





# Crown Quay Lane: Bespoke Deposit for Recovery Environmental Permit Application

Prepared for  
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Sensitive Receptors Plan	Drawing No. 330201595D2
Indicative Site Setup and Monitoring Locations	Drawing No. 6078 Rev 01
Indicative Development Platform Section	Drawing No. 9200-EWK-002 Rev. P02

**APPENDICES**

Appendix A	EA Application Forms
Appendix B	Pre-application Advice
Appendix C	Waste Recovery Plan (330201595R1 Rev2)
Appendix D	WAMITAB Certificates
Appendix E	Environmental Setting & Site Design Report (330201595R2)
Appendix F	Environmental Risk Assessment (330201595R3)
Appendix G	Dust Management Plan (330201595R4)
Appendix H	Hydrogeological Risk Assessment (330201595R6)

# 1 Introduction

## 1.1 Background

This application seeks to apply for a bespoke deposit for recovery Environmental Permit (EP) at Land east of Crown Quay Lane, Sittingbourne, Kent, ME10 3ST (the Site). Stantec UK Limited (Stantec) has been instructed to prepare this application on behalf of Keltbray Built Environment Ltd (Keltbray).

The Site will be developed by Bellway Homes to accommodate 107 residential properties with associated infrastructure. Planning permission 20/503325/FULL for the development was granted on 22 June 2022 by Swale Borough Council. Keltbray is contracted to Bellway Homes to undertake remediation works and landform engineering at the Site.

In order to create the necessary development platform required through planning 26,000m<sup>3</sup> of suitable material is required. The operations proposed under this EP application were originally assessed against the criteria for a Standard Rules 2015 No.39 permit, however the Site does not meet the Standard Rules location attributes and therefore a Bespoke EP is being applied for.

In support of this submission: Application forms have been completed and provided in **Appendix A**; Pre-application advice obtained from the Environment Agency (EA) as included in **Appendix B**; and the supporting Waste Recovery Plan is provided in **Appendix C**.

Keltbray has consented to Stantec preparing this application and has been involved in its reviewing process. A Declaration from a relevant person within the applicant organisation is provided in Application Form F1 (**Appendix A**).

## 1.2 Structure of this report

This application contains the following sections:

- **Section 2 Contents of EP Application:** a summary of pre-application discussions with and advice provided by the EA. This section also include a list of information included as part of this EP application with a brief summary of each.
- **Section 3 Site location and setting:** a brief summary of the Site location and setting.
- **Section 4 Operator Details:** a summary of operator details and dates of birth for directors.
- **Section 5 Non-technical summary:** description of current and proposed operations at the Site using non-technical language.
- **Section 6 List of Waste Codes:** the List of Waste (LoW) codes to be accepted at the Site under the EP.
- **Section 7 Site Management:** a summary of the Environmental Management System (EMS) to be implemented at the Site and evidence of Technically Competent Management.

## 2 Contents of application

### 2.1 Pre-application Advice from EA

#### 2.1.1 Basic Service – 03 March 2021

Basic pre-application advice was requested from the EA and an advice letter with reference EPR/KB3005XD/A001 was received on 03 March 2021. A copy of the pre-application advice letter is provided in **Appendix B**.

The Pre-application Advice Letter received stated that:

*“We consider that this application will require the submission of a DMP because of the nature of the activity and the site’s proximity to receptors”*

A Dust Management Plan (DMP) has been completed as part of the preparation of this EP application. It is considered that the DMP meet the requirements set in the Pre-Application Advice. The DMP is provided as **Appendix G**.

It should be noted that the EA did not identify any requirement to submit a Noise Impact Assessment and accompanying Noise Management Plan as part of this EP application. It is considered that the Environmental Risk Assessment (ERA) (**Appendix F**) prepared to support this application is sufficient in providing information mitigation measures to be implemented at the Site to prevent impacts from noise and vibration beyond the Site boundary.

In addition, the Pre-application Advice Letter dated 03 March 2021, stated that

*“Note, in our experience a HRA is likely required for your application, the complexity of this risk assessment will be subject to site setting but could be qualitative or quantitative. Your site risk assessment and ESSD will help inform you what complexity of HRA is required.”*

A Hydrogeological Risk Assessment (HRA) is included as **Appendix H** of this application.

#### 2.1.2 Waste Recovery Plan Advice Letter and Form – 01 April 2021

A Waste Recovery Plan (WRP) was submitted to the EA for assessment on 23 December 2020, with an RvD Advice Letter and Form subsequently being issued by the EA on 01 April 2021. At that time, the EA could not agree that the proposed operations would constitute a recovery activity due to a lack of granted planning permission.

A copy of the RvD Advice Letter and accompanying Advice Form dated 01 April 2021 is provided in **Appendix B**.

Since planning permission for the scheme was granted on 22 June 2022, it is considered that the WRP can be reassessed as part of the application to determine whether the EA deem the works to be a recovery activity. A revised WRP has been prepared to support this EP application and is provided as **Appendix C**. The relevant fee (£1,231) for an assessment of the revised WRP has been accounted for as part of this EP application.

## 2.2 Information submitted as part of Permit Application

The relevant EA application forms (Part A, Part B2, Part B4 and Part F1) for a bespoke EP are included within this EP application. These forms refer to supporting information required to allow the EA to complete a robust assessment. Table 2.1 includes a summary of the application documents that form this EP application.

**Table 2.1 EP application suite**

Document	Location in EP Application	Document Ref.	Comments
<b>EP Application</b>			
Crown Quay: Bespoke Permit Application	This Document	330201595R5	This Document
<b>Application Forms</b>			
Application Form Part A	Appendix A	Part A	These are the application forms required for bespoke EP applications. The information provided in this report and in the other appendices of this application are provided as part of the requirements in these forms.
Application Form Part B2		Part B2	
Application Form Part B4		Part B4	
Application Form Part F1		Part F1	
<b>Supporting Reports / Letters / Documents</b>			
Pre-Application Advice	Appendix B	Ref. EPR/KB3005XD/A001	Pre-application advice consisted of the main following letters / forms: <ul style="list-style-type: none"> <li>Pre-application Advice Basic Service Letter - EPR/KB3005XD/A001 Dated 03 March 2021 (see Section 2.1.1 of this report for more detail).</li> <li>RvD Letter and Advice Form – EPR/KB3005XD/A001 Dated 01 April 2021 relating to Version 1 of the Waste Recovery Plan for the Site (see Section 2.1.2 of this report for more detail).</li> </ul>
Waste Recovery Plan	Appendix C	330201595R1 Rev2	Waste Recovery Plan to demonstrate how the proposed works are considered to be a recovery activity as opposed to a disposal activity.
WAMITAB Certificates	Appendix D	-	Certificates to demonstrate that Technically Competent Management will be in place on the Site.
Environmental Setting and Site Design	Appendix E	330201595R2	Environmental Setting and Site Design (ESSD) Report providing detailed information on the Site's setting.



