

Chapter Seven

ENVIRONMENTAL RESOURCES

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INTRODUCTION

7.01 Sustainable development cannot be achieved unless finite energy and mineral resources are conserved, renewable sources developed and used instead of non-renewables, waste products reduced, and pollution prevented or, if this is not possible, minimised. For the first time, government guidance (especially PPG12) requires a local plan to consider environmental resource issues in relation to global warming, the consumption of non-renewable resources and the emission of greenhouse gases.

7.02 Finite resources include all mineral deposits and fossil fuels, such as coal, oil and gas. Stocks are limited and, once used, cannot be replenished. On the other hand, renewable sources of energy, such as biomass, wind and tidal power, and solar energy, are potentially unlimited in amount and have environmental benefits over fossil fuels. Wastes are the unwanted by-products of any activity, which must be accommodated in the environment. Pollutants are harmful to people, other species or even entire ecosystems and, unlike waste products, are not potentially reusable.

Existing Situation

7.03 The District contains substantial mineral reserves, including limestone and colliery spoil. Most of the District's energy requirements are currently served by national distribution networks which, in turn, are mainly supplied by fossil fuel plants. Two gas-fired combined heat and power plants exist in the District at Pfizer, Sandwich and Buckland Mill, Dover. However, the District has the capacity to produce energy from renewable resources (see paragraphs 7.09-27). Large volumes of solid and liquid wastes, which are produced by consumers, are also a source of energy and, in any case, require management and final disposal. There are few major sources of pollution in the District, apart from the despoiled colliery



Combined heat and power plant, Dover

sites. However, some parts of the District are vulnerable to locally generated air, water, noise and light pollution, and to the environmental consequences of air pollutants produced outside the District.

7.04 In 1992, at Rio de Janeiro, the Government signed Agenda 21. In doing so, the Government agreed to implement an action plan for sustainable development. A key means of implementing this is through local action. The Council is committed to increasing environmental awareness and promoting good environmental practice.

Applying the Plan's Aims and Objectives

7.05 Aim 1 provides the framework for this Chapter. The need to conserve resources, avoid waste and minimise pollution is echoed in Objectives 5, 7 and 4, respectively. The most effective way in which the Plan can conserve resources, particularly energy, and minimise pollution is to influence the location of development in order to reduce the need to travel. This is reflected in Objectives 10 - 15. The means to reduce travelling are dealt with in Chapter 4 and all the Plan's location policies. Energy conservation in building design and water resources are considered in Chapters 8 and 6, respectively.

Environmental Resources Strategy

7.06 Based on Aim 1, the Plan's environmental resource strategy seeks to:-

- (a) encourage the generation of energy from renewable resources;
- (b) encourage the more efficient use of non-renewable resources;
- (c) provide for development in accordance with the ability of energy distribution networks to keep pace;
- (d) minimise the effects of pollution by, or on, new development;
- (e) improve, reclaim and reuse derelict and contaminated land, as appropriate;
- (f) reduce the amount of waste produced; and
- (g) conserve mineral resources.

7.07 The strategy will be implemented by the Council through the policies of the Plan and, in part, through the pollution control functions of its Environmental Health Division. However, the Council is only one of a number of agencies charged with implementing government policy in this area, the others being:-

- (a) the Department of Trade and Industry (DTI) - energy planning;
- (b) the Department of the Environment, Food and Rural Affairs (DEFRA) - energy efficiency and pollution control;
- (c) the Environment Agency (encompassing the former Her Majesty's Inspectorate of Pollution (HMIP), the National Rivers Authority (NRA) and the Waste Management Authority) - pollution control and waste management; and
- (e) Kent County Council - minerals, and waste planning and management (including disposal).

7.08 In the main, the Plan's influence is limited to specifying what is required of new development. Even then, it is not directly responsible for waste and minerals planning. This indirect role complements the more direct forms of control given to other agencies. It is, therefore, essential that there is a close working relationship between these agencies and the Council.

RENEWABLE ENERGY

7.09 According to PPG22, renewable energy includes:-

- (a) energy flows which occur naturally and repeatedly in the environment, namely energy from the sun, wind, oceans, the fall of water and geothermal energy from within the earth;
- (b) plant material; and
- (c) ~~combustible or digestible waste materials from industrial, agricultural or domestic sources.~~

7.10 Apart from helping to conserve stocks of non-renewable fossil fuels, the main benefit of generating energy from renewable sources lies in the reduction of those gases which contribute to global warming and acid rain. The Government requires the Regional Electricity Companies to purchase energy from renewable sources through the Non-Fossil Fuel Obligation (NFFO). Funding is also available for renewable energy schemes through the European Union ALTENER project. Emphasis is currently on biomass. Further information is available from the Energy Technology Support Unit (ETSU).

