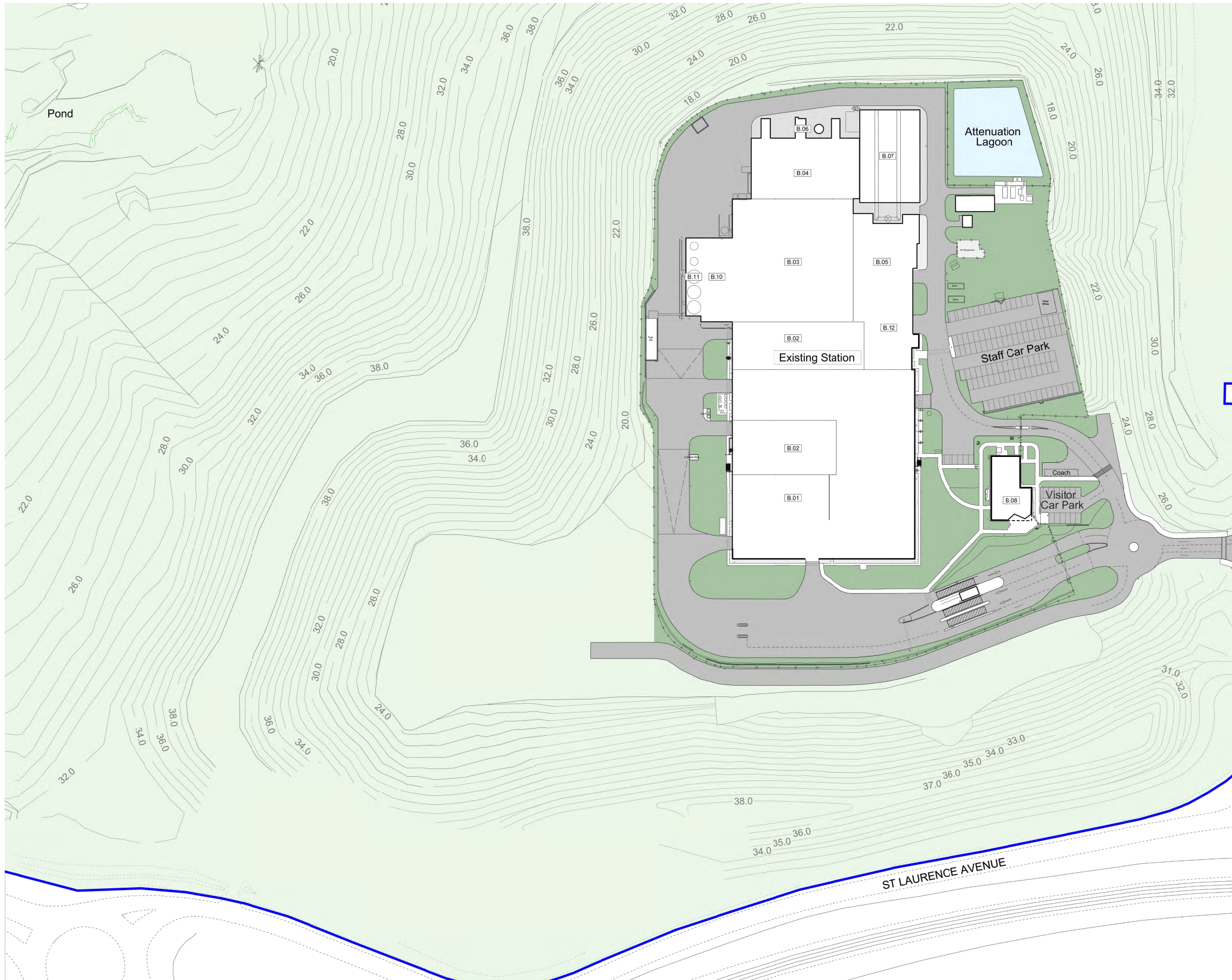
PROPOSED EXTENSION TO THE EXISTING ALLINGTON EFW GENERATING STATION

Figure 3.1

FCC Land Holding

Scale
1:3500@A3

Date
November 2019



- B.01 - TIPPING HALL
- B.02 - WASTE BUNKER
- B.03 - BOILER HOUSE
- B.04 - FLUE GAS TREATMENT (FGT)
- B.05 - TURBINE HALL
- B.06 - STACK
- B.07 - AIR COOLER CONDENSER (ACC)
- B.08 - WORKSHOP / ADMINISTRATION BUILDING
- B.09 - FUEL OIL & AMMONIA TANKS
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- B.16 - FIRE-FIGHTING PUMPS HOUSE
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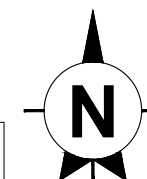
PROPOSED EXTENSION TO THE EXISTING ALLINGTON EFW GENERATING STATION

