

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

Site Name	Northfleet Harbourside Land surrounding Ebbsfleet United Football
Reference No.	GR20220164
District/Area	Gravesham
Assessment Date	08/03/2024
Development Size	3,500

Net Waste contributions requested:

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

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

A. WASTE TRANSFER STATIONS (WTS)	
<i>Additional waste generated by new households increase the throughput of waste and reduce speed of waste processing at Waste Transfer Stations.</i>	
1. Applicable dwellings from this development	3,500
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
3,500 dwellings from this proposal	£497,455.00
Contributions requested towards Ebbsfleet WTS	

B. HOUSEHOLD WASTE RECYCLING CENTRES (HWRC)	
<i>Additional households increase queuing times and congestion at HWRC's and increase throughput of HWRC waste.</i>	
1. Applicable dwellings from this development	3,500
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
3,500 dwellings from this proposal	£182,000.00
Contributions requested towards Ebbsfleet HWRC	

Net Contributions requested for KCC Waste from this development	£679,455.00
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* 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.