7.11 PPG22 requires development plans to make an assessment of locally available sources of renewable energy and provide for projects to exploit them. In doing so, local planning authorities should consider the contribution of such proposals to reducing emissions of greenhouse gases. Renewable energy resources can often only be exploited where they occur. The locational requirements of generating plant are therefore somewhat different from other forms of development. PPG22 acknowledges that this

approach must be balanced against the need to consider the immediate impact of such proposals on the local environment, particularly where landscape, nature conservation, coastal and archaeological designations apply. PPG22 also includes a series of Annexes highlighting some of the special considerations relating to renewable energy schemes.

7.12 The Structure Plan recognises that there are substantial renewable sources of energy in the County and, through Policy NR15, supports renewable energy projects where they contribute to the community's energy needs, are environmentally acceptable and are well placed in relation to the existing transmission network. Their acceptability will be determined by the balance between national and local environmental, economic and social benefits, with particular regard paid to recognised landscape, wildlife, built environment, atmospheric and water resource interests.

7.13 In order to determine how the Plan will cater for renewable energy projects, it is first necessary to establish the current resources in the District. In November 1994, ETSU, who manage the DTI's new and renewable energy programme, appointed consultants to carry out a renewable energy planning study for the South East of England covering Kent, together with Surrey, West and East Sussex, jointly funded by the DTI and EU. The Kent Renewable Energy Resource Report (KRERR) provides useful background information to assist in planning for renewable energy developments. The Report is principally concerned with those technologies which are capable of commercial exploitation in the short to medium term. Tidal, wave, offshore wind and geothermal were excluded from the study since at that time they were considered unlikely to be commercially viable for the foreseeable future.

Biomass

7.14 Biomass refers to those sources of energy which are derived from plant or animal material. The most common sources are:-

- (a) straw left over as waste after harvesting of crops;
- (b) plant material grown especially as fuel (coppice woodland, oil seed rape); and
- (c) animal litter.

7.15 Much of the District's woodland is coppice, for which traditional markets have declined. It also has a highly productive agricultural industry trying to diversify. Using coppice woodland for biomass energy generation could help diversify the rural economy by providing a guaranteed source of income for farms. Coppice woodland also has wildlife benefits. The KRERR concludes that there could be potential for a straw and poultry litter mixed fuel plant in Kent. There is, however, good potential for wood fuel plants in the County. There is also some scope for farms to produce electricity through the anaerobic digestion of slurry.

7.16 While the planning system has little influence over agricultural practices, Policy ER1 provides for biomass generation plant in the event that they are proposed in the District. Small-scale projects generating energy for use on site would lend support to Policy LE21, which provides for diversification in the farming sector. Issues that may be relevant to biomass proposals include visual intrusion, noise, effect on ecology, traffic, abstraction of water, odour and emissions.

Energy From Commercial and Domestic Waste

7.17 In sustainability terms, burning waste for energy is better than landfill but not the best option. Rather, waste to energy should only be considered after waste reduction, re-use and recycling have taken place. Although waste disposal is a County Matter, the generation of energy from waste has a primary purpose of electricity production and, therefore, would be dealt with by the District Council. Detailed policies against which such applications will be judged can be found in the Waste Local Plan, produced by Kent County Council.

7.18 Richborough Power Station and land to the south and west of it have been identified in the Kent Waste Local Plan Deposit Draft as a suitable location for a waste to energy plant, as well as associated waste processing (see paragraphs 7.59-61). Partially located in the District, this proposal is supported by the Council, subject to all environmental impacts being addressed.

7.19 The Richborough landfill site is monitored by the Environment Agency to assess the production of methane. Should economic quantities become available, then the Council would support proposals to extract this gas for electricity generation.

7.20 In accordance with European Union clean water directives, Southern Water Services Ltd has constructed a new waste water treatment plant serving the District at Weatherlees Hill - outside the District boundary. A new treatment works at Broomfield Bank is under construction, which lies within an Area of Outstanding Natural Beauty (see also Chapter 6). Sewage gas can be gathered during the treatment process and used to generate electricity. The Council would support proposals to extract sewage gas for electricity generation but, in the case of Broomfield Bank, would want to ensure that any above-ground plant could be accommodated without damage to landscape and nature conservation interests in the area.

Wind Energy

7.21 ETSU has produced a wind speed map of the District, which indicates that annual mean wind speeds are highest on the North Downs, especially in areas close to the coast. Figure 7.1 shows the areas where wind speeds exceed 6 metres per second and wind farms may be commercially viable. Any applications for wind generators in these areas will require very careful consideration by the Council, given landscape protection policies. Nevertheless, with advancing technology it is possible that less windy areas may become suitable for wind farms. There is also the possibility that small individual farm-based turbines will be proposed. A wind turbine, located just outside the District at Richborough, is producing electricity for local use.