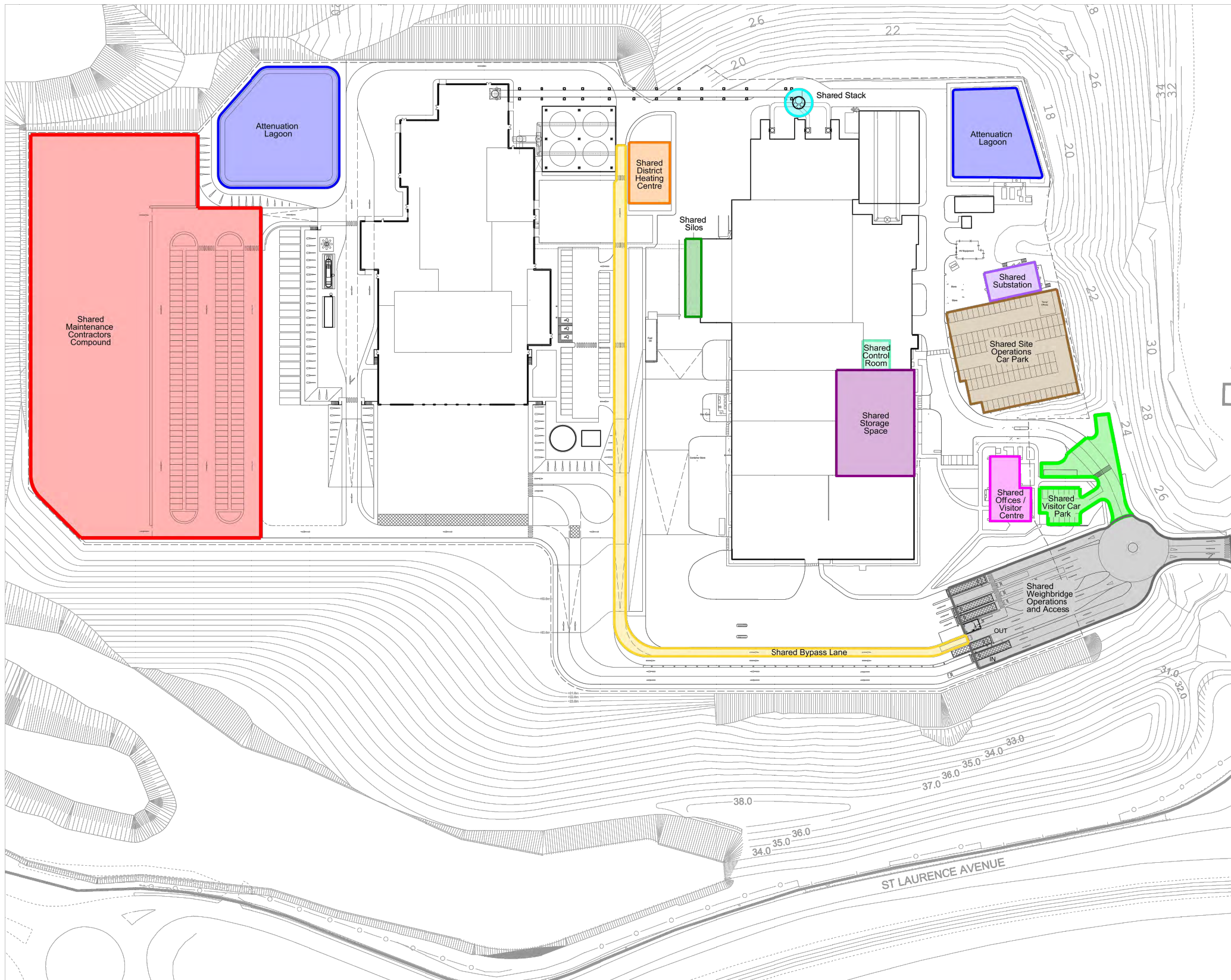
Figure 3.2

Existing Station Layout

Scale
1:2000@A3

Date
November 2019





- Surface Water Drainage
- Shared Maintenance Contractors Compound
- Shared Substation / Electrical
- Shared Heat Network
- Shared Offices / Visitor Centre
- Shared Visitor Parking / Drop Off
- Shared Weighbridge Operations and Access
- Shared Stack
- Shared Silos
- Shared Site Operations Car Park
- Combined Control Room Operation for whole site
- Shared Storage Space
- Shared Bypass Lane

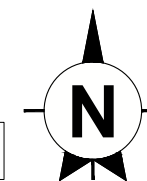
PROPOSED EXTENSION TO THE EXISTING ALLINGTON EFW GENERATING STATION

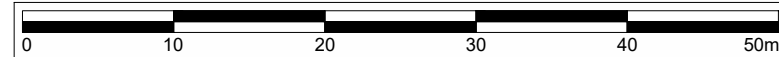
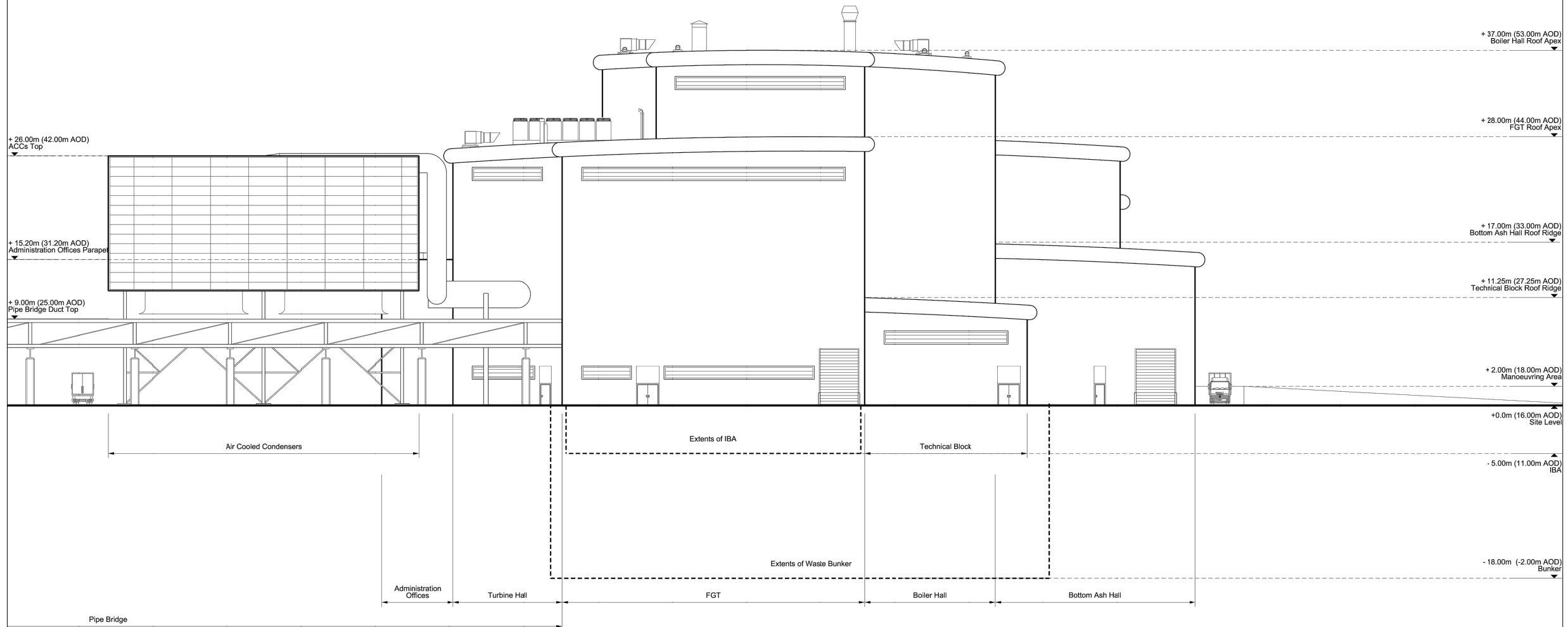
Figure 3.3