Document	Location in EP Application	Document Ref.	Comments
Environmental Risk Assessment	Appendix F	330201595R3	An Environmental Risk Assessment (ERA) has been completed and considers the risk associated with the operations to be carried out under the EP only.
Dust Management Plan	Appendix G	330201595R4	Due to the location of sensitive receptors within 500m of the Site boundary and from advice from the EA, a DMP has been completed. The DMP lists the mitigations measures implemented at the Site to mitigate dust emissions from the permitted operations.
Hydrogeological Risk Assessment	Appendix H	330201595R6	Hydrogeological Risk Assessment (HRA) for the proposed waste operations at the Site.
<b>Drawings</b>			
Permit Boundary Plan	Drawings	330201595D1	Provides detail of the proposed EP boundary.
Sensitive Receptors Plan	Drawings	330201595D2	Identifies sensitive receptors in proximity to the Site. This drawing supports the DMP, ERA and the ESSD.
Indicative Site Setup and Monitoring Locations	Drawings	6078 Rev 01	An indicative layout of the Site during operations under the EP.
Indicative Development Platform Section	Drawings	9200-EWK-002 Rev. P02	Indicative final levels of the construction platform.

### 2.3 EA fees

Stantec has considered that, in line with guidance provided in the most recent charging scheme, that the correct EP application fee to be paid to the EA totals £12,458<sup>1</sup>. This amount is considered to comprise the following components:

- New bespoke EP for “deposit of waste for recovery” - £9,207
- Assessment of a DMP – £1,241
- Assessment of a WRP - £1,231
- Habitats Assessment - £779

A total fee of **£12,458** will be paid by Keltbray for this application.

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<sup>1</sup> EA, Environmental Permitting Charges Guidance - <https://www.gov.uk/government/publications/environmental-permitting-charges-guidance/environmental-permitting-charges-guidance>

## 2.4 Contact information for Agent

Stantec is acting as agent to Keltbray for the purposes of this EP application. Application Form Part A required details of additional agent contact information to be provided in the event that the main agent contact cannot be provided. For clarity, the contacts within Table 2.2 are available for the purposes of this application.

**Table 2.2 Agent contact information**

Name	Landline	Mobile	Email
Georgina Watkins	01743 276 136	07707 266 091	<a href="mailto:Georgina.Watkins@stantec.com">Georgina.Watkins@stantec.com</a>
Christopher Berryman	01743 276 107	07711 004 283	<a href="mailto:Christopher.Berryman@stantec.com">Christopher.Berryman@stantec.com</a>

## 3 Site Location and Setting

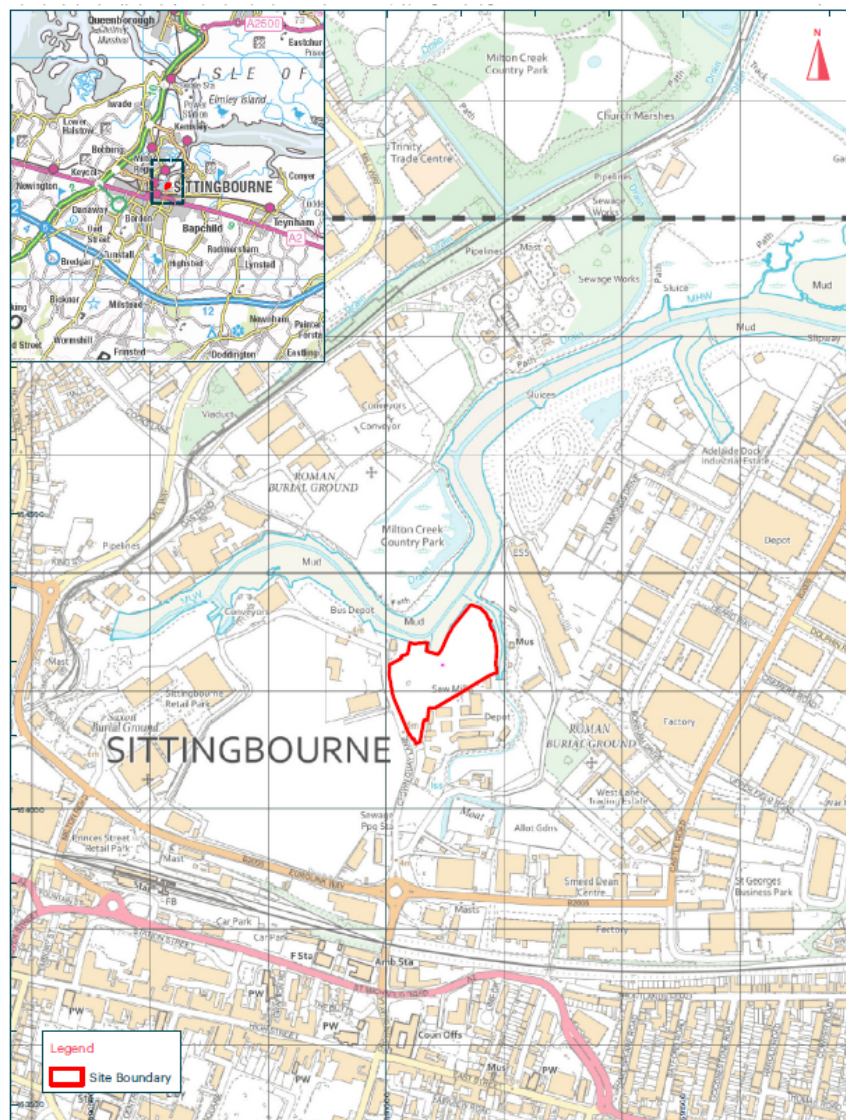
### 3.1 Site Location

The Site is located to the east of Crown Quay Lane in Sittingbourne, Borough of Swale, Kent. The Site postcode is ME10 3ST and the Site is centred on National Grid Reference (NGR) TQ 90821 64060. The general site location is shown in Figure 3.1 and a summary of Site details and local land use is provided in Table 3.1.