7.22 There may be potential impacts which require the submission of an Environmental Statement associated with an application for a wind generator. These impacts may include mechanical and aerodynamic noise, electromagnetic interference, visual appearance and ecological effects. The criteria in Policy ER1 reflect the need to address these and other concerns (such as manning, monitoring, construction disturbance, access roads, traffic generation, presence of anemometer masts, grid connections and other ancillary structures, decommissioning and restoration). Chapter 15 considers the potential of the Ramsgate Road area for wind turbines

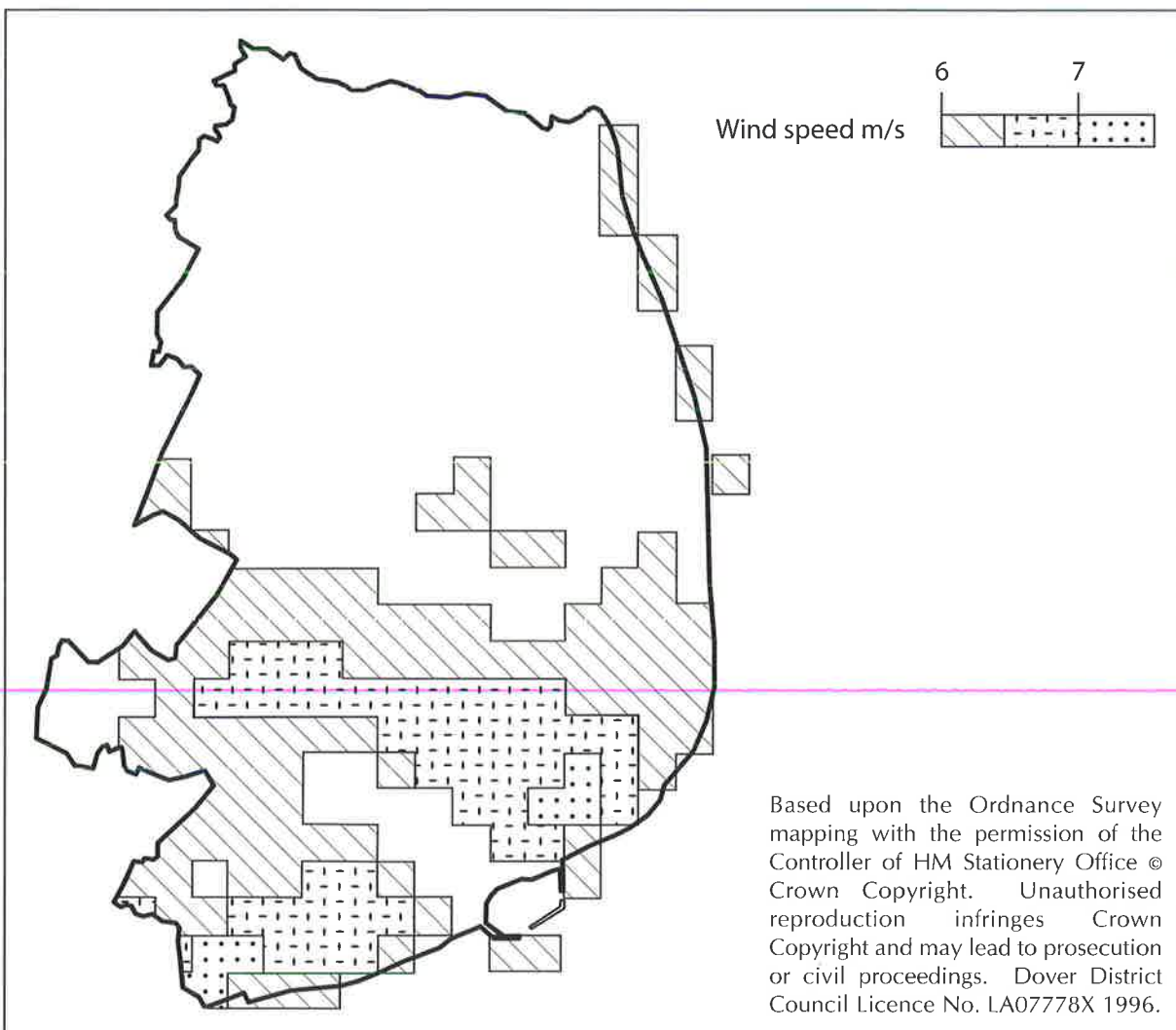


Figure 7.1: Areas with Wind Speed 6 Metres per Second or Greater (Wind Speed information supplied by DTI and OPCS)

Solar Energy

7.23 The District enjoys relatively high sunshine hours. While there would appear to be no likelihood of large centralised solar energy installations being proposed, there is substantial scope for the installation of active solar water heaters or photovoltaic cells on buildings and for new development to maximise passive solar gain. Design for passive solar gain is considered in Chapter 8.