Proposed Extension Connectivity with Existing Station

Scale
1:2000@A3

Date
November 2019





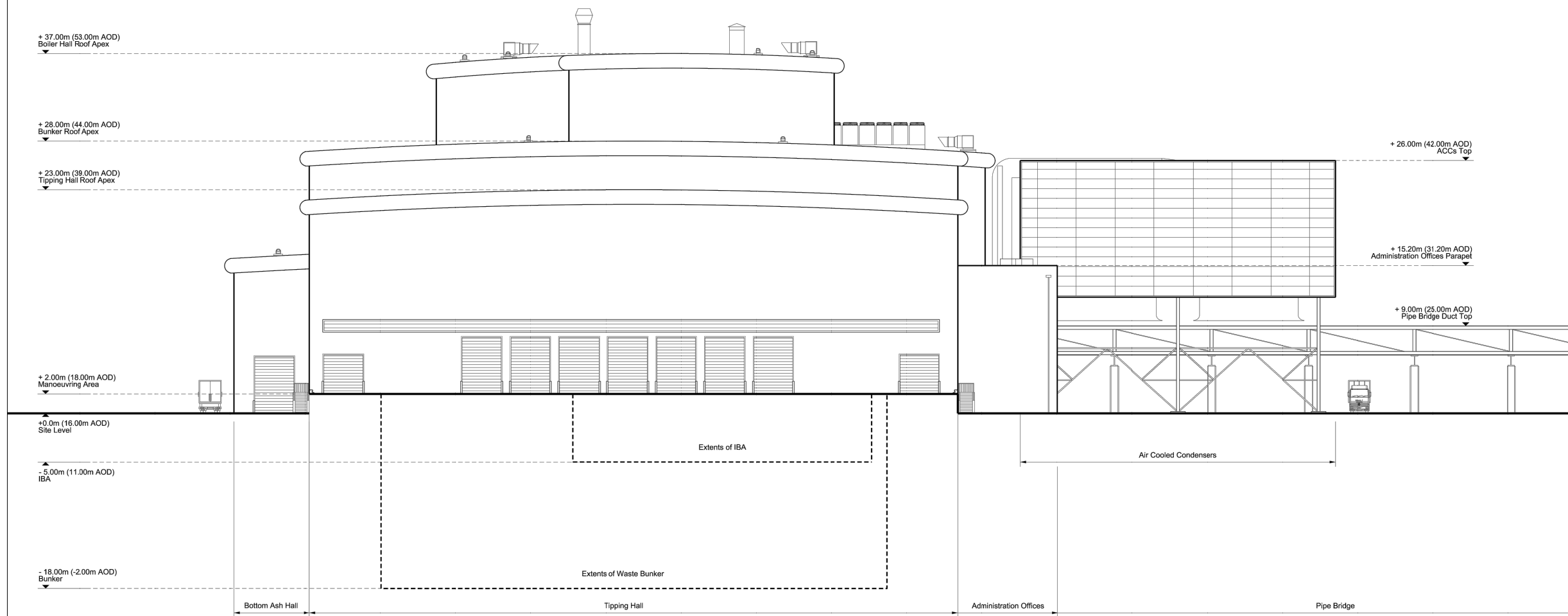
PROPOSED EXTENSION TO THE EXISTING ALLINGTON EFW GENERATING STATION

Figure 3.4

Proposed Extension Northern Elevations

Scale 1:500@A3

Date November 2019



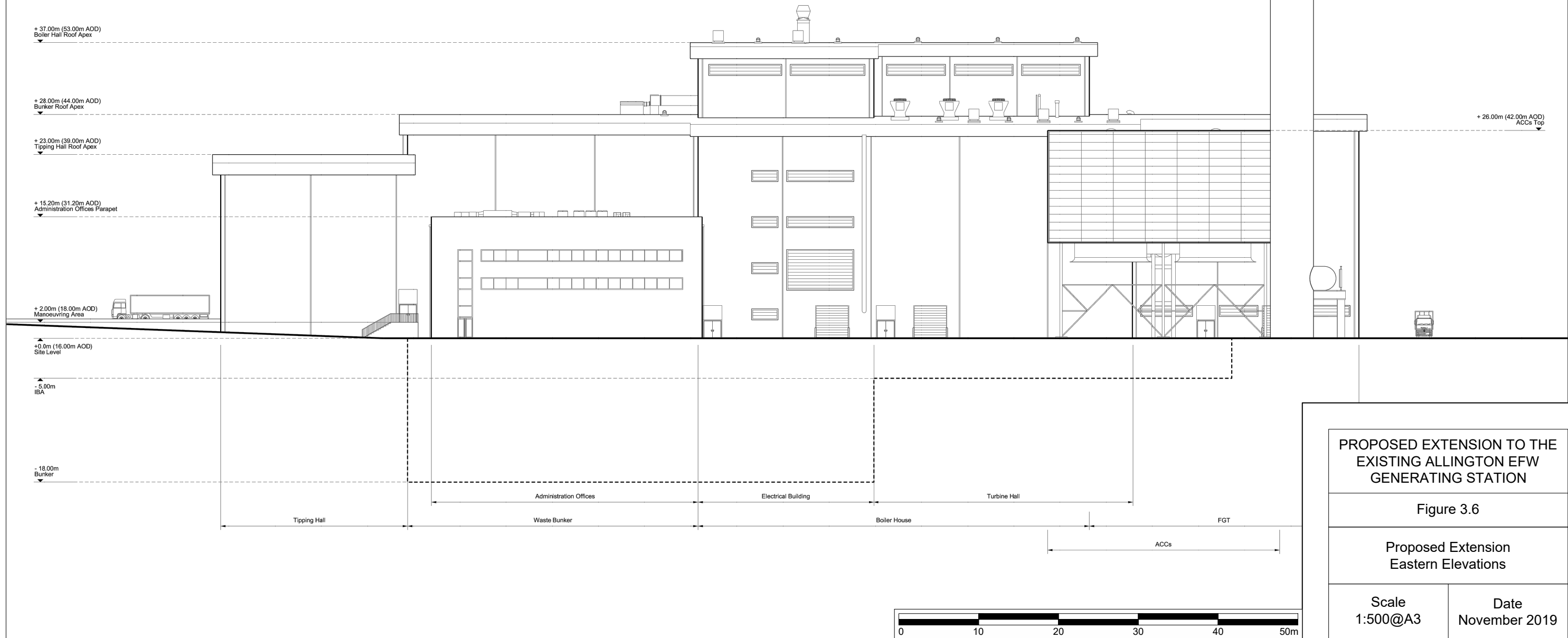
PROPOSED EXTENSION TO THE EXISTING ALLINGTON EFW GENERATING STATION

Figure 3.5

Proposed Extension Southern Elevations

Scale 1:500@A3

Date November 2019



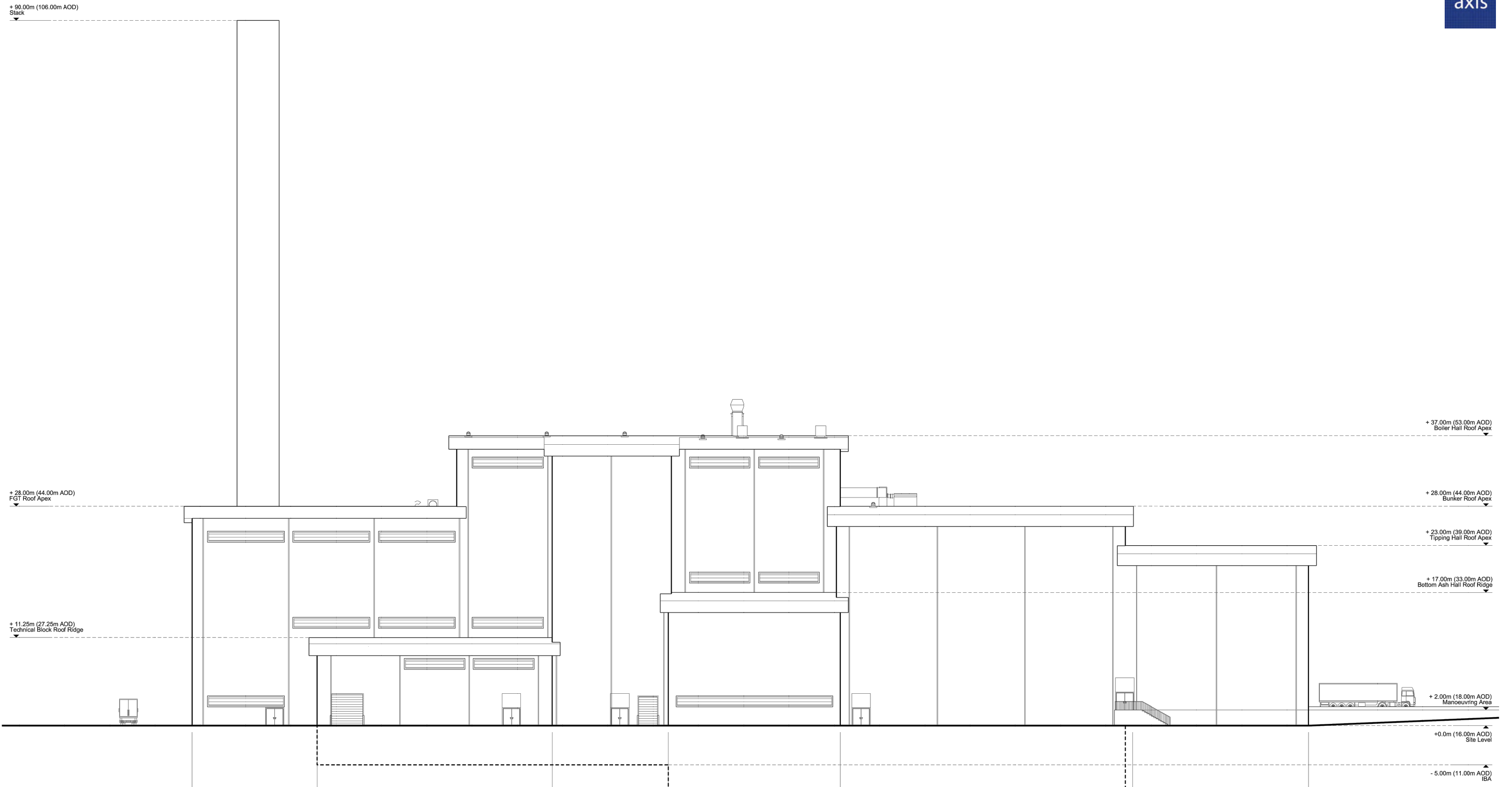
PROPOSED EXTENSION TO THE EXISTING ALLINGTON EFW GENERATING STATION

Figure 3.6

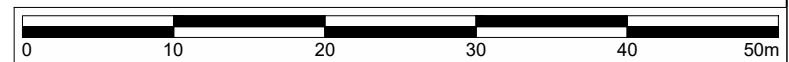
Proposed Extension Eastern Elevations

Scale 1:500@A3

Date November 2019



