



Countrystyle Recycling Limited
c/o SLR Consulting Limited
Mill Barn
28 Hollingworth Court
Turkey Mill
Maidstone
Kent
ME14 5PP

Planning Applications Group
County Hall
Maidstone
Kent ME14 1XQ
Tel: 03000 411200

Website: www.kent.gov.uk/planning
Email: planning.applications@kent.gov.uk
Direct Dial/Ext: 03000 411029
Text Relay: 18001 03000 417171
Ask For: Mr Adam Tomaszewski
Your Ref:
Our Ref: FH/25/1739
Date: 16 February 2026

FAO: SLR Consulting Limited

TOWN AND COUNTRY PLANNING ACT 1990

Dear Sir/Madam

APPLICATION: FH/25/1739 (KCC/FH/0076/2025)

PROPOSAL: Section 73 application to vary conditions 3, 21, 25 and 27 of planning permission SH/08/124 to allow revisions to the site layout including an amended office location; amended weighbridge location; cycle parking; additional HGV parking and amendments to the permitted waste types

LOCATION: Otterpool Quarry, Ashford Road, Sellindge, Kent TN25 6DA

The above mentioned planning application received for the formal observations of the County Council, as County Planning Authority has now received consideration. The County Council's Planning Applications Committee considered the application at its meeting on 11 February 2026

I write to inform you that the County Planning Authority resolved that planning permission be Granted with Conditions as set out in the attached formal notification.

Please note the conditions imposed and any informatives as described.

Yours faithfully

Sharon Thompson
Head of Planning Applications Group

As part of the Council's commitment to equalities if you have any concerns or issues with regard to access to this information please contact us for assistance.



**Reference Code of
Application: FH/25/1739**

KENT COUNTY COUNCIL
TOWN AND COUNTRY PLANNING ACTS
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND

To: Countrystyle Recycling Limited
c/o SLR Consulting Limited
Mill Barn
28 Hollingworth Court
Turkey Mill
Maidstone
Kent
ME14 5PP

TAKE NOTICE that the KENT COUNTY COUNCIL, the Waste Planning Authority under the Town and Country Planning Act, HAS GRANTED PERMISSION for development of land situated at Otterpool Quarry, Ashford Road, Sellindge, Kent TN25 6DA and being a Section 73 application to vary conditions 3, 21, 25 and 27 of planning permission SH/08/124 to allow revisions to the site layout including an amended office location; amended weighbridge location; cycle parking; additional HGV parking and amendments to the permitted waste types, referred to within the application for permission for development dated 22 May 2025, received on 22 May 2025, as amplified and amended by details referred to in the attached Schedule 1, and as set out in the conditions below, SUBJECT TO THE FOLLOWING CONDITIONS:

1. Notwithstanding the provisions of part 4 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, replacing or re-enacting that Order), no fixed plant or machinery, buildings, or structures and erections shall be located on site without the prior approval in writing of their siting, design and external appearance by the Waste Planning Authority.

Reason: To protect the visual amenities of the area and minimise impact.

2. The development to which this permission relates shall be begun not later than the expiration of 3 years beginning with the date of this permission.

Reason: To comply with section 91 of the Town and Country Planning Act 1990 (as amended)

As part of the Council's commitment to equalities if you have any concerns or issues with regard to access to this information please contact us for assistance.

3. The development to which this permission relates, shall be carried out and completed in all respects strictly in accordance with the submitted documents and site layout drawing OP/12 Rev. C dated 29 January 2026 and drawings titled "LPCB Approved Sprinkler Tank 500m³" (Sheets 1-4) received 13 January 2026, together with any subsequent amendments which may be approved, in writing, by the Waste Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

4. The buildings hereby permitted shall be erected in accordance with drawing numbers OP/5 (Materials Recycling Facility), OP/6 (Anaerobic Digestion Plant), OP/B (Finished Product Building) and OP/9 (single storey office building) and shall be Heritage Green in colour, as identified on the drawings, together with any subsequent amendments which may be approved by the Waste Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

5. Condition deleted.

Reason: Access improvements have been completed.