Active Solar

7.24 Active solar heating is not electricity generation, but has potential to displace non-renewable energy production. Active solar heating involves the heating of water in solar collectors. There is considerable scope for active solar in the District, although the systems are at present expensive. Design aspects are covered in Chapter 8.



Solar panels on residential property

Photovoltaics

7.25 This technology has considerable potential through, for example, the integration of photovoltaic cells into panels of commercial and industrial buildings.

Small Scale Hydro Energy

7.26 The Stour and Dour, and their tributaries, are the only rivers in the District. There may be some prospect for small-scale hydro-power plants or water mills - perhaps in association with a tourist venture - being developed on the river banks, although full-scale damming of waters is considered inappropriate. Particular care is needed so that nature conservation interests at the site and downstream are not harmed. Other considerations may include impact on landscape, access and design. There is also scope for energy recovery as part of the Dover and Folkestone Waste Water Treatment Works at Broomfield Bank. The Environment Agency will be consulted on all applications for hydro electricity generation.

7.27 Policy ER1 outlines the Council's positive stance with regard to renewable energy projects, while seeking to protect the landscape and other interests. Development which involves the construction of power stations, for example the incineration of municipal waste or biomass, should be located on land with planning permission or allocated for Use Class B2. Some other types of renewable energy, for example wind, can only be exploited where they occur.

Policy ER1

Proposals for the development of energy from renewable sources will be permitted provided that:-

- (i) the benefits of renewable energy generation outweigh any adverse impacts;**
- (ii) waste combustion development is located on land identified for development within Use Class B2; and**
- (iii) where practicable, they are located in close proximity to the existing electricity distribution infrastructure.**

Environmental Appraisal

The results of the Appraisal are mixed. The policy works positively towards Objectives seeking to reduce pollution, enabling the generation of energy from renewable sources and the recycling of

redundant resources. The policy accepts that in some cases renewable energy can only be exploited in rural areas and that there may be conflicts with policies for the protection of the countryside, landscapes and nature conservation, and historic environment. However, the effects are difficult to predict in that it depends on schemes coming forward.

NON-RENEWABLE ENERGY

7.28 The environment can also be protected and fossil fuel reserves conserved through the more efficient use of non-renewable fuel sources. It is possible that new fossil fuel burning plants may be proposed in the District. Should this be the case, such plants should make use of wasted energy either through district heating or combined heat and power schemes. Should Richborough Power Station re-open, the Council would press for the incorporation of these and be opposed to the re-introduction of Orimulsion.

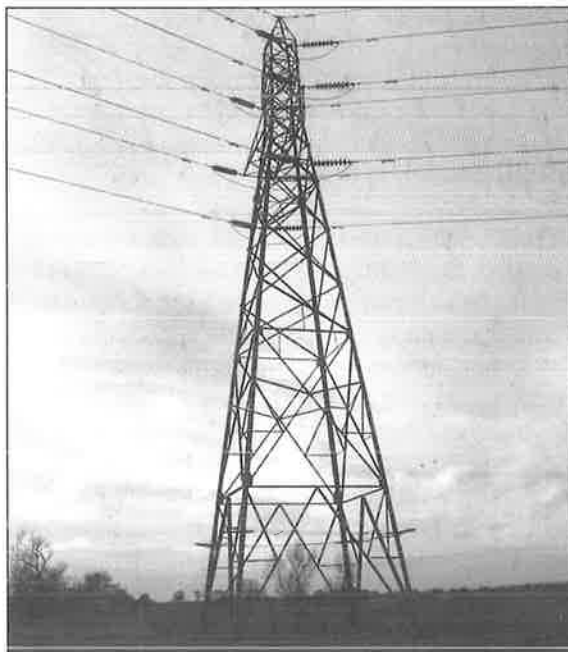
ENERGY DISTRIBUTION

7.29 Structure Plan Policy S9 requires planning authorities not to permit development unless the infrastructure required to service the development can be made available at the appropriate time. The relationship between development and energy infrastructure provision is considered below.

Electricity

7.30 There are no anticipated problems with electricity supply during the Plan Period, apart from Aylesham and the Dover area, where supplies will require major reinforcement. New infrastructure associated with the proposed expansion of Aylesham is considered in Chapter 14.