The Site is bound by Crown Quay Lane to the west, Milton Creek to the north, and industrial development to the south and east. On the western side of Crown Quay Lane, planning permission has been granted for residential development comprising 383 dwellings (Planning Application Reference: 16/507877), which is currently under construction.

An Environmental Setting and Site Design Report (ESSD) Report has been completed as part of this application to provide further detail regarding the Site location and is included as **Appendix E**.

**Figure 3.1 Site location**



**Table 3.1 Site details**

<b>Site address</b>	<b>Land East Of Crown Quay Lane Sittingbourne Kent ME10 3ST</b>	
<b>NGR</b>	TQ 90821 64060	
<b>Site location</b>	The Site is located within the residential town of Sittingbourne, Kent and is located approximately 650 m north east of the town centre and high street. Existing access to the Site is via Crown Quay Lane, which runs along the eastern boundary of the Site.	
<b>Topography</b>	The majority of the land is relatively flat, with ground elevations in the order of between 4.4 mAOD (metres Above Ordnance Datum) to 4.8 mAOD. There are slopes located along the northern and eastern boundaries, where the ground levels decrease to a low of approximately 1.3 mAOD. Three stockpiles of inert waste are located on the Site, which are proposed to be used in the recovery activity. The topography of the Site is shown on the Topographical Survey Sheet 1, Drawing No. CM/181000 ( <b>Appendix C</b> ).	
<b>Previous land use</b>	The Site has been used for a range of land uses, including printing works, concrete production / cement works, bulk liquid storage, backfilling marshland, and docks. The most recent use of the Site was as a waste transfer site for construction and demolition waste.	
<b>Surrounding land use</b>	North	The site abuts mudflats to the north, which form part of Milton Creek. Milton Creek is designated as part of the Swale Estuary Marine Conservation Zone (MCZ) and Milton Creek Local Wildlife Site (LWS). Milton Creek Country Park is located further north, approximately 70 m from the Site. To the north west of the Site lies Bayford Meadows Kart Circuit, approximately 140 m from the Site. Biffa Sittingbourne (household waste transfer facility) is located approximately 770 m north of the Site.
	East	A concrete producer (Supreme Concrete) is located off Crown Quay Lane to the immediate east of the Site. Industrial units making up Eurolink Industrial Estate are located further to the east. A small tributary of the Swale is located immediately east of the Site.
	South	A timber supplier (Odds Timber) is located immediately south of the Site, with other industrial units located further south. The B2006 is located approximately 230 m south of the Site, with Sittingbourne Train Station being located approximately 470 m south west of the Site.
	West	A builders' merchant (Jewson Sittingbourne) is located to the west of the Site, adjacent to Crown Quay Lane. An area of disused land (allocated for residential development) is also located to the west of the Site.

### 3.2 Environmental Permit Boundary

The proposed EP application boundary is shown in green on Stantec Drawing No. 330201595D1.

## 4 Operator Details

### 4.1 Company Information

Company details for Keltbray are provided in Table 4.1.

**Table 4.1 Company Details for Keltbray**

<b>Company Name</b>	Keltbray Built Environment Limited
<b>Company Number</b>	12548732
<b>Registered Address</b>	St Andrew's House, Portsmouth Road, Esher, England, KT10 9TA
<b>Incorporation Date</b>	06 April 2020
<b>No. of Directors listed</b>	9

### 4.2 Director & Secretary Information

For EP applications, the date of birth information for each director / secretary is required to be provided. The name and date of birth information for the director(s) is provided in Table 4.2.

**Table 4.2 Director Information**

<b>Name</b>	<b>Date of Birth</b>	<b>Position</b>
Michael Edward O'Hagan	[REDACTED]	Director
Vincent Corrigan	[REDACTED]	Director
Daniel O'Donovan	[REDACTED]	Director
John Richard Price	[REDACTED]	Director
Paul Francis Deacy	[REDACTED]	Director
Peter Konrad Suchy	[REDACTED]	Director
Peter Burnside	[REDACTED]	Director
Darren Glyn James	[REDACTED]	Director
Brendan Kerr	[REDACTED]	Director

### 4.3 Relevant Offences / Bankruptcy / Insolvency

Relevant persons have not been convicted of any relevant offences, nor has any relevant person been subject to bankruptcy or insolvency proceedings.



## 5 Non-Technical Summary

### 5.1 Site history and current operations

The Site has been subject to a variety of different uses, including: oilcake works; cement works; printing works; waste operations; and use as a wharf. It is evident from historical mapping of the Site that backfilling of the wharf and tidal mud flats has previously occurred.

From 2007 to mid-2013, waste operations were undertaken of the Site associated with a grab hire lorry business. It is understood that the waste operations were initially undertaken under a waste exemption until 2010. Waste operations continued without a Waste Exemption or EP being in place until 2013 at which time Bellway took possession of the Site. A volume of waste was left on the Site from the waste operations undertaken by the previous occupier of the land. These materials were deemed to have originated from previous waste transfer activities and include grab hire materials. It was therefore considered that the material has been generated from multiple sources. In 2017, Keltbray undertook processing of the stockpiled waste, recovering suitable soil material for re-use on the Site. Subsequent sampling and analysis of the soil component of the material showed the soil was suitable for reuse on a site with a residential end-use and would not pose a risk to controlled waters. The screened soils have been retained on-Site and total a volume of approximately 14,000m<sup>3</sup>. It is understood by Stantec from Keltbray that the EA is aware of this material.

In April 2020, it is understood that there was a further incident of an unauthorised deposit of approximately 4,000m<sup>3</sup> of waste at the Site by an unknown third-party. The incident was reported to the EA. The unauthorised wastes were removed from Site at the client's cost for disposal at a suitably licensed waste facility.

Stabilisation works are being undertaken on the 14,000m<sup>3</sup> of soils remaining on the Site. The treatment will be undertaken under Keltbray's mobile treatment Standard Rules SR2008 No27 permit (EPR/CB3902KF).

### 5.2 Proposed operations

Operations to be carried out at the Site under the deposit for recovery EP will include the importation and deposit of waste for the construction of a development platform as described in the Waste Recovery Plan (**Appendix C**).

