

WASTE DISPOSAL AND RECYCLING ASSESSMENT REPORT

Appendix 4

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

Site Name	22-25 London Road, Northfleet, Gravesend, Kent
Reference No.	GR 2024 0136
District/Area	Gravesham
Assessment Date	02/10/2024
Development Size	8

Net Waste contributions requested:

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

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

A. WASTE TRANSFER STATIONS (WTS)

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

1. Applicable dwellings from this development	8
2. Applicable dwellings from ALL proposed developments for County-wide projects (up to 2030)*	70,100
3. Overall cost of increasing capacity for 70,100 new dwellings by 2030	£9,963,313.00
4. Cost per new dwelling (£9,963,313 / 70,100 new homes)	£142.13
Contributions requested from this development	£142.13 per dwelling
8 dwellings from this proposal	£1,137.04
Contributions requested towards Ebbsfleet WTS	

B. HOUSEHOLD WASTE RECYCLING CENTRES (HWRC)

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

1. Applicable dwellings from this development	8
2. Applicable dwellings from ALL proposed developments for County-wide projects (up to 2030)*	64,200
3. Overall cost of increasing capacity for 64,200 new dwellings by 2030	£3,338,400.00
4. Cost per new dwelling (£3,338,400 / 64,200 new homes)	£52.00
Contributions requested from this development	£52.00 per dwelling
8 dwellings from this proposal	£416.00
Contributions requested towards Ebbsfleet HWRC	

Net Contributions requested for KCC Waste from this development	£1,553.04
--	------------------

* Estimated

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



Export

EXPORT Basic Guidelines:

- Add the Site's name and Reference No. if available
- Select the District that the development is located in
- Enter the size of the development
- Click 'Export' to create a copy of the assessment

DO NOT EDIT ANYTHING ELSE ON THIS SHEET!

After exporting:

Editing functions can be performed- feel free to consult the 'Quick Spreadsheet Formatting Guide' as a reference.

Remove all irrelevant sections by deleting entire rows.

Waste

Area	WTS Dwellings*	HWRC Dwellings*	MRF Dwellings*	WTS Rate per Dwelling
Ashford Town and North	70,100	64,200	112,300	£142.13
Ashford Rural South	70,100	0	112,300	£142.13
Canterbury	0	64,200	112,300	£0.00
Dartford	70,100	64,200	112,300	£142.13
Dover	0	64,200	112,300	£0.00
Folkestone	70,100	64,200	112,300	£142.13
Gravesham	70,100	64,200	112,300	£142.13
Maidstone	0	64,200	112,300	£0.00
Sevenoaks North	70,100	64,200	112,300	£142.13
Sevenoaks South	70,100	0	112,300	£142.13
Swale	70,100	64,200	112,300	£142.13
Thanet	0	64,200	112,300	£0.00
Tonbridge North	0	64,200	112,300	£0.00
Tonbridge South	70,100	64,200	112,300	£142.13
Cranbrook & Hawkhurst East Borough	70,100	0	112,300	£142.13
Tunbridge Wells West	70,100	64,200	112,300	£142.13

* Total of new housing across applicable districts up to 2030

HWRC Rate per Dwelling	MRF Rate per Dwelling	Total Rate per Dwelling	WTS Project(s)
£52.00	£0.00	£194.13	Folkestone WTS
£0.00	£0.00	£142.13	Folkestone WTS
£52.00	£0.00	£52.00	None
£52.00	£0.00	£194.13	Ebbsfleet WTS
£52.00	£0.00	£52.00	None
£52.00	£0.00	£194.13	Folkestone WTS
£52.00	£0.00	£194.13	Ebbsfleet WTS
£52.00	£0.00	£52.00	None
£52.00	£0.00	£194.13	Sevenoaks WTS
£0.00	£0.00	£142.13	Sevenoaks WTS
£52.00	£0.00	£194.13	Sittingbourne WTS
£52.00	£0.00	£52.00	None
£52.00	£0.00	£52.00	None
£52.00	£0.00	£194.13	Tunbridge Wells WTS
£0.00	£0.00	£142.13	Tunbridge Wells WTS
£52.00	£0.00	£194.13	Tunbridge Wells WTS

HWRC Project(s)
Faversham HWRC
None
closer of Faversham, Margate or Dover HWRC
Ebbsfleet HWRC
Dover HWRC
Folkestone HWRC
Ebbsfleet HWRC
Maidstone HWRC
Swanley HWRC
None
closer of Sheerness, Sittingbourne or Faversham HWRC
Margate HWRC
Allington HWRC (refuse facility)
Tunbridge Wells HWRC
None
Tunbridge Wells HWRC

Note

HWRC rate would be applied to northern part of District as per HWRC catchment maps, as this area falls within 20 minute drive time of Faversham HWRC which does have an identified project.

HWRC rate would not be applied to southern part of Borough as per HWRC catchment maps, as this area falls outside 20 minute drive time of a HWRC with an identified project.

HWRC rate would not be applied to eastern part of District as per HWRC catchment maps, as this area falls outside 20 minute drive time of a HWRC with an identified project.