7.31 Electricity cabling is authorised by the DTI after consultation with, amongst others, the Council. The Council and the Countryside Agency are generally concerned about the impact of power lines on the landscape. The Council will press for the undergrounding of all new low voltage (132kV and under) cabling in an Area of Outstanding Natural Beauty, Heritage Coast or Special Landscape Area unless nature conservation, archaeological or recreation interests would be harmed. When undergrounding is not possible, and in instances of high voltage lines, the Council will press for cables to be sensitively located and designed to minimise landscape harm.



Electricity pylon

7.32 Dover may need a 132/33kV substation, which would require a site of approximately 0.3 Ha (0.7 acre). The supply would be distributed by existing underground 33kV cables. A site has been safeguarded on land fronting the Roman Road, to the north of the Dover-Deal railway line, and is shown on the Proposals Map. The site is well placed to serve the main distribution network and development here would minimise impact on local amenity and agricultural interests. Although there is no firm indication of the route, it is possible that the sub-station would be served by a connection from the existing overhead line at Shepherdswell. In addition, should part of the route cross the Long Hill area and the White Cliffs Business Park, which are both prominent in the landscape, the Council will seek the undergrounding of cables.

Policy ER2

Land adjoining the Roman Road at Danes Court, shown on Sheet 6 of the Proposals Map, is safeguarded for a 132/33kV sub-station.

Environmental Appraisal

The policy only has limited relationships with the Objectives. The site is beyond the urban boundary and therefore contrary to the Objectives protecting the countryside and recycling of redundant resources. However, the site is acceptable due to its proximity to the distribution network. Other locations would also be more visually damaging.

7.33 The Council considers that, in the interests of visual amenity and on the grounds of noise, new residential development, including garden land and associated open space, should be sited well away from overhead power lines and pylons/lattice towers. In judging schemes affected by such structures, the distance at which development is acceptable will depend on the overall size of the pylons/lattice towers and the physical characteristics of the site. Policies ER5 and DD1 will apply.

Gas

7.34 Gas infrastructure required for the expansion of Aylesham is considered in Chapter 14.

DERELICT AND CONTAMINATED LAND

7.35 Derelict or contaminated land is defined as land so damaged by industrial or other development that it is incapable of beneficial use without treatment. It represents an inefficient use of land - in itself a scarce resource - and, therefore, its creation must be avoided. PPG12 and PPG23 state that local planning authorities should consider the effects of pollution, which are often difficult and sometimes impossible to reverse. Structure Plan Policy ENV20 seeks to avoid or minimise pollution impacts in development. The explanatory memorandum to this policy notes that this may include attaching planning conditions to industrial processes and waste disposal, in order to reduce land contamination. Policy ER3, therefore, ensures that the after use of a particular site will be a material consideration in determining applications for development.

Policy ER3

When granting permission for development which may result in dereliction or contamination, the Council will, where necessary, seek legal agreements to ensure that provision is made for the appropriate after care of the site once an operation has ceased.

Environmental Appraisal

The policy contributes positively towards the Objectives of protecting the countryside, reducing pollution and the recycling of redundant resources. The policy is likely to work towards the Objectives of managing and enhancing habitats and protecting open spaces, but the effects are unpredictable. No Objectives are adversely affected.

7.36 Policy ER3 will act to prevent increases in the District's present stock of derelict land. This stock consists of a number of scattered ex-industrial sites, mineral workings and areas of naturally contaminated marsh gas. However, PPG12 and PPG23 also require local plans to include policies relating to the reclamation of existing derelict land. If reclaimed for new development, previously derelict land can help to reduce pressure on greenfield sites.

7.37 The reclamation of derelict land for development may not be appropriate in all cases. For example, through natural regeneration and colonisation, the colliery spoil tips at Betteshanger, Snowdown and Tilmanstone are gradually acquiring a nature conservation interest. Where these and other isolated sites are concerned, redevelopment for industry, housing or other uses may also be contrary to other policies in the Plan. Structure Plan Policy ENV14 has removed a previous strategic presumption in favour of redevelopment and, instead, now requires local plans to provide for a range of end-uses for derelict land, as appropriate.

7.38 Therefore, while the Council supports the recycling of derelict land, Policy ER4 establishes the criteria which will be applied in determining planning applications for development on land which is, or is suspected to be, contaminated. When granting planning permission for any development, the Council will consider removing permitted development rights in order to ensure safety considerations are met. Any future development could raise land contamination issues and, in considering applications, including for minor development such as porches or sheds, the Council will determine whether a detailed survey is necessary. The Council will also wish to ensure that contaminants are removed safely from the site, or that they are rendered harmless by treating them on-site with a mixing medium or that contaminants are sealed in. Uncertainty over the extent of contamination highlights the importance of early informal consultations by the developer with the Council in cases where contamination is suspected.

