

Mineral Sites Plan

Preferred Options Consultation

May 2012



Kent Minerals and Waste Development Framework

Planning for the future of minerals and waste in Kent



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AA	Appropriate Assessment
AMR	Annual Monitoring Report
AONB	Area of Outstanding Natural Beauty
AQMA	Air Quality Management Area
BAP	Biodiversity Action Plans
CDE	Construction, Demolition and Excavation Waste
C&I	Commercial and Industrial Waste
EfW	Energy from Waste
EiP	Examination in Public
EPS	European Protected Species
GIS	Geographic Information Systems
HGV	Heavy Goods Vehicles
HRA	Habitats Regulation Assessment
KCC	Kent County Council
Km	Kilometre
LAA	Local Aggregate Assessment
LDF	Local Development Framework
LNR	Local Nature Reserve
LWS	Local Wildlife Site
mtpa	Million tonnes per annum

MPA	Minerals Planning Authority
MWDF	Minerals and Waste Development Framework
NPPF	National Planning Policy Framework
NNR	National Nature Reserve
OS	Ordnance Survey
RIGS	Regionally Important Geological Sites
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SNCI	Site of Nature Conservation Interest
SPA	Special Protection Area
SPZ	Source Protection Zone
SSSI	Site of Special Scientific Interest
tpa	Tonnes per annum
WPA	Waste Planning Authority

Abbreviations

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Introduction

What is the Minerals Sites Preferred Options consultation?

1.1 The Minerals Sites Preferred Options consultation invites your views on mineral extraction, processing and importation sites (including secondary and recycled aggregates). The site proposals were submitted to a 'Call for Sites' in 2010 and 2011 to be considered for inclusion in Kent County Council's Minerals Sites Plan.

1.2 The Preferred Options stage is the second part of a three stage public consultation process. In 2011 Kent County Council published all of the minerals and waste site proposals from landowners and industry in two separate Minerals and Waste Site Options consultation documents and in a further Supplementary Options consultation document.

1.3 This new consultation document sets out which of the mineral site proposals are preferred options and which of the sites are not allocated. Every site has been subject to planning assessments; further details can be found in Chapter Two.

1.4 The preferred options for consideration have been selected to provide the necessary provision for each mineral type in Kent to the end of 2030, based on planning policy requirements and the estimated levels of supply and demand in the County for this period of mineral operation.⁽¹⁾ The 'preferred options' are set out by type with summary details of the proposal, key planning issues and Strategic Environmental Assessment (SEA), plus the overall conclusions on the site. Preferred options are also accompanied by a site map with details of any site specific draft planning requirements.

1.5 The non-allocated sites are listed numerically by site reference number with a site map and a summary of the reasons why each site has not been allocated.

How can I get involved?

1.6 The County Council is seeking views from all stakeholders and members of local communities on the suitability of the preferred sites for mineral development. You may also make comments on the non-allocated sites.

1.7 The consultation will run for eight weeks from **9am on 28th May 2011 to 5pm on 23rd July 2012**. You can comment on any of the minerals sites in this consultation document in writing through the following options:

- comment online through our consultation portal at http://consult.kent.gov.uk/portal/min-dpd/min_pref-options
- email your comments to mwdf@kent.gov.uk, or
- post your comments to: MWDF Team
Planning and Environment
Second Floor Invicta House
County Hall
Maidstone
Kent ME14 1XX

1.8 All representations will be published online on our consultation portal. All comments received at the previous consultation stage will still be taken into account in determining the final site allocations.

1 See the evidence base topic papers on Construction Aggregates and Other Minerals for further details.

1.9 The preferred options for waste management sites have been published in the separate Waste Sites Plan Preferred Options consultation document.

What is the next stage?

Once the consultation has closed, the Minerals and Waste Development Framework (MWDF) team will collate all comments and prepare a commentary report summarising the responses as part of the on-going site assessment process. The draft version of the Minerals Sites Plan (the Pre-submission consultation stage) will then be prepared, taking into consideration the Minerals and Waste Core Strategy policies, changes to national planning policy and consultation comments. Consultation on the draft Minerals Site Plan is currently scheduled for September 2013. In the meantime work will be focused on the Minerals and Waste Core Strategy which, once adopted, will form the policy basis for the next stage of the Minerals Sites Plan.

What is the Minerals Sites Plan?

1.10 The adopted Minerals Sites Plan will form part of the MWDF.

1.11 The MWDF includes the Minerals and Waste Core Strategy, the Minerals Sites Plan, the Waste Sites Plan and several supporting documents, as the diagram on the column opposite shows.