FGT Technical Block Boiler House Bottom Ash Hall Waste Bunker Tipping Hall



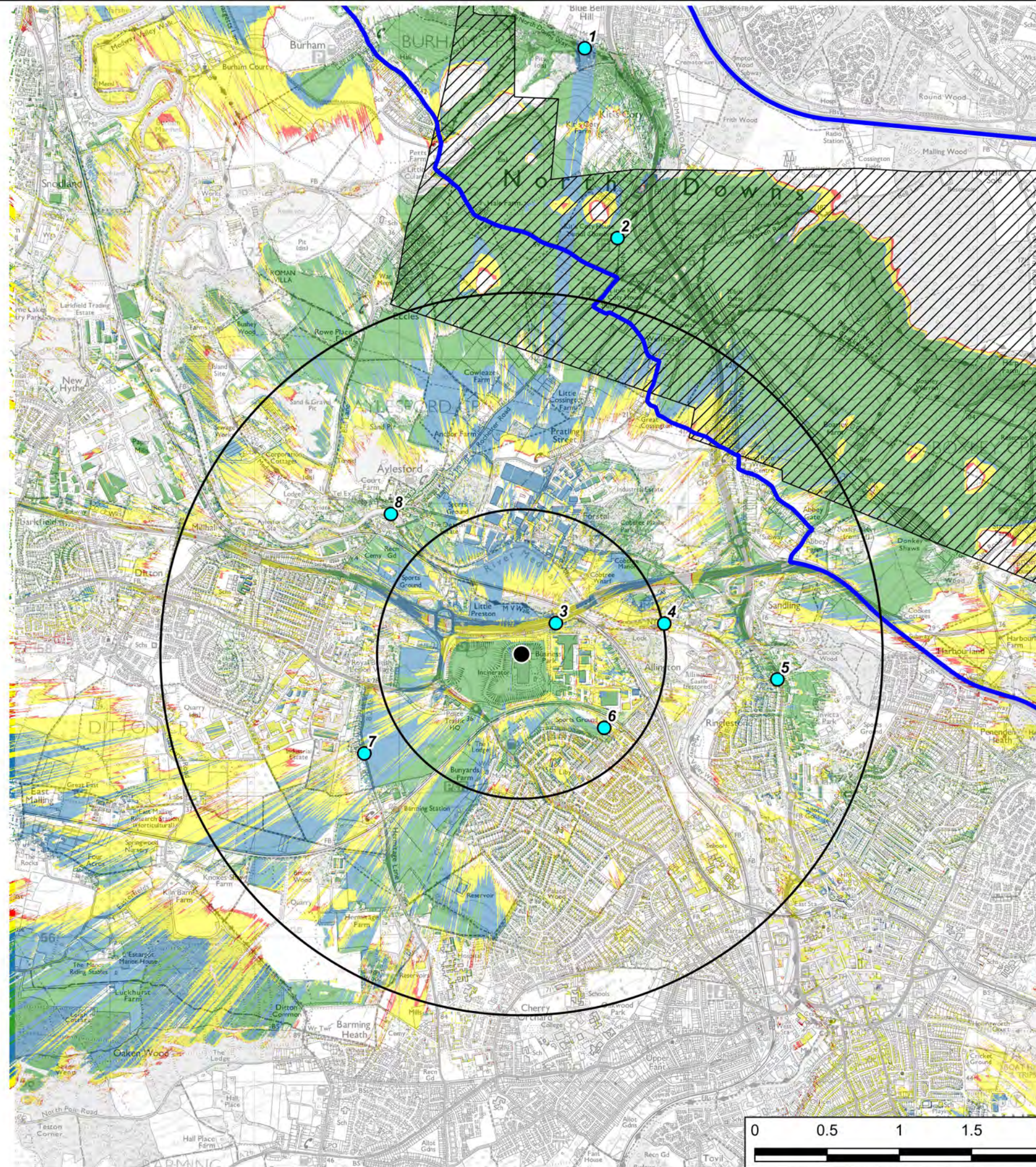
**PROPOSED EXTENSION TO THE
EXISTING ALLINGTON EFW
GENERATING STATION**

Figure 3.7

Proposed Extension
Western Elevations

Scale
1:500@A3

Date
November 2019



Key

- Proposed Stack Location
- 1km and 2.5km radius from Proposed Stack
- ▭ Kent Downs AONB
- ZTV of Existing Building
- ZTV of Existing Stack
- ZTV of Proposed Building
- ZTV of Proposed Stack
- ▨ Gap in Environment Agency 2m DSM data
- Proposed Viewpoint Locations

VIEWPOINTS:

1. North Downs Way, Blue Bell Hill
2. North Downs Way, Kit's Coty House
3. Medway Valley Walk, M20 Footbridge
4. Medway Valley Walk, Allington Lock
5. A229 Footbridge