Policy ER4

Before determining any planning application on land which is, or can reasonably be expected to be, contaminated, the Council will:-

- (i) **require the applicant to carry out a detailed site survey and analysis to determine the presence or otherwise of hazardous substances in the soil, underlying geology and aquifers of both the application site and the area immediately surrounding it; and**
- (ii) **in cases where contamination is shown to exist, use conditions or seek legal agreements requiring appropriate measures to be taken to remove or render harmless to human health and safety and ecological interests the contaminating substances.**

Environmental Appraisal

The policy works positively towards the Objective of reducing pollution. It is likely to work towards the enhancement of habitats, but the effects are unpredictable. No Objectives are adversely affected.

7.39 The establishment of woodlands and other soft end-uses on the Betteshanger and Snowdown spoil tips, together with grant aid, is considered in Chapters 5 and 15.

AIR POLLUTION

7.40 Some pollutants are adversely affecting the world's atmosphere, with health and other consequences. This District is not immune from the effects of global warming, ozone depletion, acid rain and smog conditions. More locally, there may be problems associated with lead, carbon monoxide accumulation and ground-level ozone. Recent figures suggest that ground-level ozone in the District is among the worst in the UK¹, often equalling levels in Los Angeles². To some extent, road traffic and industry in the District are contributing to these pollution problems. Road transport is an activity largely influenced by locational patterns of development (see especially Chapter 4), though the District's strategic position as a road corridor to the rest of Europe is also important.



Town centre traffic, Dover

7.41 Industrial sources of air pollution include power stations and general industrial processes. While air pollution in existing industry is a matter for the Environment Agency and the Council's Environmental Health Division, the Plan is required by Government guidance to consider the relationship between polluting development and sensitive land uses, such as housing. PPG12 requires development plans to include policies designed to control pollution. PPG23 makes the potential generation of pollution a material consideration to be taken account of in applications for new development.

7.42 The ways in which the Plan can be used to control pollution are set out in PPG23. Essentially, development plans should act to separate incompatible uses and develop criteria by which applications for polluting development will be determined, while taking into account the extent to which they are subject to pollution control. Structure Plan Policy ENV20 requires pollution impacts to be reduced to an acceptable level, as a prerequisite to planning permission. In doing so, the Structure Plan puts the emphasis on design of plant rather than location. This recognises that the effects of air pollution are often felt some distance from their source and that an isolationist approach in such a densely developed County is not possible.

7.43 Structure Plan Policy ENV20 is sufficiently comprehensive with regard to air pollution for the Council to apply it for the purposes of development control. Close co-operation with pollution control authorities is needed to ensure that air pollution control standards are met before granting planning permission for new industrial development or changes in existing industrial processes. The advice of pollution control authorities is absolutely essential in dealing with such applications.

Air Quality Modelling

7.44 The Government's 1997 National Air Quality Strategy identified air quality as a key issue for environmental policy. It sets out the Government's policies on the assessment and management of air quality. The planning system is seen as a key means of improving air quality. The effects of new development and local plan policies on air quality can be predicted through Air Quality Modelling. The Council is in the process of developing such a model. The model will then be used to assess the effects of Development Plan policies on air pollution and used as part of the Environmental Appraisal. The model will also be used to predict the effects of new developments on air quality and, if the results warrant it, will be used to justify refusals.

7.45 The Council will make use of existing monitoring work carried out by the Kent Air Quality Partnership, its Environmental Health Division and other agencies to compile monthly reports on air quality in the District.

NOISE POLLUTION

7.46 Noise can affect human and animal health, and have a direct impact on local amenity. Resolving existing noise problems is the responsibility of the Council's Environmental Health Division. However, the planning system is the most appropriate mechanism for dealing with potential noise problems from the outset. The control of noise in new development has, therefore, been made a material planning consideration in PPG1 and in PPG24 on Noise. The possibility of controlling noise through the use of siting and design conditions in planning permissions is suggested in the explanatory memorandum to Structure Plan Policy ENV20 on pollution.

7.47 The Plan needs to provide for both noisy activities and noise sensitive development. Applications for the former will be subject to noise limits imposed on a case-by-case basis. PPG24 provides guidance on these and the Council will rely on the advice of its Environmental Health Division, when such applications are concerned. Policy ER5 provides the framework under which applications will be assessed and takes account of the cumulative effects of noisy activities through an incremental rise in ambient noise levels.

