



## Deadline 1: Applicant's suggestions of locations for the Accompanied Site Inspection

### Wheelabrator Kemsley (K3 Generating Station) and Wheelabrator Kemsley North (WKN) Waste to Energy facility Development Consent Order

PINS Ref: EN010083

Document 9.5  
March 2020 - Deadline 1

## **Deadline 1 – Suggested Locations for Site Visits**

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Applicant: **EFW/WTI Holdings Ltd  
(Wheelabrator Technologies Inc)**

Project: **Wheelabrator Kemsley (K3  
Generating Station) and  
Wheelabrator Kemsley North (WKN)  
Waste to Energy Facility DCO**

Date: **March 2020**

Reference: **EN010083 – Document 9.5**

Author: **David Harvey, DHA Planning Ltd**

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### **1.1 Purpose of this document**

- 1.1.1 This Statement has been prepared at Deadline 1 of the Examination by the Planning Inspectorate into an application by WTI/EFW Holdings Ltd (a subsidiary of Wheelabrator Technologies Inc – “WTI”) under the Planning Act 2008 for a Development Consent Order (a “DCO”) for the construction and operation of the Wheelabrator Kemsley (“K3”) and Wheelabrator Kemsley North (“WKN”) waste-to-energy generating stations on land at Kemsley, Sittingbourne in Kent.
- 1.1.2 This Statement provides suggestions by the Applicant as to the locations of the Accompanied Site Inspection by the Examining Authority, which is scheduled for Wednesday 15<sup>th</sup> April.

### **1.2 The Proposed K3 and WKN Facilities**

- 1.2.1 WTI has made an application to the SoS for a DCO for the construction and operation of the Wheelabrator Kemsley Generating Station (‘K3’) and for the construction and operation of a new waste-to-energy facility on adjacent land called Wheelabrator Kemsley North (‘WKN’).
- 1.2.2 Planning permission was granted under the Town and Country Planning Act 1990 by Kent County Council in 2012 for a sustainable waste-to-energy facility (K3). Construction of the plant began in July 2016 and is expected to be completed

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with the plant operational during 2020. As such the K3 facility is now substantially constructed; K3 contains two 102 megawatt thermal (MWth) lines and as consented is capable of processing 550,000 tonnes of waste per annum and has a generating output of up to 49.9 megawatts (MW).

- 1.2.3 This application seeks a DCO which, in practical terms, would permit K3 as constructed to generate an additional 25.1MW and to process an additional 107,000 tonnes of waste per annum ("the K3 Proposed Development"). In order to properly categorise and consent those increases under the Planning Act 2008 consent is being sought for the construction and operation of K3 with a generating capacity of up to 75MW and an annual tonnage throughput of 657,000 tonnes.
- 1.2.4 Development Consent is also being sought for the proposed new WKN waste-to-energy facility, which would be a single 125MWth line facility capable of processing 390,000 tonnes of waste per annum, with a generating capacity of 42MW ("the WKN Proposed Development").
- 1.2.5 Consent for the K3 and WKN Proposed Developments is being sought via a single DCO through a single application to the SoS via PINS.

### 1.3 The Site(s)

#### Wheelabrator Kemsley (K3) Site

- 1.3.1 The site is located on land immediately to the east of the Kemsley Paper Mill, located 0.8km east of Kemsley, a residential suburb in the north of Sittingbourne in Kent (hereafter the 'K3 Site'). It lies adjacent to the Swale Estuary to its east, with the Isle of Sheppey beyond and within the administrative areas of Kent County Council (KCC) and Swale Borough Council (SBC). To the south of the K3 Site lies a capped former landfill site which lies adjacent to the confluence between Milton Creek and the Swale Estuary. To the north lies an area of reedbed known as Kemsley Marshes. Access to the K3 Site is obtained from Barge Way to the north via an existing access road forming the eastern boundary of the Kemsley Paper Mill and shared with the mill operator DS Smith Ltd. The K3 Site lies in proximity to the A249 which links to both the M2 and M20 motorways to the south and with the Isle of Sheppey to the north.

#### Wheelabrator Kemsley North (WKN) Site

- 1.3.2 The site is located on land immediately north of the permitted K3 facility (hereafter the "WKN Site"). The WKN Site is currently being used by the Applicant as a laydown and parking area for the construction of the adjacent K3 facility. It has been cleared of vegetation and laid to concrete or hardcore with a perimeter fence.
- 1.3.3 To the east of the WKN Site lies the Swale Estuary with the Isle of Sheppey beyond. Immediately to the north lie the Kemsley Marshes beyond which lies the Kemsley Paper Mill anaerobic digester treatment works (under construction) and to the north east a jetty operated by Knauf for the import of gypsum by barge.