6. Allington Sports Ground
7. B2246, Hermitage Road
8. Station Road, bridge, Aylesford

NOTES:

1. Zone of Theoretical Visibility has been generated using Environment Agency LIDAR 2m Digital Surface Model (DSM), which takes account of the screening effects of vegetation, buildings or other structures, and Ordnance Survey Terrain 50 Digital Terrain Model (DTM), which is a bare earth model.
2. Proposed site levels have been added to the model, based upon the scoping layout for the EFW
3. ZTV generation has allowed for the curvature of the earth.
4. ZTV has been generated based upon an observer eye height of 2m above ground level

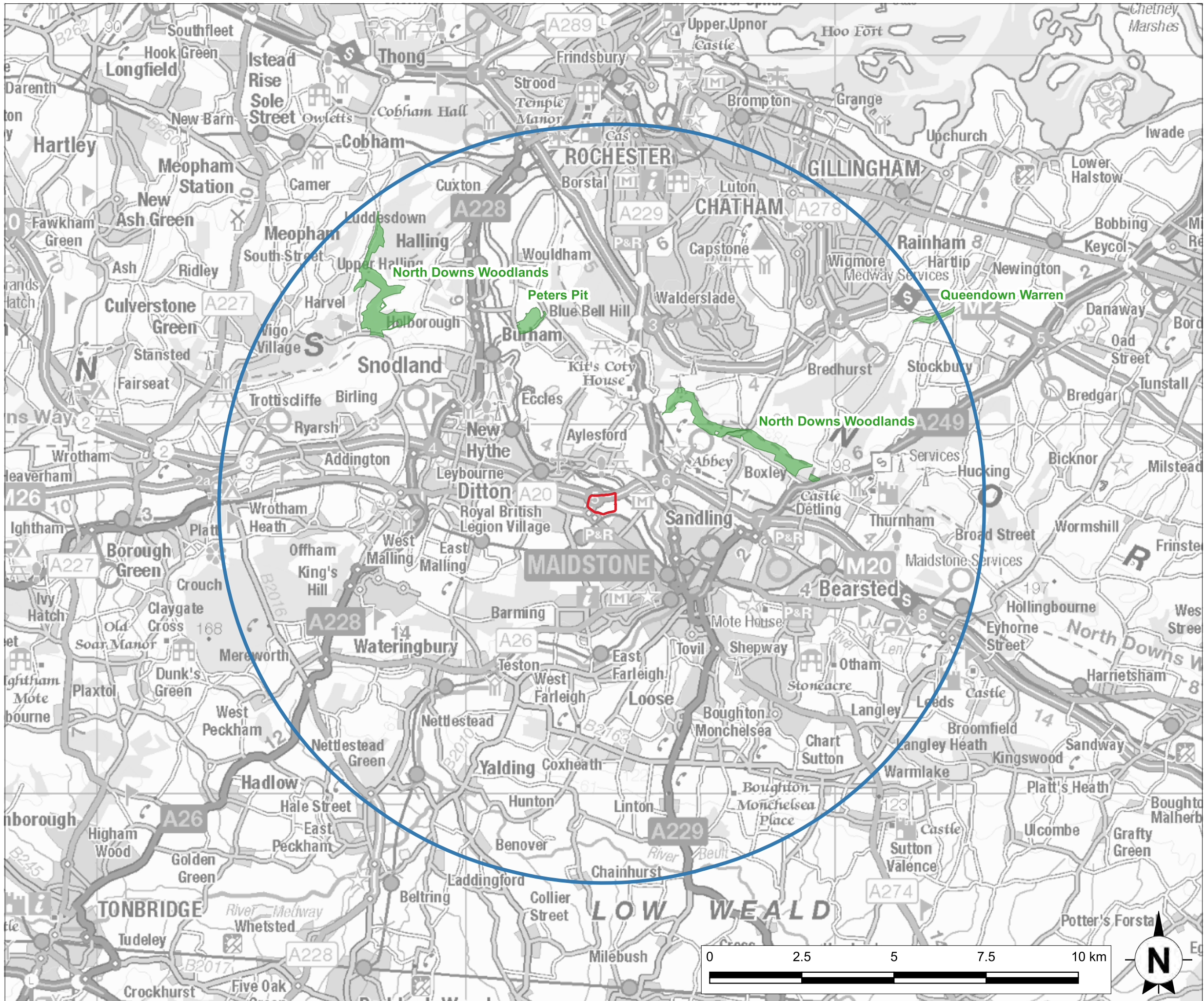
PROPOSED EXTENSION TO THE EXISTING ALLINGTON EFW GENERATING STATION