7.48 In considering applications for noise sensitive development, the Council will not permit such uses where they are likely to suffer unacceptable levels of noise either now or in the future. In doing so the Council will apply the noise exposure categories set out in PPG24. Where levels are exceeded and can not be overcome by suitable mitigating measures, applications will be refused. It is, therefore, necessary to take account of site noise exposure at the time of application and any foreseeable changes to this. Due to the variable noise levels associated with industry, applications for noise sensitive development near existing industrial estates will continue to be assessed on their merits. Assistance from the Council's Environmental Health Division will be essential.

Policy ER5

Proposals for the following developments will not be permitted unless the applicant can demonstrate that, following site surveys and analysis, suitable mitigating measures can be carried out to ameliorate problems associated with noise:-

- (i) noise creating development, which by itself or in association with other noise sources, is likely to cause either actual or future degradation to the amenity of noise sensitive uses in the vicinity;**
- (ii) noise sensitive development likely to suffer unacceptable amenity degradation through actual or future noise pollution levels from noise creating uses in the vicinity.**

Environmental Appraisal

The policy positively contributes towards the Objectives of protecting the countryside and reducing pollution. No Objectives are adversely affected.

7.49 The noise mitigation measures referred to in Policy ER5 may include siting, layout and landscaping requirements, the use of acoustic barriers and the installation of sound reduction and insulation features. In cases where the Council is not the planning authority responsible for giving planning permission - for instance, where improvements to the primary and secondary route network are proposed - the Council will, nevertheless, seek the protection of local residential and general amenity.

LIGHT POLLUTION

7.50 Lighting is important for safety, especially where traffic and security arrangements are concerned. However, a proliferation of lighting schemes can lead to problems of skyglow at night - a form of visual pollution. The invasive nature of light can disturb the amenity of residential areas, and harm the character of villages and the countryside. Light pollution also represents wasted energy and is an inefficient use of scarce resources. In most instances, these problems are caused by wasteful, poorly designed and misdirected lighting.

7.51 Existing light pollution is not categorised as a statutory nuisance, but there is an opportunity for the Plan to influence the design of lighting schemes associated with new development. PPG23 requires local planning authorities to take harmful emissions of light into account in preparing development plans. The preamble to Structure Plan Policy ENV20 suggests that the reduction of light pollution in new development projects is one way of minimising the risk of pollution.

7.52 Policy ER6 establishes a basis for promoting the use of more sensitive lighting in new development which, in the long term, should assist in reducing energy consumption, disturbance to neighbouring properties and loss of the night sky. Lighting units should illuminate the object or place intended. This can be achieved through a combination of design, siting and output. In design terms, styles which cause light spill will be unacceptable. However, this can usually be overcome by using full cut-off lanterns which direct light downwards. In requiring full cut-off lanterns there is a need to be aware of the surface material from which the light will be reflected. In implementing Policy ER6, the Council will use the standards set out by the Institute of Lighting Engineers and will not grant permission for developments involving external lighting, such as flood lighting or street lighting, which do not use full cut-off lanterns. Conditions may be used to control the type of lighting and hours of use.

Policy ER6

Proposals for development which entail:

- (i) **advertisement illumination will not be permitted unless units are well directed and not excessive for the task;**
- (ii) **external lighting will only be permitted where full cut-off lanterns are used, unless Historic Environment interests indicate otherwise.**

Environmental Appraisal

The policy works positively towards the Objectives of protecting the countryside and historic environment, reducing pollution and energy efficiency. The policy is also likely to be positive in enhancing and managing species and landscapes, although the exact effects are unpredictable. No Objectives are adversely affected.

7.53 Road lighting is a matter for the County Council and the DTLR. As part of its consultation role, the Council will encourage these agencies to adopt sensitive lighting schemes where new roads or replacement lighting projects are proposed. Footpath lighting is a responsibility of the District and Parish Councils, but carried out by the District Council. To minimise light pollution, the District Council will seek to use best practice in footpath lighting.

WASTE MANAGEMENT

7.54 Wastes are produced by a variety of domestic, commercial, construction, industrial and agricultural activities. Only some types of wastes are controlled through the provisions of the Environmental Protection Act 1990. The management of these wastes is the responsibility of waste collection authorities (including the District Council) and waste regulation and disposal authorities (County Council and the Environment Agency).

Collection

7.55 The Council collects and transports domestic and commercial refuse to the County's Bulk Transfer Stations at Whitfield and Hawkinge. The collection process represents the best opportunity for the separation of waste for recycling. The Council has produced a range of waste management policies in line with Government strategies and County plans. The statutory recycling targets for the District are for 2003/4, 10% and 2005/6, 18%.