The Site is proposed to be developed into an area of 107 residential properties with associated infrastructure. A platform is required be constructed to facilitate the development works i.e. to provide a level platform suitable for housing. The required ground levels were determined from a review of the EA's 200 year flood levels from the sea. The Flood Risk Assessment (WSP, 2019) includes information on the ground elevations for the proposed platform:

*"The final ground levels have been designed in accordance with the agreed minimum elevations for:*

- *The dwellings;*
- *Finished Floor Levels for houses to be at least 6.05mAOD (i.e. 300mm above the EA's 200-year flood level from the sea);*

- *Finished Floor Levels for flats to be at least 6.35mAOD (i.e. 600mm above the EA's 200-year flood level from the sea); and*
- *Finished levels for external areas where access is required to be at least 5.75mAOD”*

For clarity, the development proposed to be undertaken under the deposit for recovery EP is the works associated with the construction of the development platform only. This will entail the formal deposit to land of the existing 14,000m<sup>3</sup> of material retained on site from a previous occupier, as well as an additional 12,000m<sup>3</sup> of suitable imported material. These material balances are required to develop the Site in accordance with the development plans included in the granted planning permission for the Site.

A visual representation of the 'cut and fill' is shown on the Indicative Development Platform Section, Drawing No. 9200-EWK-002.

Wastes to be used in the recovery operation will principally include topsoil, aggregates and cohesive fill. Suitable imported materials are proposed to be inert in nature. The imported waste may be stored temporarily or placed directly in the works.

The Operator will have an EMS in place for when the deposit for recovery EP is issued. Strict waste acceptance procedures, which will form part of the EMS, will be applied on the Site to ensure that only suitable permitted waste types are accepted. The waste acceptance procedures to be implemented at the Site are included as part of the ESSD. The List of Waste (LoW) codes to be accepted at the Site are presented in Section 6 and Table 6.1.

Waste treatment operations are not proposed to be undertaken under the Environmental Permit. Stabilisation of wastes already on the Site is to be undertaken under Keltbray's mobile plant Standard Rules SR2008 No.27 treatment permit (EPR/CB3902KF) to render it chemically and geotechnically suitable for placement.

Prior to placement, the top 1 m of Made Ground at the Site will be excavated leaving a remaining depth of around 2 m of Made Ground. The stabilised material and imported waste will be placed in a layer of approximately 1 m to raise levels to the required level for the development platform. Stabilised material will be placed towards the centre of the Site and imported wastes will be placed around the perimeter of the Site adjacent to Milton Creek as well as overlying the stabilised the materials (where required) to achieve the required formation levels.

There will be no deposit of waste into groundwater.

There are no proposed waste treatment operations to be undertaken under the EP.

## 6 List of Waste Codes

There are two waste streams at the Site to be used in the construction of the development platform. These are:

- Extant waste on the Site (c. 14,000m<sup>3</sup>) undergoing stabilisation works before being placed in the deposit for recovery operation. It is considered that this stabilised waste would have the LoW code 19 13 02 “Soils wastes from soil remediation other than those mentioned in 19 13 01\*”; and
- Waste imported onto the Site (c. 12,000m<sup>3</sup>).

The LoW codes proposed to be accepted at the Site under the EP are provided in Table 6.1.

**Table 6.1 Waste Types**

<b>LoW Code</b>	<b>Description</b>
<b>17</b>	<b>CONSTRUCTION AND DEMOLITION WASTES (INCLUDING EXCAVATED SOILS FROM CONTAMINATED SITES)</b>
<b>17 05</b>	<b>Soil (including excavated from contaminated sites) soil and dredging spoil</b>
17 05 04	Soil and stones other than those mentioned in 17 05 03*
<b>19</b>	<b>WASTES FROM WASTE MANAGEMENT FACILITIES, OFF-SITE WASTE WATER TREATMENT PLANTS AND THE PREPARATION OF WATER INTENDED FOR HUMAN CONSUMPTION AND WATER FOR INDUSTRIAL USE</b>
<b>19 12</b>	<b>Wastes from the mechanical treatment of waste (for example sorting, crushing, compacting, pelletising) not otherwise specified</b>
19 12 12	Other wastes (including mixtures of materials) that have undergone mechanical treatment, other than those mentioned in 19 12 11*
<b>19 13</b>	<b>Soil and groundwater remediation</b>
19 13 02	Solid wastes from soil remediation other than those mentioned in 19 13 01*

## 7 Site Management

### 7.1 Environmental Management System (EMS) Summary

The Site will be operated by Keltbray under an Environmental Management System (EMS). The EMS will be prepared in line with prevailing EA guidance.

The EMS will commit Keltbray to:

- Prevention of pollution;
- Compliance with permitting regulations; and
- Continual environmental improvement.

The EMS will include the following:

- Site details including the location of the Site, receptors located in close proximity to the Site boundary, waste storage, the plant and equipment that is used on the Site, the different types of waste treatment activities carried out on Site, the Site security measures, information on the competence of the staff working on Site, roles and responsibilities for each member of staff and details for Site closure.
- Authorisations for the site, including a copy of the EP and any other EA registrations for the Site.
- Certificates for Technically Competent Managers
- The approved DMP for the Site.
- Procedures and forms including housekeeping, complaints, accidents and incidents, waste acceptance and rejections, spillage etc.
- Drawings including the Site Boundary Plan, Sensitive Receptors Plan and Site Layout for the EP.

### 7.2 Technically Competent Management

A copy of the original WAMITAB Certificates and Continuing Competence Certificates for Kelbray staff Jack Holliday, Tim Ridley and Vladimir Simov are provided in **Appendix D**. Jack Holliday, Tim Ridley and Vladimir Simov will act as the Technically Competent Managers for the Site.

**Table 7.1 TCM Date of Birth and Contact Information**

Name	Date of Birth	Email address	Phone
Jack Holliday	31 March 1992	<a href="mailto:jack.holliday@keltbray.com">jack.holliday@keltbray.com</a>	07808 300749
Tim Ridley	25 May 1990	<a href="mailto:tim.ridley@keltbray.com">tim.ridley@keltbray.com</a>	07890 279337
Vladimir Simov	01 January 1985	<a href="mailto:vladimir.simov@keltbray.com">vladimir.simov@keltbray.com</a>	07920 482250

Jack Holliday and Tim Ridley act as Technically Competent Managers for other sites. The sites where they act as a Technically Competent Manager are included in Table 7.2.

