

Permitting decisions - Surrender

We have decided to accept the part surrender of the permit for Kingsnorth Power Station operated by Uniper UK Limited.

The permit number is EPR/HP3430RV.

The decision was issued on 23/06/2026.

We are satisfied that the necessary measures have been taken to avoid any pollution risk and to return the site to a satisfactory state. We consider in reaching this decision that we have taken into account all relevant considerations and legal requirements.

Purpose of this document

We have assessed the aspects that are changing as part of this part surrender we have not revisited any other sections of this permit.

This decision document provides a record of the decision-making process. It:

- highlights key issues in the determination
- summarises the decision-making process in the decisions considerations section to show how all relevant factors have been taken into account

Unless the decision document specifies otherwise, we have accepted the Applicant's proposals for part surrender.

Read the permitting decisions in conjunction with the environmental permit and the surrender notice EPR/HP3430RV/S006.

Key issues of the decision

Background

Kingsnorth Power Station ceased operation in December 2012. From December 2012 through to December 2018 the site went through a period of decommissioning and demolition. The site is now being prepared for redevelopment. Uniper UK Limited have applied for a partial surrender for some areas of the site including several water discharge points.

The Site has been separated into 11 zones, shown in Table 1 below:

Zone	Zone Name
1	Main Plant Area
2	Coal Stockyard
3	Tank Farm
4	Ash Lagoons landfill site
5	National Grid Substations
6	Former Western Storage Area and recreation facilities
7	Area proposed for Units 5 and 6
8	Temporary waste storage area
9	Northern Laydown Area during construction
10	Long Reach Jetty
11	Oakham Ness Jetty

Table 1. Zones of site.

Zones being surrendered:

The Operator wishes to surrender approximately 25 hectares of land comprising of:

- Zone 1 – Main plant area.
- Zone 3 – North-eastern permit boundary excluding the tank farm.

The main area of the surrender site includes the main plant area that has been occupied by the permitted activity (i.e. activity A1 in Table S1.1 of the permit). This includes the following areas:

- Turbine hall
- Boiler house (4 x 1,350 MWth boilers)
- Auxiliary boiler house (2 x 18 MWth boilers)
- 2 x 100 MWth open cycle gas turbines
- Water treatment house
- Various fuel oil, diesel, propane, and gas turbine fuel oil tanks

All of the above permitted combustion and power-generation activities have ceased. The Operator also wishes to surrender water discharge emission points W1, W2, W5, W6 and W7 associated with the surrendered land.

No activities are being removed from the permit.

Although the Operator proposes to surrender most of the main plant area previously occupied by the permitted activity (that is, activity A1 in Table S1.1 of the permit), the tank farm area will be retained. While all fuel storage tanks have been removed, remediation of the tank farm area is still required.

We have therefore, amended the limits of the specified activity for A1 and amended the description of the specified activity for A4 in table S1.1 of the permit.

Table S1.1 activities				
Activity reference	WFD Annex I and II operations (where applicable)	Activity listed in Schedule 1 of the EP Regulations	Description of specified activity	Limits of specified activity
A1	-	S1.1 A (1) a (i), Burning any fuel in an appliance with a rated thermal input of 50MW or more.	Burning any fuel in an appliance with a rated thermal input of 50MW or more. These comprise 4 generating units, 2 auxiliary boilers and 2 open cycle gas turbines.	The combustion site including but not limited to the receipt of coal at the coal mills, and the supply of oil and gas to the furnace through to the discharge of exhaust gases from the stack, ash removal from the combustion process and the export of steam to the steam systems is no longer active as of the surrender date of 23/06/26.
Directly Associated Activities				
A4	D6 - Release to water body except seas/oceans	-	Discharges of site drainage from the tank farm and landfill.	Handling and storage of site drainage until discharge to the site surface water system.
Waste operations				

Table S1.1 activities				
Activity reference	WFD Annex I and II operations (where applicable)	Activity listed in Schedule 1 of the EP Regulations	Description of specified activity	Limits of specified activity
A8	D1 - Deposit into or on to land R5 - Recycling/ reclamation of other inorganic material R10 - Land treatment resulting in benefit to agriculture or ecological improvement		Receipt, handling, storage and disposal of wastes, consisting of the types and quantities specified in conditions 2.10, as an integral part of landfilling.	

Following the surrender, the only discharge emission points that will remain under the Environmental Permit are those associated with the on-site landfill (W3 and W4) and the tank farm (W8).

The surrendered areas will no longer be subject to permit conditions.

Condition of Land Surrendered

The partial surrender relates to a large amount of land and water discharge emission points W1, W2, W5, W6 and W7 associated with a Schedule 1, Part A(1) combustion activity. At the time of the partial surrender, the permitted site had been cleared and was being prepared for redevelopment.

We are satisfied that all combustion activities associated with the site have permanently ceased prior to the partial surrender. We have reviewed the Site Condition Report submitted in support of the application and conclude that the land and water discharge emission points W1, W2, W5, W6 and W7 can be surrendered.

Decision considerations

Confidential information

A claim for commercial or industrial confidentiality has not been made.

Identifying confidential information

We have not identified information provided as part of the application that we consider to be confidential.

The regulated facility

The permitted regulated facilities have not changed as a result of the partial surrender.

The site

The extent of the facility has changed as a result of the partial surrender.

The Operator has provided a plan which we consider to be satisfactory.

This shows the extent of the site of the facility including the discharge points.

The plan is included in the permit.

Extent of the surrender application

The Operator has provided a plan showing the extent of the site of the facility that is to be surrendered.

We consider this plan to be satisfactory.

Pollution risk

We are satisfied that the necessary measures have been taken to avoid a pollution risk resulting from the operation of the regulated facility.

Satisfactory state

We are satisfied that the necessary measures have been taken to return the site of the regulated facility to a satisfactory state, having regard to the state of the site before the facility was put into operation.

Changes to permit conditions as a consequence of the surrender

The permit conditions have changed as a result of the partial surrender.

The following conditions are amended as detailed, as a result of the application made by the Operator:

- Table S1.1 of schedule 1, as referenced in condition 2.1.1 is amended to change the limits of the specified activity for A1.
- Table S1.1 of schedule 1, as referenced in condition 2.1.1 is amended to change the description of the specified activity for A4.
- Condition 2.2.1 is amended to correct the boundary line colour on site plan.

Growth duty

We have considered our duty to have regard to the desirability of promoting economic growth set out in section 108(1) of the Deregulation Act 2015 and the guidance issued under section 110 of that Act in deciding whether to accept this partial permit surrender.

Paragraph 1.3 of the guidance says:

“The primary role of regulators, in delivering regulation, is to achieve the regulatory outcomes for which they are responsible. For a number of regulators, these regulatory outcomes include an explicit reference to development or growth. The growth duty establishes economic growth as a factor that all specified regulators should have regard to, alongside the delivery of the protections set out in the relevant legislation.”

We have addressed the legislative requirements and environmental standards to be set for this operation in the body of the decision document above. The guidance is clear at paragraph 1.5 that the growth duty does not legitimise non-compliance and its purpose is not to achieve or pursue economic growth at the expense of necessary protections.

We consider the requirements and standards we have set in this permit are reasonable and necessary to avoid a risk of an unacceptable level of pollution. This also promotes growth amongst legitimate Operators because the standards applied to the Operator are consistent across businesses in this sector and have been set to achieve the required legislative standards.