7.56 To help achieve this target, the Council is establishing an ever growing network of can, glass, paper and textile recycling centres, and is running composter bin trials. Most recycling centres are grouped in Council-owned or supermarket car parks, where permitted or ancillary use rights often prevail and planning permission is not required. Other types of waste are collected by private companies such as scrap merchants, vehicle breakers and demolition contractors for processing, storage and resale. These companies perform a valuable service in reducing the demands placed on virgin resources, but their activities usually require some form of control to preserve neighbouring amenity.

7.57 Policy ER7 provides for the Council's commitment to pursuing its own recycling initiatives and for proposals from the private sector, while setting out the criteria by which recycling proposals requiring permission will be judged.



Waste Transfer Station, Whitfield

Policy ER7

Proposals for recycling centres will be permitted provided that they can be shown to satisfactorily address:-

- (i) convenience to the public;**
- (ii) visual amenity;**
- (iii) impact on local residents due to noise and other disturbance;**
- (iv) traffic and highway safety; and**
- (v) the ability of collection vehicles to operate effectively.**

Environmental Appraisal

The policy contributes toward the Objectives of protecting the countryside, reducing pollution, energy efficiency and recycling resources. The policy may conflict with the Objectives of enabling renewable energy generation and enhancing habitats, although the exact effects are difficult to predict.

7.58 Policy ER7 caters for recycling proposals as and when they arise. The types of facilities established so far are not generally located in residential areas close to where people actually live. Those members of the community without access to cars can be denied the opportunity to recycle their refuse. Therefore, the Council will encourage the provision of facilities in new developments.

Processing and Disposal

7.59 The County Council is responsible for the strategic planning of waste sites and the determination of development proposals whilst the Environment Agency is responsible for site licensing and on-going monitoring of individual sites. The Structure Plan sets the context for the County's preparation of a Waste Local Plan. In line with the Structure Plan, the Kent Waste Local Plan discounts landfill as a long term disposal option. The Kent Waste Local Plan, nevertheless, acknowledges that there may be circumstances where a need can be demonstrated. The Council has a long-standing objection to the use of Tilmanstone colliery spoil tip for landfill. The Richborough landfill closed in August 1994.

7.60 The Waste Local Plan gives priority to reduction, re-use, recycling and incineration of waste. In order to achieve these aims, the Waste Local Plan identifies:-

- (a) land at Richborough adjacent to the landfill as a suitable location for the preparation, for re-use, of demolition waste and spoil material (Policy W7(1));
- (b) land at Richborough and the existing Bulk Transfer Stations at Whitfield and Hawkinge as suitable locations for the separation and transfer of degradable industrial waste and domestic refuse (Policy W9); and
- (c) adding a combined refuse incinerator and power generator to Richborough Power Station (Policy W11).

7.61 The District Council supports, in principle, these proposals outlined in the Waste Local Plan but, as a consultee, it will seek to ensure that all environmental concerns are satisfied.

MINERAL EXTRACTION

7.62 The County Council, as mineral planning authority, has adopted a Minerals Local Plan for Kent. It comprises three parts; the Brickearth and Construction Aggregates, the Chalk and Clay, and Oil and Gas sections. The Structure Plan establishes the context for the preparation of the Minerals Local Plan. It acknowledges that the need to exploit the County's mineral reserves will remain, but makes clear that, in

some cases, the maintenance of a land bank will not be possible due to constraints on development in the countryside. Structure Plan Policy NR6 sets out the criteria by which applications for mineral extraction will be considered.

7.63 The Construction Aggregates section of the Plan identifies the following proposals in the District:-

- (a) the expansion of existing mineral importation facilities at Dover Western Docks and Port Richborough (Policy CA4);
- (b) the development of processing and dispatching facilities at Stonar Cut and on land to the north of the Richborough landfill, associated with extensive underground limestone mining beneath the Ash Levels (Policies CA4 and CA13); and
- (c) the use of substitute and recycled materials such as colliery spoil or minestone (Policy CA5).

7.64 Neither the Brickearth nor Chalk and Clay sections of the Plan identify any sites for development. The Council will seek to ensure that the effects on landscape, nature conservation and local amenity are taken into account in drawing up proposals.

7.65 Although the Oil and Gas section contains no specific sites for development, an exploration licence covers most of the District. The Licence grants sole rights to search for oil and gas for a period of six years. It permits the holder to carry out seismic investigations, to drill deep exploratory boreholes and to test any discovery for a period not exceeding four days. Should oil or gas be discovered in the District, development for onshore oil or gas fields will be judged against the policies in the Oil and Gas section of the Plan and the Council will seek to ensure that any development includes stringent environmental safeguards. Proposals for refineries would be considered against the policies in the Dover District Local Plan.

REFERENCES

¹*Ozone in the United Kingdom 1993, UK Photochemical Oxidants Review Group 1993*

²*Elements, Summer 1994, Kent County Council*