6. Prior to the commencement of the operations hereby permitted a Site Users Guide shall be issued to all drivers advising them to access the site from the east to turn right out of the site.

Reason: In the interests of highway safety and capacity and safeguarding the local environment.

7. The development hereby permitted shall be carried out in accordance with the details relating to the weighbridge(s) and weighbridge office facilities approved by the Waste Planning Authority on 14 March 2014 under planning reference SH/08/124/R7 [i.e. drawing number 13.10.01 titled 'Supplementary Drawing of Proposed Office' received with Portakabin brochure, weighbridge photograph and drawing number EUR-S-1815-SR Rev. A titled '15 18m Surface Eurodeck Weighbridge Civil Details for Steel Ramps' all of which were received 23 July 2013, as amended by drawing number 13.10.02 Rev. A titled 'Proposed Weighbridges and Weighbridge Office - Plans and Elevations' received 23 September 2013] unless otherwise approved beforehand in writing by the Waste Planning Authority.

Reason: For the avoidance of doubt and to maintain planning control over the site.

8. The development hereby permitted shall be carried out in accordance with the details relating to fencing approved by the Waste Planning Authority on 9 December 2013 under planning reference SH/08/124/R8 [i.e. the fencing details submitted on 23 July 2013 and as amplified by the email from Niall Cormack-Walshe dated 26 September 2013, being 2.4 metre high Twinwire Weldmesh] unless otherwise approved beforehand in writing by the Waste Planning Authority.

Reason: For the avoidance of doubt and to maintain planning control over the site.

9. The development hereby permitted shall be carried out in accordance with the details relating to external lighting approved by the Waste Planning Authority on 12 December 2013 under planning reference SH/08/124/R9 [i.e. the external lighting details received on 23 July 2013 as amplified by the email from Niall Cormack-Walshe dated 23 September 2013 with

accompanying lighting guidance note and as further amplified by email dated 4 December 2013 received with drawing number LS 20876/2 titled 'Horizontal Illuminance Levels'] unless otherwise approved beforehand in writing by the Waste Planning Authority.

Reason: In the interests of visual amenity, for the avoidance of doubt and to maintain planning control over the site.

10. Prior to any construction activities commencing on site, the badger mitigation measures at both the construction stage and post construction, shall be carried out in accordance with those recommendations set out in the letter from Martin Newcombe dated 18 August 2014 and SLR's letter dated 10 November 2010 which, amongst other matters, limits construction activities to outside the period of January to June (inclusive) in order to avoid the period in which badgers rear their young.

Reason: In the interests of nature conservation.

11. The development hereby permitted shall be carried out in accordance with the details relating to an electricity strategy approved by the Waste Planning Authority on 19 November 2013 under planning reference SH/08/124/R11 [i.e. the details titled 'Strategy for Electricity Generation' submitted by Countrystyle Recycling Limited on 25 September 2013] unless otherwise approved beforehand in writing by the Waste Planning Authority.

Reason: In order to control development.

12. The development hereby permitted shall be carried out in accordance with the scheme relating to Surface & Foul Drainage approved by the Waste Planning Authority on 25 January 2016 under planning reference SH/08/124/R12 as set out in the following:

- Application Form dated 21 December 2013 submitted with Surface and Foul Drainage Scheme document extract (Ref: 409.1376.00002), drawing number OP.12 titled 'Proposed Site Drainage Arrangement', Hydrology and Flood Risk Assessment (dated December 2007) (Ref: 409.1376.00002.) and Appendix D Geology Hydrogeology and Hydrology (dated December 2007);
- Letter from SLR dated 5 February 2014 received with accompanying letter dated 3 February 2014 from Mr Price;
- Site Surface Water Design Report (Ref: 409-01376-000017) dated February 2014 with accompanying drawings:

Drawing 007 - Pumping Station Details
Drawing 006 - Pumping Main Details
Drawing 005 - Drainage Details
Drawing 004 - Manhole and Chamber Details
Drawing 003 - Proposed Attenuation Lagoon Construction Details
Drawing 002 - Pump And Discharge Arrangement
Drawing 001 - Proposed Site Drainage Arrangement
140224 409 01376 00002 03 1 - Surface network; and
Document 140317 409 01376 00002 03 1 Surface Network