**Table 7.2 Other sites where TCMs acts as TCM**

<b>TCM</b>	<b>Permit Number</b>	<b>Site Address</b>
Jack Holliday	CB3902KF/W0043	Deployment of mobile plant at Oval Gas Works
Tim Ridley	CB3902KF/W0049	Deployment of mobile plant at Pathways Dagenham
	WML/L/1193675 – 1 active deployment  (SEPA WML)	Signify, Hamilton
Vladimir Simov	N/A	N/A



# Drawings

Permit Boundary Plan	Drawing No. 330201595D1
Sensitive Receptors Plan	Drawing No. 330201595D2
Indicative Site Setup and Monitoring Locations	Drawing No. 6078 Rev 01
Indicative Development Platform Section	Drawing No. 9200-EWK-002

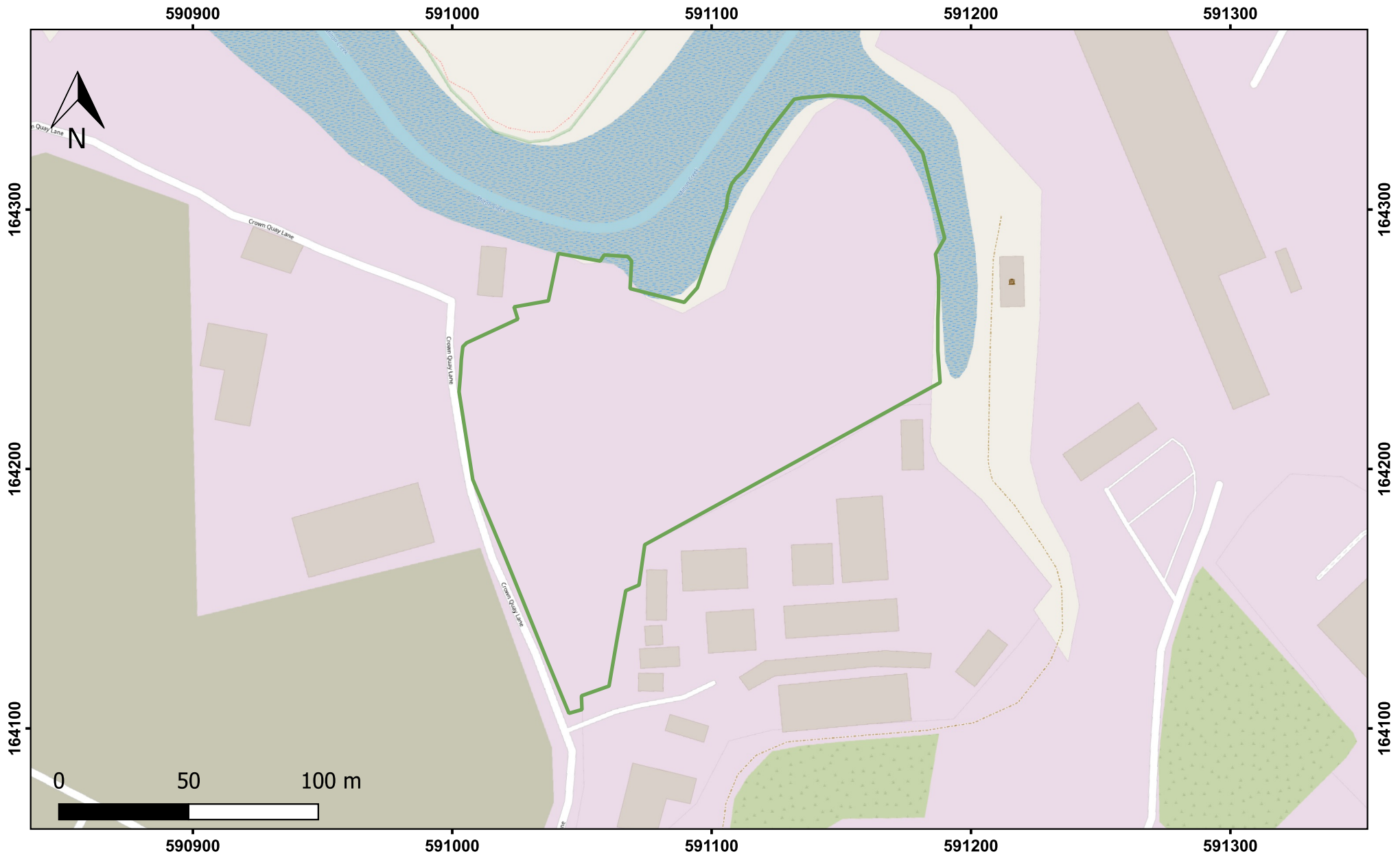


Figure 330201595D1

Title: Permit Boundary Plan

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Date August 2022

Scale 1:2,000

Original A4

Drawn Final

Revision 2

File Reference  
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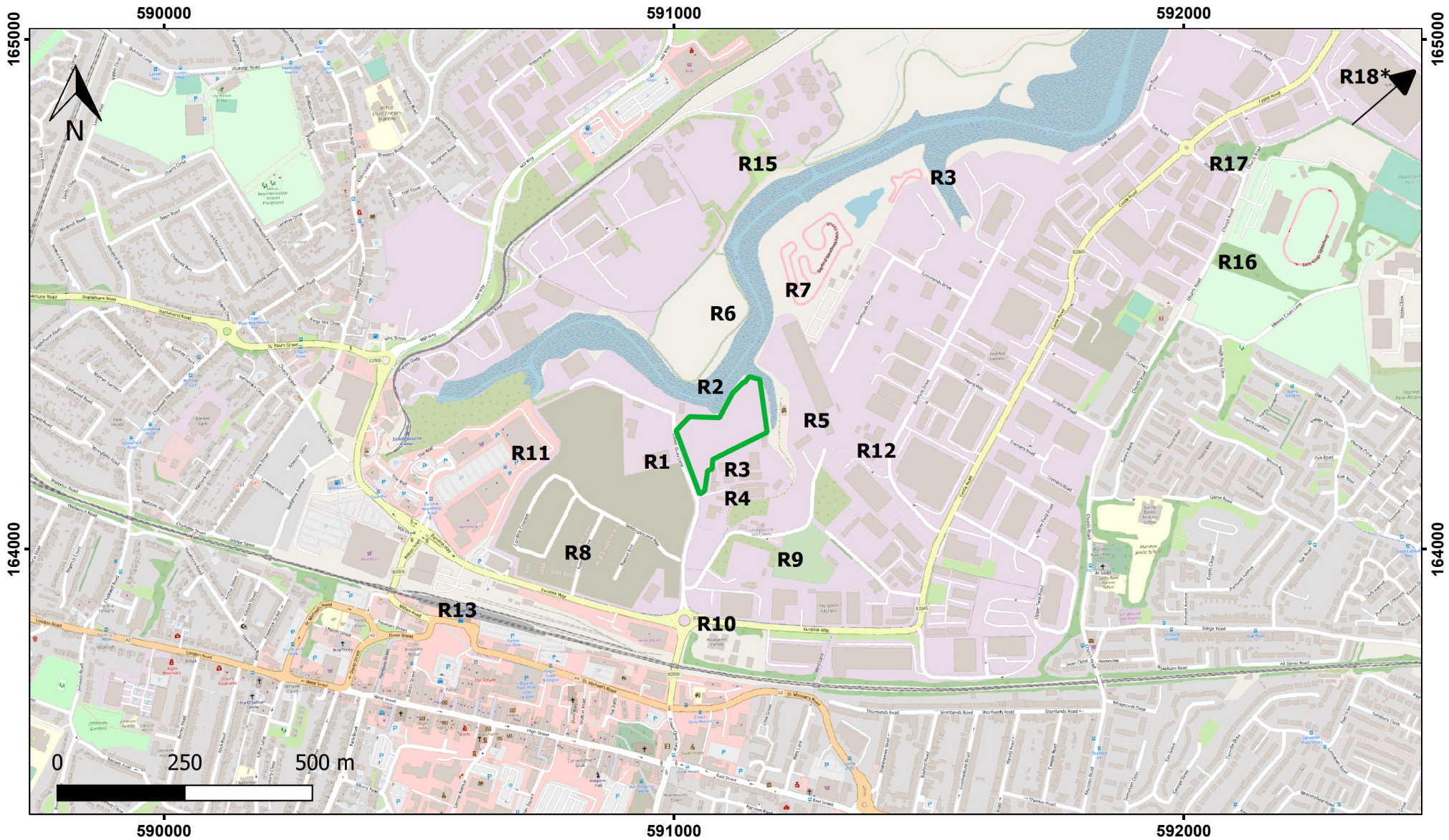


Figure 330201595D2

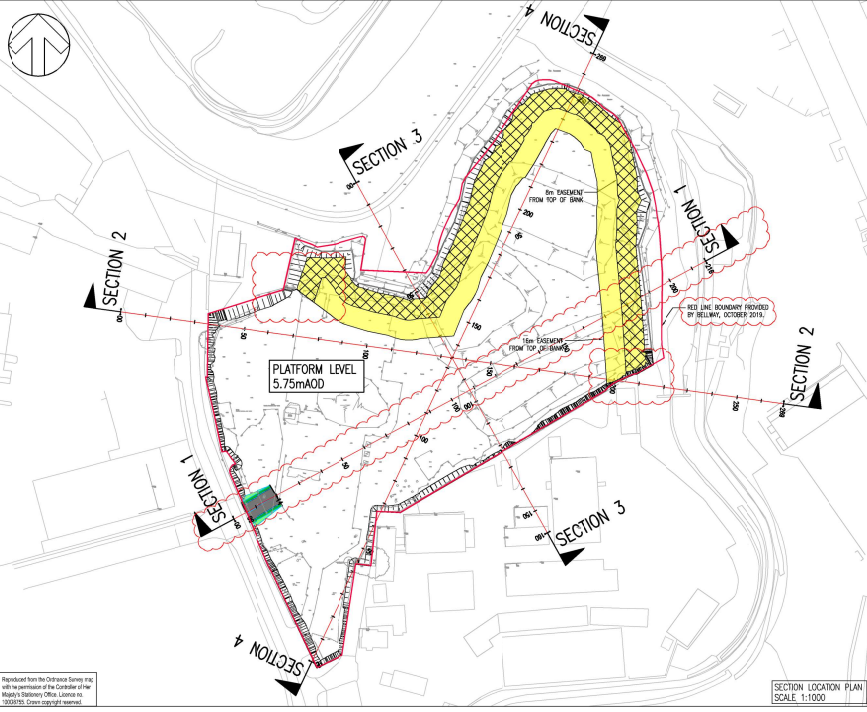
Title: Sensitive Receptors

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Date	2022	Drawn	GCW
Scale	1:10000	Checked	CJB