Figure 6.1

ZTV and Viewpoint Locations

Scale
As Shown

Date
November 2019



- Site Boundary
- 10km Buffer
- Special Areas of Conservation

PROPOSED EXTENSION TO THE EXISTING ALLINGTON EFW GENERATING STATION

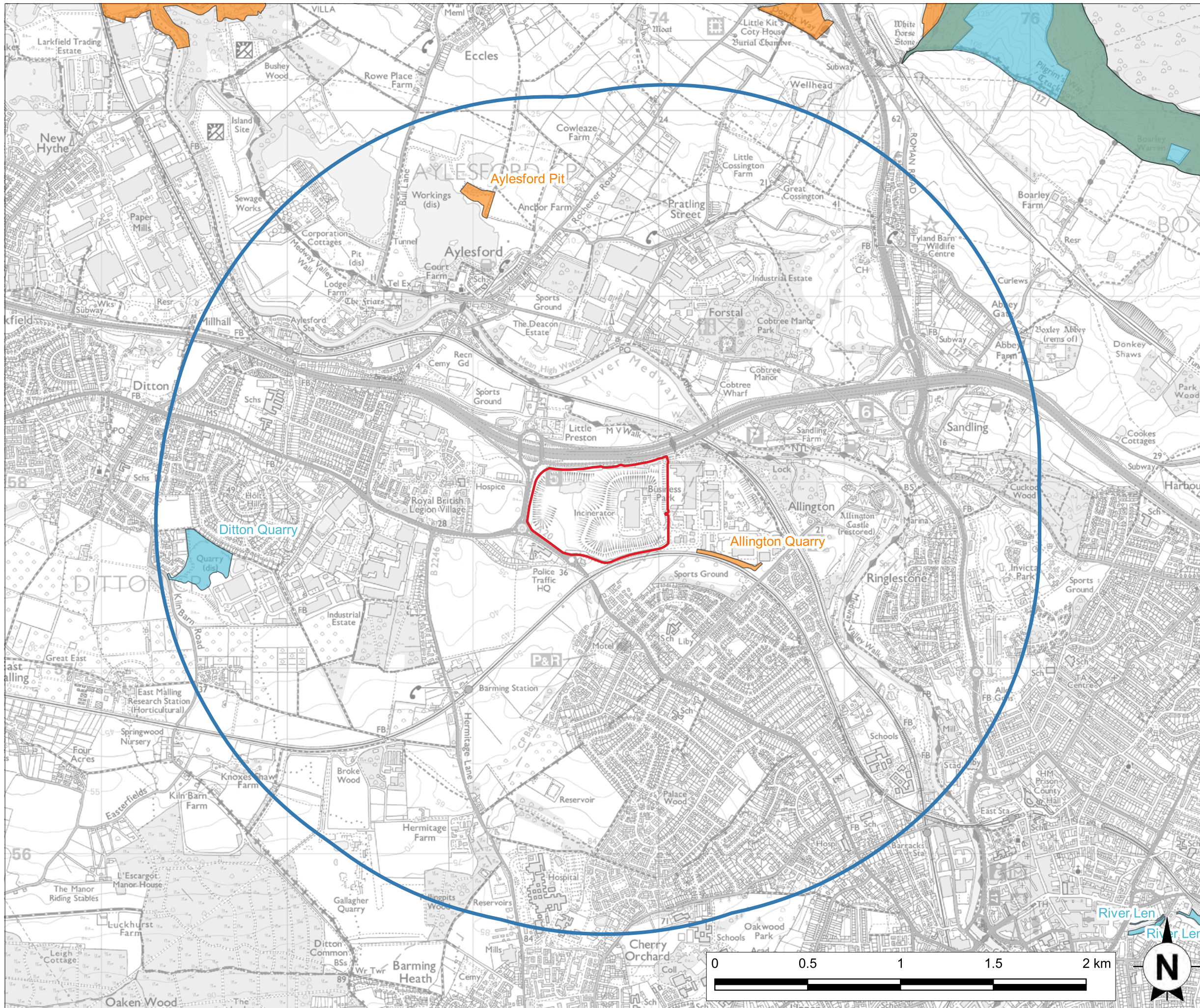
Figure 6.2

European and Internationally Designated Ecological Sites within 10km

Scale
1:100,000@A3

Date
November 2019





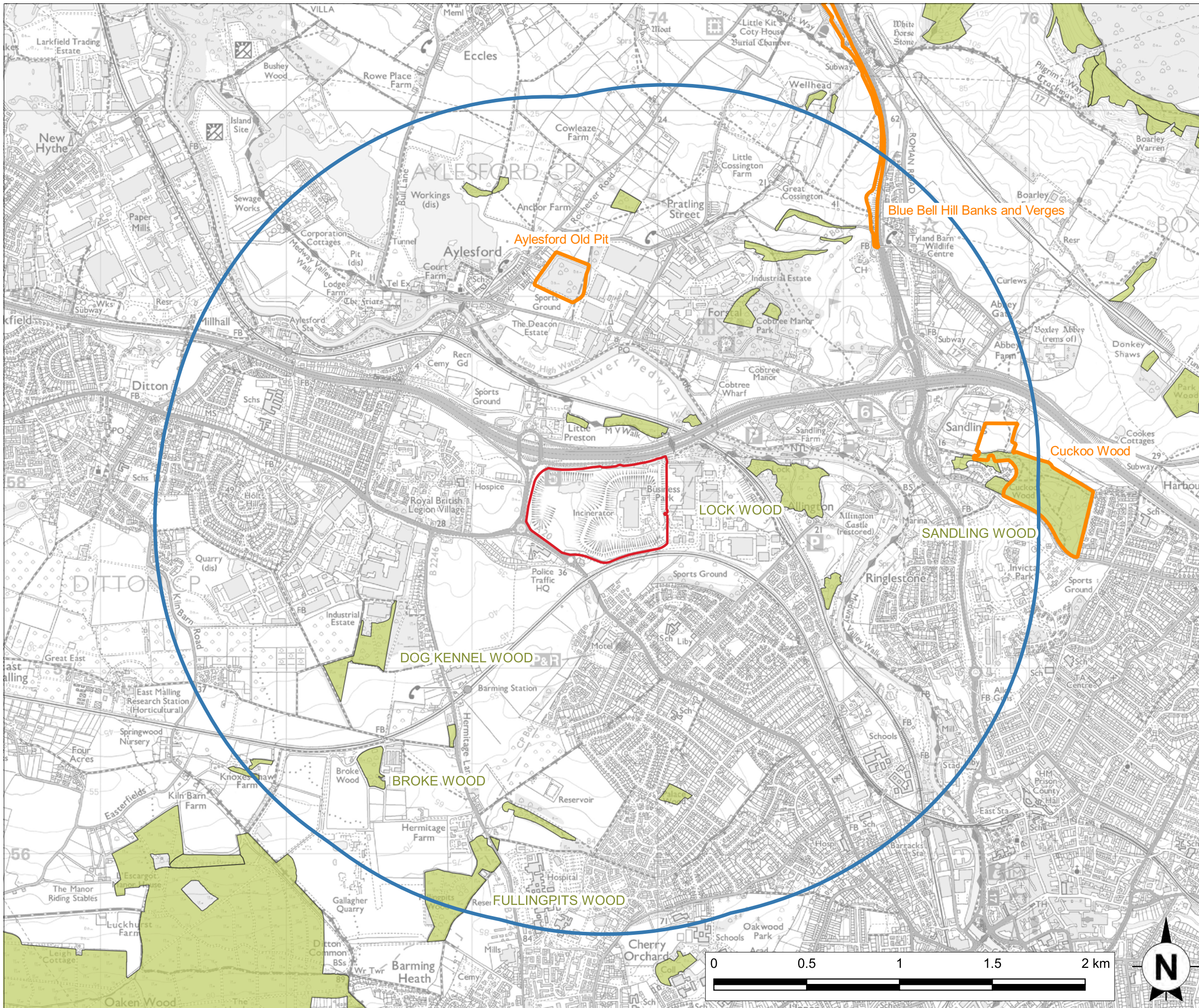
- Site Boundary
- 2km Buffer