- SLR letter dated 27 February 2014;
- Site Surface Water Design Report (Ref: 409-01376-000017) dated March 2014 (Revision 01) received with drawing number 008 T1 'Proposed Site Drainage and Flooding Extent 1 in 100 + CC Storms' and 001 T1 'Proposed Site Drainage Arrangement';

- SLR letter dated 18 March 2014;
- Appendix A Windes Results Surface network filed 24 March 2014;
- SLR Letter dated 16 May 2014 (responding to CPRE comments); and
- SLR letter dated 4 June 2014 received with Microdrainage Surface Water Analysis Results Rev 3, and drawing number(s) 008 T2 'Proposed Site Drainage and Flooding Extent 1 in 100 +CC Storms, 003 T1 'Proposed Attenuation Lagoon Construction Details' and 001 T2 'Proposed Site Drainage Arrangement';

unless otherwise approved beforehand in writing by the Waste Planning Authority.

Reason: To reduce the risk of flooding off site from surface water run-off.

13. If, during the construction phase of the site the groundwater conditions are found to differ to those identified in section 4.0 of the Groundwater Addendum Report (ref. 409.01376.00002, dated October 2010), then construction shall cease and the Waste Planning Authority contacted immediately. Only following written approval from the Waste Planning Authority can works recommence.

Reason: To prevent the risk of pollution to groundwater.

14. The development hereby permitted shall be carried out in accordance with the details relating to Site Contamination Assessment, Remediation and Monitoring approved by the Waste Planning Authority on 25 January 2016 under planning reference SH/08/124/RVAR as set out in the following:
 - Application Form dated 25 September 2013 received with Remediation Strategy Report dated December 2012 (Ref. 11128/1), Remediation Validation Report dated August 2013 (Ref. 11161);
 - GES letter dated 15 November 2013;
 - Remediation Validation Report dated January 2014 (Ref: 11161-1) 1 dated January 2014;
 - GES letter to the EA dated 10 February 2014 received with accompanying borehole Log no. BH3 and BH4, R&D Publication 20 Remedial Targets Worksheet and drawing number SK.02 Rev. A 'Site Investigation Location Plan';
 - GES letter to the EA dated 18 March 2014;
 - GES letter to the EA dated 21 March 2014; and
 - SLR letter dated 16 May 2014;

unless otherwise approved beforehand in writing by the Waste Planning Authority.

Reason: Sensitive controlled water receptors are present and there is a risk of pollution from the past use of the site.

15. The development hereby permitted shall be carried out in accordance with the details relating to Site Contamination Assessment, Remediation and Monitoring approved by the Waste Planning Authority on 25 January 2016 under planning reference SH/08/124/RVAR as set out in the following:
 - Application Form dated 25 September 2013 received with Remediation Strategy Report dated December 2012 (Ref. 11128/1), Remediation Validation Report dated August 2013 (Ref. 11161);
 - GES letter dated 15 November 2013;
 - Remediation Validation Report dated January 2014 (Ref: 11161-1) 1 dated January 2014;

- GES letter to the EA dated 10 February 2014 received with accompanying borehole Log no. BH3 and BH4, R&D Publication 20 Remedial Targets Worksheet and drawing number SK.02 Rev. A 'Site Investigation Location Plan';
- GES letter to the EA dated 18 March 2014;
- GES letter to the EA dated 21 March 2014; and
- SLR letter dated 16 May 2014;

unless otherwise approved beforehand in writing by the Waste Planning Authority.

Reason: Sensitive controlled water receptors are present and there is a risk of pollution from the past use of the site.