Original	A4	Revision	1
File Reference	O:\330201595\Others\330201595D2 SR.qgs}		







**ASSUMPTIONS AND RISK ITEMS**

**TOPOGRAPHICAL SURVEY:** THE SURVEYS PROVIDED BY CAD MAP ARE IN 2D ONLY AND DO NOT CONTAIN 3D DATA. WSP HAS CONVERTED THE 2D INFORMATION TO 3D DIGITALLY. HOWEVER, IT IS RECOMMENDED THAT PRIOR TO ANY FURTHER WORKS A 3D SURVEY SHOULD BE UNDERTAKEN TO VALIDATE THE CURRENT DESIGN PRODUCED BY WSP.

**GEOTECHNICAL INFORMATION:** TO DATE NO GEOTECHNICAL INFORMATION HAS BEEN PROVIDED FOR THE EXISTING SITE. THE DESIGN SHOWN ON THIS PLAN HAS BEEN PRODUCED TO SHOW THE MAXIMUM AREA FOR PERMITTED DEVELOPMENT BY EXTENDING THE BUND FROM THE SURVEYED TOP OF BANK. THE DESIGN TEAM SHOULD NOTE THERE IS A RISK THAT THE EXISTING BUND MAY CONTAIN CONTAMINATED MATERIAL AND MY NOT BE SUITABLE OR ABLE TO WITHSTAND THE INCREASED LOADING IMPOSED UPON IT. IT IS RECOMMENDED A GEOTECHNICAL ENGINEER IS APPOINTED TO UNDERTAKE SOILS INVESTIGATION AND TO ADVISE ON THE EXISTING BUND REGARDING SLOPE STABILITY ISSUES ETC, IN SUPPORT OF THE DESIGN OR MODIFICATION OF THE EXISTING EMBANKMENT.