- Sites of Special Scientific Interest
- Local Nature Reserves

PROPOSED EXTENSION TO THE EXISTING ALLINGTON EFW GENERATING STATION

Figure 6.3

Statutory Designated Ecological Sites within 2km

Scale 1:20,000@A3	Date November 2019
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- Site Boundary
- 2km Buffer
- Ancient Woodlands
- Local Wildlife Sites

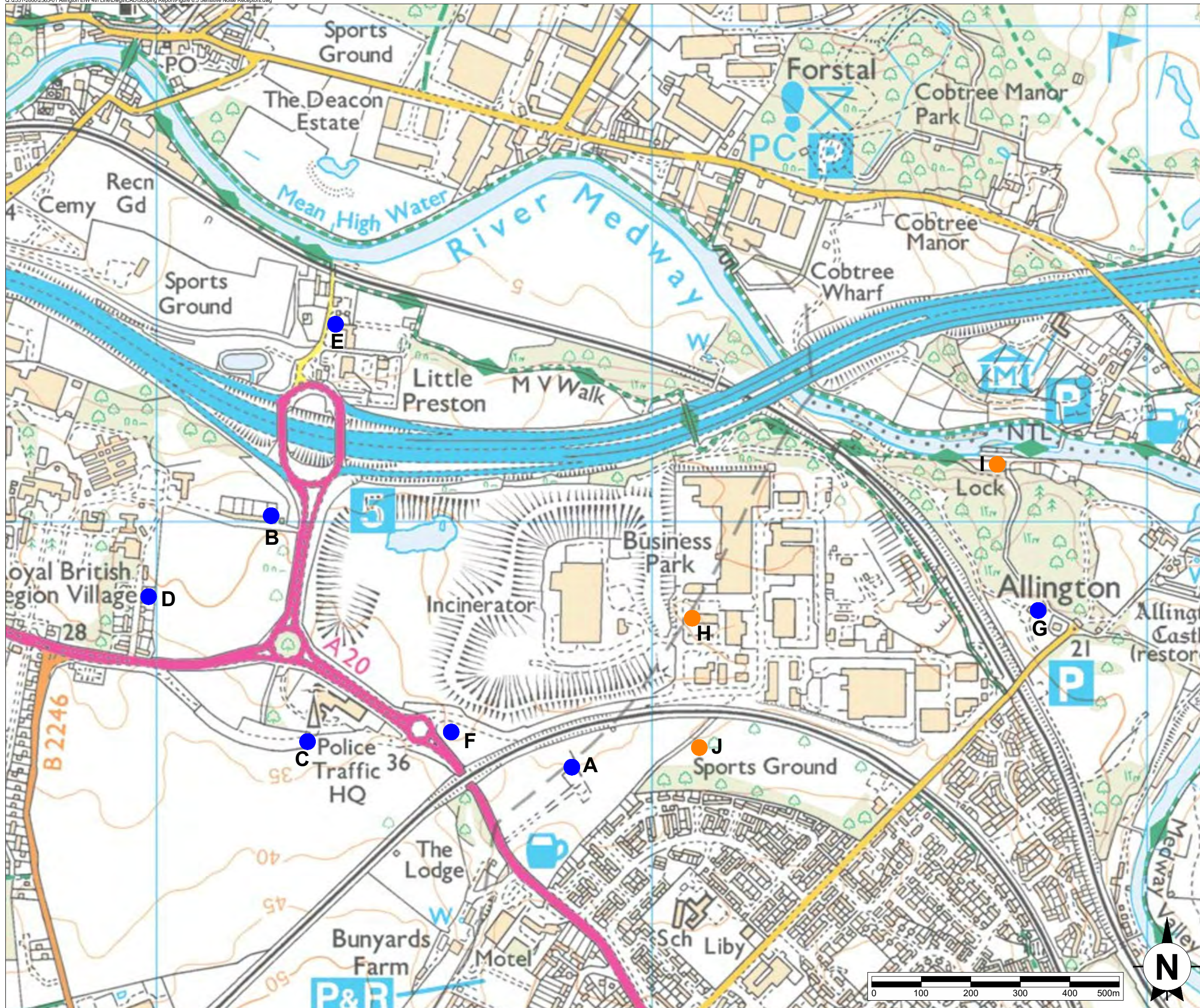
PROPOSED EXTENSION TO THE EXISTING ALLINGTON EFW GENERATING STATION