16. The development hereby permitted shall be carried out in accordance with the details relating to Site Contamination Assessment, Remediation and Monitoring approved by the Waste Planning Authority on 25 January 2016 under planning reference SH/08/124/RVAR as set out in the following:
- Application Form dated 25 September 2013 received with Remediation Strategy Report dated December 2012 (Ref. 11128/1), Remediation Validation Report dated August 2013 (Ref. 11161);
 - GES letter dated 15 November 2013;
 - Remediation Validation Report dated January 2014 (Ref: 11161-1) 1 dated January 2014;
 - GES letter to the EA dated 10 February 2014 received with accompanying borehole Log no. BH3 and BH4, R&D Publication 20 Remedial Targets Worksheet and drawing number SK.02 Rev. A 'Site Investigation Location Plan';
 - GES letter to the EA dated 18 March 2014;
 - GES letter to the EA dated 21 March 2014; and
 - SLR letter dated 16 May 2014;

unless otherwise approved beforehand in writing by the Waste Planning Authority.

Reason: Sensitive controlled water receptors are present and there is a risk of pollution from the past use of the site.

17. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Waste Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Waste Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: Sensitive controlled water receptors are present and there is a risk of pollution from the past use of the site.

18. The development hereby permitted shall be carried out in accordance with the details relating to the Code of Construction Practice approved by the Waste Planning Authority on 13 February 2014 under planning reference SH/08/124/R18 [i.e. the SLR document titled 'Code of Construction practice for the construction of a proposed Materials Recycling Facility and Anaerobic Digestion Plant' (Ref: 409-01376-00017) dated December 2013 and as amplified by SLR letter dated 12 February 2014 with accompanying drawing number OP/12] unless otherwise approved beforehand in writing by the Waste Planning Authority.

Reason: To safeguard the local environment.

19. Operations shall be carried out strictly in accordance with Section 6.0 of SLR's Site Specific Risk Appraisal of Potential Bioaerosol Releases (ref: 403.1376.00007) dated June 2010 together with any subsequent amendments which may be approved by the Waste Planning Authority.

Reason: In the interest of local amenity.

20. Dust management shall be carried out in accordance with the mitigation measures specified in section 5.4, page 21, of the Air Quality Assessment dated December 2007.

Reason: In order to minimise dust nuisance and in the interest of local amenity.

21. Odour management shall be carried out in accordance with the mitigation measures specified in section 5.4, pages 23 and 24, of the Air Quality Assessment dated December 2007 and the Odour Management Plan (Version 3) dated May 2024. The Anaerobic Digestion Plant and Finished Product Building shall operate in accordance with a negative air pressure system to prevent any fugitive emissions.

Reason: In order to minimise odour nuisance and in the interests of amenity.

22. All organic waste material to be processed within the Anaerobic Digestion Plant Building and all waste transferred within the site to the Finished Product Building, shall only be transferred in sealed containers.

Reason: In order to minimise odour nuisance and in the interest of local amenity.

23. Noise from operations on the site, including both fixed plant and mobile machinery, shall not exceed the existing background noise levels when measured at the nearest sensitive receptors; measures shall include designing the buildings on site to achieve an attenuation of at least 35dB, the insulation of fixed plant, the silencing of vehicles and mobile machinery and the provision of acoustic screening as may be necessary to ensure that this noise level is not exceeded.

Reason: To minimise the adverse impact of noise generated by the operations on the local community.

24. Waste deliveries and transportation of materials off site shall only take place between the following times:

0700 and 1800 hours Monday to Friday, and
0700 and 1300 on Saturdays

No waste deliveries or off site transportation of waste shall take place on Saturday afternoons, Sundays or Bank and Public Holidays.

No operations other than the processing of compostable material within the Anaerobic Digestion System shall take place outside these hours with the exception of essential plant maintenance which may only take place up to 2300 hours between Monday and Saturdays only.

Reason: To ensure minimum disturbance and avoidance of nuisance to the locality.

25. The buildings hereby permitted shall not be used for any purpose other than specified in the application documents set out in Schedule 1 and within the Planning Application Statement

(Revision: Final_v2) dated 12 May 2025, nor shall the building(s) be altered to accommodate any other use, together with any subsequent amendment which may be approved by the Waste Planning Authority.

Reason: In order to maintain planning control at the site.

26. The site access, internal road and those parts of the site or building to be used for vehicle manoeuvring, shall be maintained and kept free at all times from mud or other debris.

Reason: In the interests of highway safety.