**SITE OWNERSHIP:** THE CURRENT RED LINE BOUNDARY DOES NOT EXTEND UP TO THE TOP OF THE EXISTING BANK IN SOME LOCATIONS. FOR THE PURPOSE OF THIS DESIGN ON THIS PLAN IT HAS BEEN ASSUMED THE TOP OF BANK FORMS THE POINT FROM WHICH THE PROPOSED EUND HAS BEEN DESIGNED. IT IS RECOMMENDED THAT THE CLIENT SHOULD CONFIRM WITH THEIR LEGAL ADVISORS THAT THIS IS ACCEPTABLE.

**HIGHWAY:** THE TIE IN FOR THE PROPOSED ACCESS HAS BEEN ESTIMATED FROM THE SURVEY INFORMATION PROVIDED. ADDITIONAL SURVEY SHOULD BE COMMISSIONED TO IDENTIFY THE EXISTING HIGHWAY AND CHANNEL LINE.

**FLOOD LEVEL:** THE DESIGN HAS BEEN BASED ON FLOOD MODELLING DATA PROVIDED BY THE ENVIRONMENT AGENCY IN JULY 2018.

**EXISTING SERVICES:** TO DATE NO EXISTING SERVICES INFORMATION HAS BEEN PROVIDED. IT IS OUR RECOMMENDATION A UTILITIES SURVEY IS UNDERTAKEN PRIOR TO ANY FURTHER WORKS.

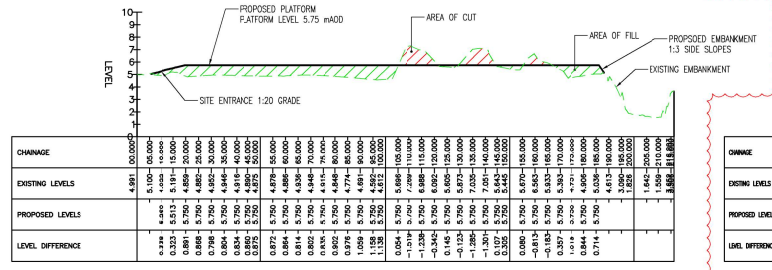
**WORK IN PROGRESS**

- DO NOT SCALE**
- NOTES**
1. THIS GENERAL ARRANGEMENT IS NOT TO BE USED FOR CONSTRUCTION. IT IS A COMPOSITE DRAWING SHOWING THE SPATIAL RELATIONSHIP BETWEEN THE PROPOSED AND EXISTING FEATURES.
  2. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTATION, DRAWINGS AND STANDARD BEHULS. THE DESIGN HAS NOT BEEN DEVELOPED & AGREED THROUGH CONSULTATION WITH THE RELEVANT AUTHORITIES.
  3. IN ACCORDANCE WITH THE CONM REGULATIONS RESIDUAL RISKS OF SIGNIFICANCE ARE INDICATED ON THE CA DRAWING ONLY BY MEANS OF A TRIANGLE WITH APPROPRIATE NOTE.
  4. CONFLICTING INFORMATION SHOWN ON THE ENGINEER'S DRAWINGS OR DISCREPANCIES BETWEEN THE INFORMATION GIVEN BY THE ENGINEER AND THAT PROVIDED BY OTHERS MUST BE REFERRED TO THE ENGINEER BEFORE THE WORKS COMMENCE. DIMENSIONS SHALL NOT BE SCALED FROM THIS DRAWING ALL DIMENSIONS SHOWN ARE IN METRES.

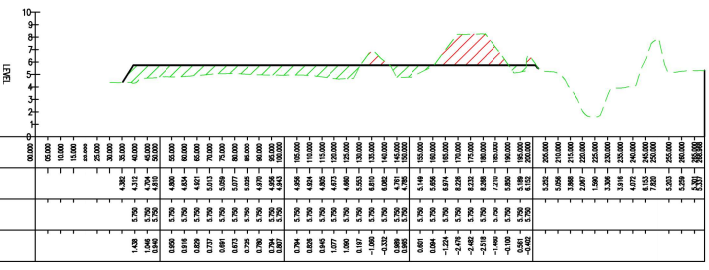
Reproduced from the Ordnance Survey map by permission of the Controller of Her Majesty's Stationery Office. Licence no. 10001926. Crown copyright reserved.

SECTION LOCATION PLAN  
SCALE 1:1000

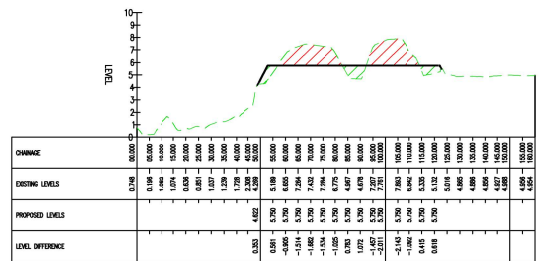
SECTION 1 (E-W) - LONGSECTION  
SCALE: H 1:1000 V 1:200. DATUM: 0.000



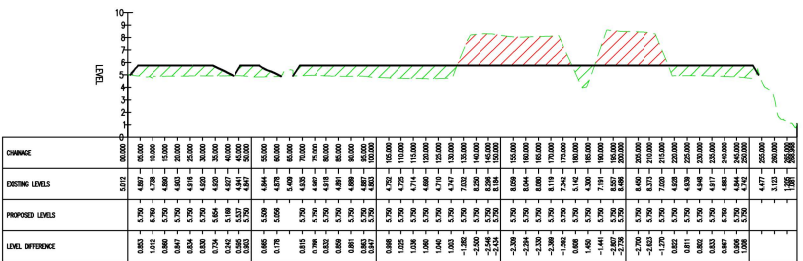
SECTION 2 (NW-SE) - LONGSECTION  
SCALE: H 1:1000 V 1:200. DATUM: 0.000



SECTION 3 (N-S) - LONGSECTION  
SCALE: H 1:1000 V 1:200. DATUM: 0.000



SECTION 4 (SW-NE) - LONGSECTION  
SCALE: H 1:1000 V 1:200. DATUM: 0.000



UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR AND / OR EMPLOYER COMMENCE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR OWN RISK.

