

1.0 INTRODUCTION

1.1 Uniper UK Ltd (the Applicant) is applying for outline planning permission for the proposed redevelopment of the former Kingsnorth Power Station (the Site) for industrial, storage and distribution and energy uses (the Development). The Site, located in the administrative area of Medway Council (MC), extends to approximately 111 hectares (ha) and is shown on Figure 1.1. A full description of the Site and the Development is provided in Chapter 3 of the Environmental Statement (ES).

Requirement for Environmental Impact Assessment

1.2 Environmental Impact Assessment (EIA) is a process by which development proposals deemed likely to have significant environmental effects are appraised. EIA is described as a means of drawing together, in a systematic way, an assessment of a development's likely significant environmental effects. This helps to ensure that the importance of the predicted significant environmental effects, and the scope for reducing them, are properly understood before a decision is made. Information on the likely significant effects of the Development has been gathered and is presented in this document, the ES. The ES will inform the decision-maker (in this case MC) of the likely significant environmental effects of the Development both during construction and operation, and proposes mitigation measures to prevent, reduce or offset any significant adverse effects on the environment.

1.3 The Development falls within the category 'Urban Development Projects' (Schedule 2, 10, (a)) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017ⁱ, as amended (the 'EIA Regulations'), as an industrial estate development project where the area of the development exceeds 5ha. It is considered that the Development could lead to significant effects on the environment and an ES, informed through the EIA Scoping process (refer to Chapter 2 EIA Methodology of the ES for further details), has been prepared in support of the planning application.

Organisation of the Environmental Statement

1.4 Regulation 18 of the EIA Regulations sets out the information an ES should include. Table 1.1 below shows where the Regulation 18 information has been provided in this ES. Appendix 1.1 sets out where the information required by Schedule 4 has been provided in this ES.

Table 1.1: Location of Information Required by Regulation 18 of the EIA Regulations

Specified Information		Location within ES
Reg 18 (3) An environmental statement is a statement which includes at least—		
(a)	a description of the proposed development comprising information on the site, design, size and other relevant features of the development;	Chapter 3
(b)	a description of the likely significant effects of the proposed development on the environment;	Technical Chapters 6-12
(c)	a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment	Chapter 3 and Technical Chapters 6-12
(d)	a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment;	Chapter 4
(e)	a non-technical summary of the information referred to in sub-paragraphs (a) to (d);	Separate standalone NTS
(f)	any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected	Technical Chapters 6-12
Reg 18 (4) An environmental statement must—		
(a)	where a scoping opinion or direction has been issued in accordance with regulation 15 or 16, be based on the most recent scoping opinion or direction issued (so far as the proposed development remains materially the same as the proposed development which was subject to that opinion or direction);	Chapter 2
(b)	include the information reasonably required for reaching a reasoned conclusion on the significant effects of the development on the environment, taking into account current knowledge and methods of assessment; and	Technical Chapters 6-12
(c)	be prepared, taking into account the results of any relevant UK environmental assessment, which are reasonably available to the person preparing the environmental statement, with a view to avoiding duplication of assessment.	A Document to Inform a Habitats Regulations Assessment (Appendices 8.8 and 8.9). No other European assessments have been prepared to accompany this application and no duplicate reports of any assessments contained in the ES have been provide as part of the planning application.
Reg 18 (5) In order to ensure the completeness and quality of the environmental statement—		
(a)	the developer must ensure that the environmental statement is prepared by competent experts;	Each of contributors to the ES has set out their credentials in the introductory section of

Specified Information		Location within ES
		their technical assessment chapter.
(b)	the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.	See statement attached to the ES Main Text Contents Page.

ES Structure

- 1.5 This ES comprises 13 chapters and is supported by figures (located at the back of each chapter within Volume 1) and technical appendices (within a separate Volume 2). Volume 3 is the Transport Assessment. A Non-technical Summary (NTS) of the full ES is provided as a separate standalone document. Table 1.2 sets out the structure of the ES.

Table 1.2: ES Structure

Volume 1 – Main Text & Figures		
Chapter No.	Chapter Title	Description
1	Introduction	Introduction to the ES, EIA requirements, details of project team, ES organisation and availability.
2	EIA Methodology	Methods used to prepare each chapter, description of ES structure and content, generic significance criteria, scoping and consultation.
3	Site and Development Description	Site description and details of the Development.
4	Alternatives and Design Evolution	Outline of the main alternatives considered by the Applicant.
5	Construction Methodology and Sequencing	Details of anticipated programme for Development and construction methodology.
6	Socio-economics	Assessment of effects of the Development on the socio-economic environment.
7	Landscape and Views	Assessment of effects of the Development on landscape and views.
8	Biodiversity	Assessment of the ecology and nature conservation effects of the Development.
9	Water Resources and Flood Risk	Assessment of effects of the Development on water resources and flood risk.
10	Transport & Access	Assessment of the effects of the Development on transport and access matters.
11	Air Quality	Assessment of the effects of the Development on air quality.
12	Climate Change	Assessment of effects of the Development on climate change.
13	Summary and Residual Effects	Summary of the residual and interactive effects of the Development.
Volume 2	Technical Appendices	Technical data and reports to support the chapters in Volume 1.
Volume 3	Transport Assessment	Full assessment of effects on traffic and transportation, including sustainable transport.
Standalone Document	Non-Technical Summary	Summary of the ES in non-technical language.

Project Team

- 1.6 The ES has been coordinated by Barton Willmore and presents the results of technical studies carried out in conjunction with a number of specialist consultants appointed by the Applicant. The project team is listed in Table 1.3 along with their respective disciplines and contributions to the ES. A 'statement of expertise' as required by Regulation 18 (5)(b) of the EIA Regulations 2017 is provided in Appendix 1.2.

Table 1.3: Project Team

Organisation	Expertise / Competence
Uniper UK Ltd	The Applicant
Barton Willmore	Town Planning, Masterplanning, EIA Coordination, Landscape and Visual Impact Assessment, Socio-economics Assessment, Climate Change Assessment, Built Heritage Assessment, Public Engagement
Entran	Air Quality Assessment
Aspect Ecology	Biodiversity Assessment
RPS	Water Resources and Flood Risk Assessment
Vectos	Transport and Access Assessment

Other Documents

- 1.7 A number of other documents have been submitted to MC in support of the planning application. These include:
- Planning Statement;
 - Design and Access Statement;
 - Statement of Community Involvement;
 - Archaeological Desk Based Assessment (including Geo-archaeological Desk Based Assessment);
 - Noise Assessment; and
 - Remediation Strategy.

Environmental Statement Availability

- 1.8 Given the current social distancing restrictions due to the Covid-19 pandemic, the ES is not available for review in hard copy in a public place at this time. The ES is available to view online: <https://www.medway.gov.uk/>.

- 1.9 Comments on the planning application can either be made via the Council's website or can be forwarded to the Planning Department during normal office hours at the following address:

Development Management
Medway Council
Gun Wharf
Dock Road
Chatham
Kent
ME4 4TR

- 1.10 Copies of the ES can be purchased from the Environmental Planning Team at Barton Willmore:

Tel: 020 7446 6888 / Email: IEPenquiries@bartonwillmore.co.uk

- 1.11 The ES may be purchased as a whole document or in separate volumes, the costs for which are as follows:

- Non-Technical Summary (NTS) - £15
- Volume 1: ES Main Text & Figures - £180
- Volume 2: ES Appendices - £250
- Volume 3: Transport Assessment - £500
- Full copy (with NTS) of the ES on CD or memory stick - £20

References

ⁱ SI 571 as amended by 2018/695 and 2020/505