27. No more than a total of:

32,000 tonnes per annum of Commercial & Industrial Waste;
25,000 tonnes per annum of Domestic Black Bag Waste;
11,500 tonnes per annum of Dry Mixed Recycling; and
6,500 tonnes per annum of Green Waste.

shall be imported to and processed at the Materials Recycling Facility in any calendar year. Records detailing the quantities and nature of waste types imported to the site shall be maintained for the life of the facilities hereby permitted and shall be made available for inspection at any reasonable time following a request from the Waste Planning Authority. The 20,000 tonnes per annum of compostable waste permitted to be imported under condition 32 shall only be processed via the Anaerobic Digestion Plant.

Reason: Waste materials outside these categories may raise environmental and water pollution issues needing to be considered afresh.

28. No more than a combined total of 168 vehicle movements (84 in/84 out) associated with the operations hereby permitted shall enter or leave the site in any one day.

Reason: In the interests of highway safety and capacity and safeguarding the local environment.

29. All waste to be processed in the Anaerobic Digestion Plant shall be delivered in sealed containers.

Reason: In the interests of highway safety and safeguarding the local environment.

30. All loaded, open backed vehicles entering or leaving the site shall be sheeted.

Reason: In the interests of highway safety and safeguarding the local environment.

31. No waste shall be tipped into the waste reception hall until such times as the roller shutter doors are closed.

Reason: In order to minimise odour nuisance and in the interests of amenity.

32. With the exception of the green waste referred to in condition 27 above, no other compostable waste shall be imported until such time that the Anaerobic Digestion plant shown on the approved site layout drawing OP12 Rev. C and drawing number OP/6 (Anaerobic Digestion Plant) is constructed. The maximum throughput of the Anaerobic Digestion Plant shall not exceed 20,000 tonnes per annum.

Reason: For the avoidance of doubt and to maintain planning control over the site.

33. The maximum throughput of waste processed within the Materials Recycling Building shall not exceed 75,000 tonnes per annum.

Reason: For the avoidance of doubt and to maintain planning control over the site.

34. The development hereby permitted shall be carried out in accordance with the details relating to landscaping approved by the Waste Planning Authority on 25 January 2016 under planning reference SH/08/124/R34 [i.e. the Landscape Management Plan (Ref: KDP/119/13 received 25 September 2013, as set out in the letter received from Allen-Allen Partnership Landscape Architects date 31 November 2013 and drawing number KDP/1118/13 Rev. H received on 13 March 2015] unless otherwise approved beforehand in writing by the Waste Planning Authority. The approved scheme shall be implemented within the first planting season following completion of the development hereby permitted.

Reason: In the interests of visual amenity and nature conservation.

35. Any casualties or failures of landscaping which occur for whatever reason, including vandalism, shall be replaced within the first available planting season and thereafter maintained.

Reason: In the interests of visual amenity.

36. Precautions shall be taken to prevent tipping by unauthorised persons including prompt repairs to the perimeter fencing and gates; any unauthorised material tipped on the site shall be removed to an authorised site within 24 hours of such tipping having taken place.

Reason: To protect visual and other local amenities.

37. The terms of this planning permission and any schemes or details approved pursuant thereto shall be displayed at the office on the site, and shall be made known to any person(s) given responsibility for the management or control of operations.

Reason: To enable easy reference to the requirements of the permission.

New Conditions

38. Within three months of the date of this permission a landscaping scheme to include measures designed to benefit foraging badgers shall be submitted to and approval in writing by the Waste Planning Authority and thereafter implemented as approved.

Reason: In the interests of visual amenity and nature conservation.

39. The approved water tank shown on the approved site layout drawing OP/12 Rev. C and the drawings titled "LPCB Approved Sprinkler Tank 500m³" (Sheets 1-4), shall be finished in the same heritage green colour treatment as the Materials Recycling Facility.

Reason: To protect visual and other local amenities.

40. Within three months of the date of this permission details of the number of HGVs to be parked at the site overnight shall be submitted to and approved in writing by the Waste Planning Authority.

Reason: To ensure minimum disturbance and avoidance of nuisance to the locality.