PO	DATE	BY	DESCRIPTION	CHK	APP
P02	02/10/2019	JW	SECOND ISSUE - UPDATED FOLLOWING CLIENT COMMENTS PROVIDED 01 OCTOBER 2019.	MS	JP
P01	30/09/2019	JW	FIRST ISSUE - RMT	MS	JP

DRAWING TITLE: **S2 - FOR INFORMATION**



CLIENT: **BELLWAY HOMES**

ARCHITECT: **CROWN QUAY LANE, SITTINGBOURNE**

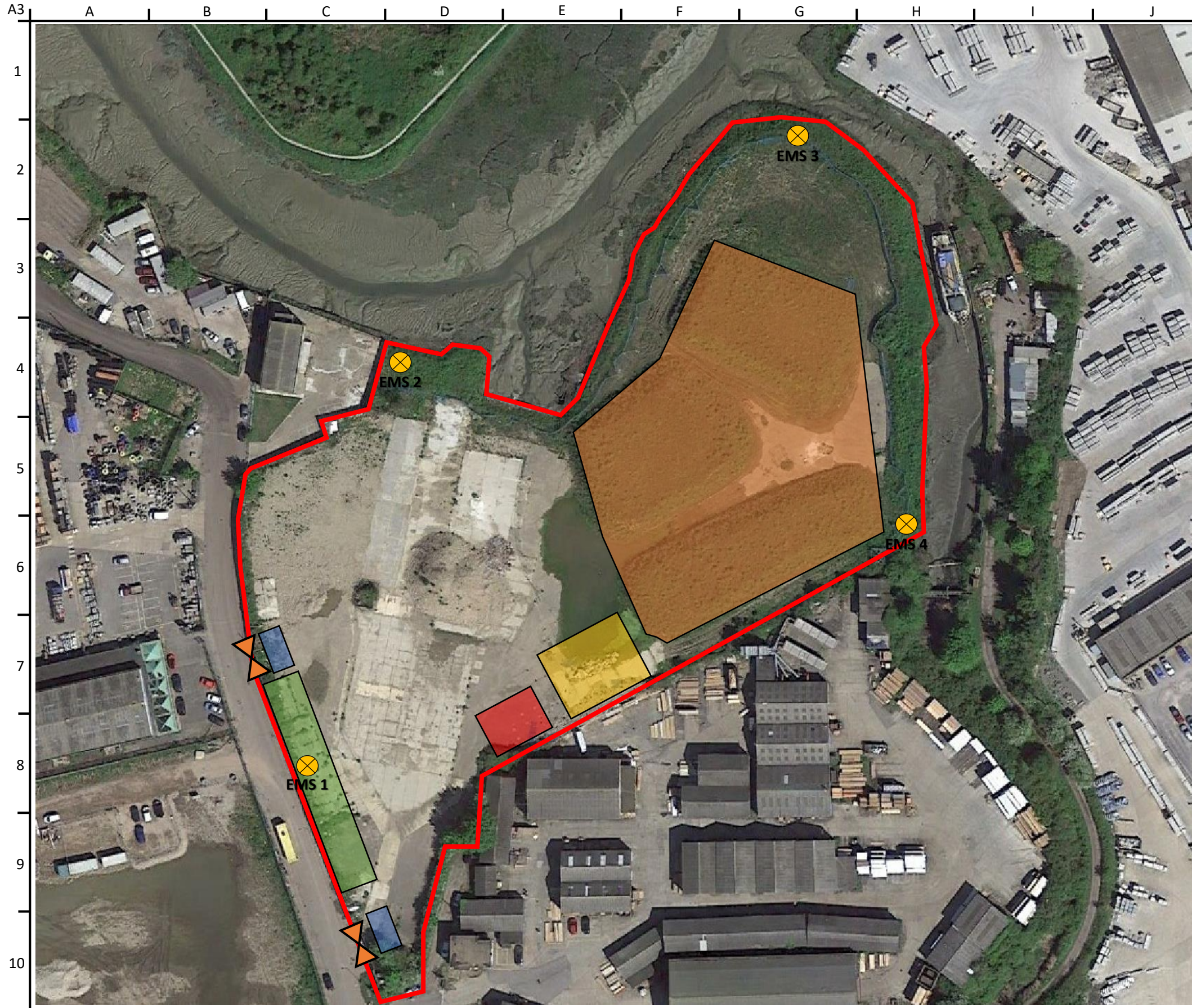
PROJECT: **INDICATIVE DEVELOPMENT PLATFORM SECTION**

SCALE: AS SHOWN

PROJECT NO: **9200-EWK-002** DRAWN: **JW** DATE: **October 19**

DRAWING NO: **9200-EWK-002** P02  
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**Notes:**

1. This drawing is to be read in conjunction with Keltbray's Management Plan and relevant engineer's drawings and specifications.
2. Drawings should not be scaled either by hand or from the computer digital data, only figured dimensions are to be used.
3. Not to scale

- Key:**
- Operating Site Boundary (2.4m Hoarding)
  - ⊗ Environmental Monitoring Location
  - ▶ Access / Egress
  - Site Welfare / Office
  - Jet Wash / Wheel wash Facilities
  - Plant Storage Area
  - "Incoming Waste" Storage Area
  - Quarantine Area

Client **Bellway**

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Keltbray Job No. 6078 Rev. 01

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Project Name  
Crown Quay Lane, Sittingbourne

---

Drawing Title  
**FIGURE 1. Indicative Site Setup and Monitoring Locations**

01	30.03.21	DV	TS	TS
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Issued with Noise and Dust Management Plan

Rev	Date	By	Checked	Approved

---

Drawing Ref  
n/a

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E: enquiries@keltbray.com

Do Not Scale



# Appendices

# Appendix A

## EA Application Forms

Part A

Part B2

Part B4

Part F1

# Appendix B

## Pre-Application Advice

# Appendix C

## Waste Recovery Plan (Report Ref. 330201595R1 Rev2)

# Appendix D

## WAMITAB Certificates

# Appendix E

## Environmental Setting & Site Design Report (Report Ref. 330201595R2)

# Appendix F

## Environmental Risk Assessment (Report Ref. 330201595R3)



# Appendix G

## Dust Management Plan (Report Ref. 330201595R4)

# Appendix H

## Hydrogeological Risk Assessment (Report Ref. 330201595R6)