Figure 6.4

Local Ecological Sites and Ancient Woodlands within 2km

Scale
1:20,000@A3

Date
November 2019



- Residential Receptors
- Commercial & Recreational Receptors

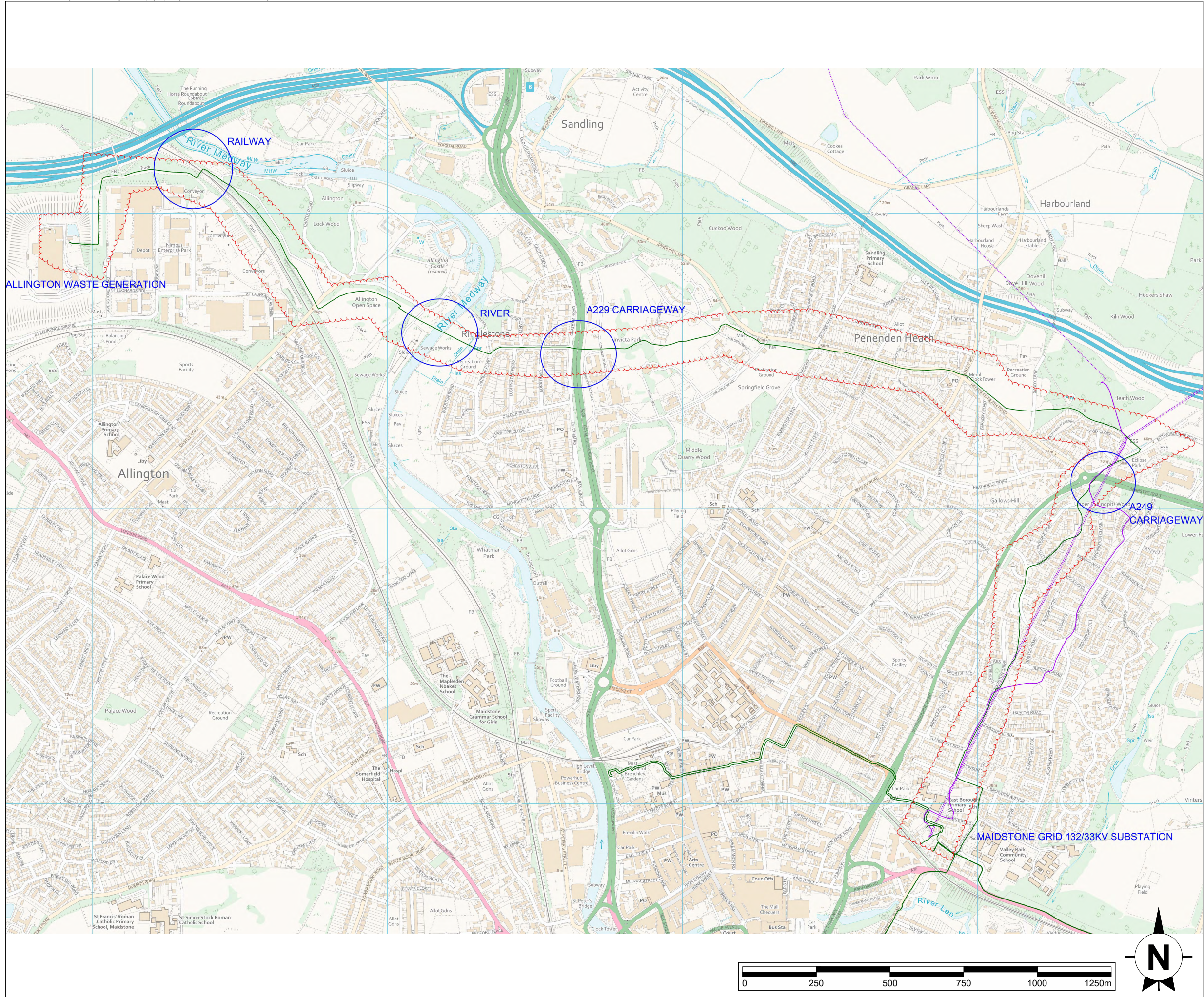
- Receptors
- A: Rosebay Gardens
 - B: East Park Road
 - C: Rear of Travellers Site
 - D: London Road East
 - E: Coldharbour Lane
 - F: Poppy Fields PH
 - G: Castle Fields
 - H: Laverstock Road Business Units
 - I: Lockington Lock
 - J: Sports Fields

PROPOSED EXTENSION TO THE EXISTING ALLINGTON EFW GENERATING STATION

Figure 6.5

Sensitive Noise Receptors

Scale 1:7500@A3	Date November 2019
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- LV Cable or Line
- HV Cable or Line
- EHV Cable or Line
- Approx. position
- Ductline
- Pole & Street Furniture
- Substation & Link Box

PROPOSED EXTENSION TO THE EXISTING ALLINGTON EFW GENERATING STATION

Figure 6.6

Electrical Grid Connection

Scale
1:12,500@A3

Date
November 2019