1.12 The plan making process requires various consultation stages and incorporates the opportunity for community and stakeholder consultation to influence the final document. The process is documented in Kent County Council's Statement of Community Involvement.⁽²⁾

KENT MINERALS AND WASTE DEVELOPMENT FRAMEWORK	
Minerals and Waste Core Strategy	
Mineral Sites Plan	Waste Sites Plan
Minerals Proposals Map and Insets	Waste Proposals Map and Insets
<i>Evidence Base and Sustainability Appraisal / SEA</i>	
<i>Statement of Community Involvement</i>	
<i>Annual Monitoring Report and Review</i>	

1.13 The starting point for the preparation of the Minerals Sites Plan was the 'Call for Sites' period (May to October 2010) where Kent County Council formally invited operators and landowners to submit suitable sites that could be developed between 2012 and 2030. A second Call for Sites was held during summer 2011. The details of the sites received were published in the separate Minerals and Waste Site Options documents, available for comment between May and August 2011, followed by the Supplementary Sites Options consultation between October and

December 2011, which consulted upon late proposals and significant changes to some of the original site consultation details.

1.14 The stages in the development of the Minerals Sites Plan and target dates are set out in the following table.

Stage	Anticipated Date
Call for Sites	May - October 2010
Options	May - August 2011
Supplementary Options	October 2011
Preferred Options	May 2012
Pre-Submission	September 2013
Submission	November 2013
Examination in Public	March 2014
Adoption	September 2014

1.15 The Minerals Site Plan will include mineral importation sites, secondary and recycled aggregate producing sites and consider a variety of economic mineral resources including:

- Soft Sand.
- Sharp Sand and Gravel.
- Crushed Rock.
- Brickearth.

- Silica Sand.
- Chalk.
- Clay.

1.16 The Minerals Sites Plan, once adopted, will contain allocated sites throughout Kent which will provide mineral resources for the duration of the plan period (up to the end of 2030). The documents will identify where future minerals developments are likely to take place. However, a site allocation does not guarantee development in that location. All planning applications will be assessed upon the development management policies in the adopted Minerals and Waste Core Strategy and the policies in the relevant Local Development Framework (i.e. the district plan where the site is proposed).

1.17 The final number of sites allocated will depend upon the requirements for Kent up to the end of 2030 as set out in the Core Strategy.

1.18 This plan covers the administrative area of Kent. Medway is a unitary authority which is responsible for its own long term plan making. The Medway Local Development Framework will address the need for mineral and waste sites in Medway.

Minerals Site Assessment Methodology

2.1 Various data sets have been collated on a site by site basis to ensure that the County Council had sufficient information to appraise the site options. The following information has been taken into account:

- Call for Sites submission form information. ⁽³⁾
- Relevant national and regional planning policy.
- The draft Minerals and Waste Core Strategy and supporting evidence base.
- Consultation comments from Kent County Council's internal consultees including Biodiversity, Highways and Archaeology.
- Consultation comments from key external consultees, such as the Environment Agency, Natural England, Highways Agency and District Councils.
- Consultation comments from Parish Councils, residents and community/special interest groups.
- Site visits to record aspects such as the views of the site from a distance, adjoining land uses and current access conditions.
- Geographical Information Systems (GIS) mapping data that ascertains proximity to environmental designations or sensitive receptors such as schools.

- Sustainability Appraisal (SA) and Habitats Regulation Assessment (HRA) undertaken by an independent planning consultant.
- Strategic Flood Risk Appraisal (SFRA) information.

2.2 Sites have not been given a colour coding (traffic light system) or scoring system as used by some authorities. It is considered that such scoring methods do not give the detailed analysis required when allocating sites and can mask important issues. With around 100 sites in total it has been possible to assess each site thoroughly without the need for a scoring system.

2.3 The following sections give a brief overview of the information collected as part of the site assessment process.

Planning Policy

2.4 The provision of mineral resources must be made in accordance with the principles of sustainable development, as governed by both national and regional policy.

2.5 National planning policy relevant to the Minerals Sites Plan has been reviewed as part of the Government reorganisation of the planning system. The suite of Planning Policy Statements, Mineral Policy Statements and associated guidance has been condensed into the new National Planning Policy Framework (NPPF).