Condition of Planning Permission Relating to Biodiversity Gain (Not Required – Transitional Provision: Section 73 Planning Permissions)

Unless a statutory exemption, transitional arrangement or requirement relating to irreplaceable habitat applies, under paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 (as amended), every planning permission granted for the development of land in England is deemed to have been granted subject to the condition (“the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Under Regulation 4 of The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024 the statutory biodiversity gain condition does not apply in relation a section 73 planning permission where:

- (a) the original planning permission (a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions) to which the section 73 planning permission relates was granted before 12th February 2024; or
- (b) the application for the original planning permission to which the section 73 planning permission relates was made before 12th February 2024.

Based on the date of the application and the date of the decision of the original permission to which this section 73 planning permission relates, Kent County Council, as the Waste Planning Authority and determining authority, considers one of the above transitional provisions applies to the biodiversity net gain condition. Therefore, the approval of a biodiversity gain plan is not required.

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Where necessary the planning authority has engaged with the applicant and other interested parties to address and resolve issues arising during the processing and determination of this planning application, in order to deliver sustainable development, to ensure that the details of the proposed development are acceptable and that any potential impacts can be satisfactorily mitigated.

Summary of policies in the Development Plan relevant to the decision to grant planning permission:

This application has been determined in accordance with the Town and Country Planning Acts, and in the context of the Government’s current planning policy guidance and the relevant Circulars, including the National Planning Policy Framework (NPPF) (2024), National Planning Policy for Waste 2014 and associated planning practice guidance, together with the relevant Development Plan policies, including the following:

Kent Minerals and Waste Local Plan 2024-39 (Adopted March 2025) - Policies: CSW1 (Sustainable Development); CSW2 (Waste Hierarchy); CSW4 (Strategy for Waste Management Capacity Net Self-sufficiency and Waste Movements); CSW16 (Safeguarding of Existing Waste Management Facilities); DM1 (Sustainable Design); DM3 (Ecological Impact Assessment); DM 8 (Safeguarding Minerals Management, Transportation, Production and Waste Management

Facilities); DM10 (Water Environment); DM11 (Health and Amenity); DM12 (Cumulative Impact); DM13 (Transportation of Minerals and Waste); and DM16 (Information Required in Support of an Application).

Folkestone & Hythe Places and Policies Local Plan (2020) – Policies: T2 (Parking Standards); T4 (Parking for HGVs); NE2 (Biodiversity); NE3 (Protecting the District's Landscapes and Countryside); NE5 (Light Pollution and External Illumination); CC3 (Sustainable Drainage Systems).

Folkestone & Hythe Core Strategy Review 2022 – Policies: SS1 (District Spatial Strategy); SS6 (New Garden Settlement - Development Requirements); and CSD5 (Water and Coastal Environmental Management).

The summary of reasons for granting approval is as follows:

The County Council has considered the Environmental Statement accompanying the application in reaching this decision and is of the opinion that the proposed development gives rise to no material harm, is in accordance with the development plan and that there are no material considerations that indicate that the decision should be made otherwise. The County Council also considers that any harm as a result of the proposed development would reasonably be mitigated by the imposition of the attached conditions.

Informatives

In addition, please be advised of the following informatives:

- a) The applicant is asked to monitor the impact on the local highway network and if queuing HGVs regularly occur on the public highway in the vicinity of the site, to explore the potential for additional HGV parking on the site and to bring forward proposals to address as appropriate.
- b) There is an Environmental Permit regulated by the Environment Agency at the site which sets out odour mitigation controls. In the event of odour concerns, the applicant shall provide contact details for the Environment Agency to investigate such concerns.

Dated this Sixteenth day of February 2026



(Signed).....
Head of Planning Applications Group

KENT COUNTY COUNCIL
PLANNING APPLICATIONS GROUP
COUNTY HALL
MAIDSTONE
KENT ME14 1XQ

Schedule 1

Schedule of Documents permitted under Planning Permission: FH/25/1739

Key Documents and Drawings

Application for Planning Permission dated 22 May 2025

Covering letter from Angela Collins - SLR Consulting Limited dated 22 May 2025

Environmental Statement Addendum (SLR Project No: 425.066277.00001 Rev: Final.v1) prepared by SLR Consulting Limited dated 14 August 2025