1.3.4 The location of the K3 and WKN sites is shown in Figure 1.



Figure 1: Location of the K3 (green) and WKN (yellow) sites

## 1.4 Suggested Locations

1.4.1 The Suggested Locations identified below are indicated on the plan provided as Appendix A to this Statement.

### (1, 2 and 3) - K3 and WKN

1.4.2 The application in question is unusual in that consent is being sought for the construction and operation of K3 to its proposed generating capacity and annual waste throughput, but in reality the K3 facility is substantially constructed. The Examining Authority therefore has the opportunity in this case to visit one of the facilities which is being proposed.

1.4.3 The Applicant suggests in that respect that it would be useful for the ExA to view the K3 facility in its current form and confirms that is possible as part of the site visit. Any visit to the K3 facility would begin from the on-site construction offices and would then involve walking to relevant parts of the facility. As an active construction site various health and safety measures would need to be observed and that element of the site visit is unlikely to be suitable for anyone with accessibility issues.

- 1.4.4 As part of the visit to the K3 facility it would be possible to view the proposed WKN site both from the ground and from an elevated position within K3. The Applicant suggests that the WKN site is a location within the Accompanied Site Inspection and that the WKN site is viewed from an elevated point within K3.
- 1.4.5 Any visit to the K3/WKN sites would also allow for the operational access road constructed to serve K3 and which would also serve WKN to be viewed.

(4) - WKN Proposed Construction Access Road

- 1.4.6 The proposed construction access road to serve the WKN laydown area (Work No.4) lies to the north of the WKN site and is not an adopted highway. The construction access route is used by Knauf HGV's to transfer gypsum unloaded at the jetty to their nearby manufacturing facility and access by vehicle is therefore recommended.

(5 and 6) - DS Smith Kemsley Paper Mill

- 1.4.7 Should the ExA wish to view the K3/WKN sites from within the DS Smith Kemsley Paper Mill, or to view first hand elements of the tie in connections included within the draft DCO which lie within the DS Smith Paper mill site (specifically Work No.1A – the Grid Connection and Work No.1B – the steam connection), then the Applicant will seek consent from DS Smith Paper Ltd to allow the accompanied site visit to take place within the Kemsley Paper Mill site.

**1.5 Other Potential Locations**

(7) - Castle Rough Scheduled Ancient Monument

- 1.5.1 The Castle Rough Scheduled Ancient Monument is located approximately 540m to the south-west of the closest point of the K3/WKN DCO application boundary, with the Kemsley Paper mill in between the application boundary and the Scheduled Ancient Monument (SAM).
- 1.5.2 The SAM is on private land and the applicant would need to contact the representatives of the landowner should the ExA wish to include that on the Accompanied Site Inspection. The SAM was a location on the ASI for the nearby Kemsley Paper Mill (K4) CHP Plant DCO application, however the SAM is surrounded by dense vegetation which limits direct views and that particular element of the site visit had to be curtailed due to the presence of an aggressive horse. In that case the applicant was able to submit drone images showing the location of the SAM which are therefore publicly accessible as part of the K4 CHP DCO application and which can be submitted as part of the K3/WKN application if DS Smith Ltd consent to that and if that would be useful for the ExA.

(8, 9 and 10) - Publicly Accessible Locations

- 1.5.3 The Applicant is conscious that the ExA is likely to undertake an unaccompanied site visit to the surrounding area and that a number of the points of interest are on land which is publicly accessible, including the surrounding highway network,

views of the K3/WKN site from the Saxon Shore Way, residential areas within Kemsley and Sittingbourne and that part of the Isle of Sheppey which lies to the north-east of the site across the Swale Estuary.

## **1.6 Draft Itinerary**

1.6.1 Based on the suggested locations above the following draft itinerary is proposed at this stage, subject to the confirmation of other ASI locations:

- (1) Meeting point – K3 construction compound;
- (2) K3 facility
- (3) WKN site
- (4) Via vehicle:
  - (a) K3/WKN operational/construction access road
  - (b) WKN proposed construction access road
  - (c) DS Smith Kemsley Paper mill (if required)
  - (d) Other identified locations

## **1.7 Summary**

1.7.1 The Applicant confirms that it will review any proposed locations for the Accompanied Site Inspection suggested by the ExA and other interested parties and will endeavour to put in place the necessary arrangements and itinerary to allow those to form part of the ASI where appropriate.

## Appendix A

### Map showing the ASI Suggested Locations





EN010083  
Planning Act 2008  
The Infrastructure Planning (Applications: Prescribed forms  
and Procedure) Regulations 2009  
Regulation: 5(2)(o)

**Legend**

- DCO Boundary
- K3 Site (Works Area 1)
- WKN Site (Works Area 2)

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20 Western Avenue, Milton Park, Abingdon, Oxfordshire, OX14 4SH  
T: +44(0)1235 821 888 E: rps@rpsgroup.com F: +44(0)1235 834 698

Client **Wheelabrator Technologies Inc**

Project **K3 and WKN DCO**

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