Original Environmental Statement Volume 1 & Volume 2 submitted for planning permission SH/08/124 prepared by SLR Consulting Limited

Noise Impact Assessment including Appendices A, B & C (SLR Project No.: 425.066277.00001 Revision: 02) prepared by SLR Consulting Limited dated 23 April 2025

Transport Statement including Appendices A, B & C (SLR Project No: 425.P66277.00001 - Revision: 0) prepared by SLR Consulting Limited dated 12 May 2025

OP/1 Rev: 0 titled "Site Location Plan" dated December 2008

Planning Application Statement (SLR Project No: 425.P66277.00001 Revision: Final_v2) prepared by SLR Consulting Limited dated 12 May 2025

Odour Management Plan (Version 3) prepared by Countrystyle Recycling dated May 2024

Update Badger Walkover Survey (Reference: E1982 290125) produced by Hone Ecology - Ecological & Protected Species Survey dated 31 January 2025

As amended and/or amplified by:

Update Monitoring Walkover Survey (Reference: E1982 150825) produced by Hone Ecology - Ecological & Protected Species Survey dated 29 August 2025

Letter from Angela Collins - SLR Consulting Limited dated 8 January 2026

Email from Angela Collins - SLR Consulting Limited received 13 January 2026 (09:34)

Drawings titled "LPCB Approved Sprinkler Tank 500m³" (Sheets 1-4) received 13 January 2026

OP/12 Rev: C titled "Proposed Site Layout" dated 29 January 2026

Schedule of Documents permitted under Planning Permission: SH08/124

Letter/Email Correspondence	Document	Drawing Number	Title
SLR latter dated 21 December 2007	Planning Design and Access Statement dated December 2007	Including drawing numbers: OP/4 OP/5 OP/6 OP/8 OP/9	Proposed Site Layout Proposed Elevations on the MRF Proposed Elevations on the AD Plant Proposed Elevations on the Finished Product Building Proposed Office Elevations
SLR letter dated 14 March 2008		OP/10	Habitat Plan and Proposed Site Layout
	SLR Document entitled 'Preliminary Contamination Assessment and generic Risk Assessment' dated April 2008		
SLR letter dated 18 march 2008 to Kent Highway Services received on 6 May 2008		OP/10 Drawing 2	Habitat Plan and Proposed Site Layout Proposed Access Improvements
SLR letter dated 2 May 2008			
SLR letter dated 1 May 2008			
	SLR Document entitled 'Planning Application for Recycling Facility' dated May 2008	OP/11 OP/12 001 OP/4 OP/10	Proposed Landscape Layout Proposed Site Drainage Arrangement Proposed Site Sections Proposed Site Layout Habitat Plan and Proposed Site Layout
SLR letter dated 18 March 2008	Transport Assessment Appendices 1-4		
SLR letter dated 23 December 2008	Contamination Assessment dated October 2008		

		Drawing HD1	Proposed Design	Access	Detail
SLR letter dated 19 September 2009	With accompanying Environmental Statement and Plans				
	Additional Visual Appraisal dated November 2009				
Email from SLR to the EA dated 28 January 2010		OP/13			
SLR letter dated 11 May 2010		OP/13			
	SLR Document entitled 'Atmospheric Dispersion Modelling Report' dated June 2010				
	SLR Document entitled 'Site Specific Risk Appraisal of Potential Bioaerosol Releases' dated June 2010				
Email from SLR dated 11 August 2010	Table 1 entitled 'Combined Ground Water Monitoring Results for Otterpool Quarry'	WL01 OP/13		Graph of Water Levels from BH2 and BH3 Proposed FW Storage tank Levels for EA Approval	
Email from SLR dated 7 October 2010	SLR Document entitled 'Groundwater Addendum Report' dated October 2010				
	Badger report dated 6 March 2010 by Martin Newcombe				
SLR letter dated 10 November 2010	(Badger Mitigation)				

	<p>Otterpool Case of Need Assessment dated January 2011 and received on 4 January 2011</p>		
	<p>SLR Document entitled 'Addendum – Noise Assessment' received 9 February 2011</p>		

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.