3 Form available from: http://www.kent.gov.uk/environment_and_planning/planning_in_kent/minerals_and_waste/evidence_base/call_for_sites.aspx

2.6 The Department of Communities and Local Government prepares national and regional guidelines for aggregates provision in England. The guidelines provide an overall aggregate supply target for England and for each region including London.

2.7 Although the Regional Spatial Strategy (RSS) for the South East of England (the South East Plan) will be withdrawn as part of the Localism Act, the RSS contained policies regarding the provision of minerals in Kent until 2026, supported by an evidence base, which remains relevant and credible following testing at previous Examinations in Public.

2.8 Site selection for the final Minerals Plan is also led by the development of the Minerals and Waste Core Strategy policies and the supporting evidence base.

Kent Mineral Provision and Requirements

2.9 The type, number and size of minerals sites considered for the Minerals Plan will depend on the anticipated requirements in Kent between 2012 and 2030 as set out in the Minerals and Waste Core Strategy and its evidence base. Suitable sites that meet the identified shortages in mineral resources are more likely to be included in the final plans.

2.10 The needs for the plan period are largely determined by Kent's stock of mineral planning permissions to provide for national landbank requirements, as directed by national and regional policy. Further details on the calculations and anticipated requirements for the plan period are set out in the Minerals and Waste Core Strategy - Strategy and Policy Directions consultation paper⁽⁴⁾ and its evidence base.⁽⁵⁾

2.11 An overview of the current situation regarding anticipated levels of mineral supply required for the plan period for the County is summarised in the table below:

Mineral Requirements for the Plan Period

New Allocations Required	No Further Allocations Required
Sand and Gravel (including Soft Sand)	Crushed Rock.
Silica Sand (Industrial Sand)	Materials for Cement Manufacture
Brickearth	
Importation Facilities	
Secondary and Recycled Aggregates	
Chalk for Agricultural and Engineering Use	
Clay for Engineering Use	

Public Consultation

2.12 In 2011 Kent County Council invited views on all approximately 100 minerals and waste site submissions from industry in two separate Minerals and Waste Site Options consultation documents and a further Supplementary Options consultation document. Over 3,000 responses were received

4 Available from: <http://consult.kent.gov.uk/portal/mwcs/preferred-options>

5 Available from: <http://consult.kent.gov.uk/portal/evidence-base/po-evidence>

from members of the public and key consultees. The comments were summarised into consultation commentary reports⁽⁶⁾ and were taken into consideration as part of the site assessment process for the Mineral Sites Preferred Options.

Site Visits and GIS Mapping

2.13 Every proposed mineral site was visited by the MWDF team and information was collected on the site conditions and documented with photographs. The issues recorded included access requirements and conditions, the proximity to and type of adjoining uses and the potential external views of the site. The site visits also confirmed whether our existing site OS maps are up to date. All sites have been subject to GIS mapping to identify any nearby environmental landscape designations (e.g. Green Belt, Areas of Outstanding Natural Beauty (AONB), Sites of Special Scientific Interest (SSSI), Groundwater Source Protection Zones (SPZs)), the site geology and the proximity of any possible sensitive receptors such as schools.

Sustainability Appraisal and Habitats Regulation Assessment

2.14 The Minerals Sites Plan is subject to a Sustainability Appraisal, as are all of the plans in the Minerals and Waste Development Framework.

2.15 The Sustainability Appraisal will include an evaluation system based on the site assessment information collected and assess how each site performs against a set of social,

environmental and economic objectives. These objectives can be found in the Sustainability Appraisal Scoping Report which was consulted upon in September 2010.⁽⁷⁾

2.16 Allocated sites within or close to Ramsar sites, Special Protection Areas (SPA) or Special Areas of Conservation (SAC) are subject to a Habitats Regulation Assessment (HRA). These sites will be assessed based upon the HRA requirements as set out in the EU Habitats Directive.⁽⁸⁾

Strategic Flood Risk Assessment Information

2.17 The relevant Flood Zone and Groundwater Source Protection Zone has been identified for every mineral site proposal.

2.18 Source Protection Zones are catchments designated by the Environment Agency to protect groundwater sources used for drinking water from contamination. The zones range from 1 to 4; Zone 1 is the closest area to the groundwater extraction point, increasing with distance up to Zone 4, which is the furthest away.

2.19 The Environment Agency also holds data regarding flooding from rivers and the sea. These forms of flooding can be separated into the following four categories which reflect the annual probability of an area experiencing flooding:

- Land within Flood Zone 1: Low probability
- Land within Flood Zone 2: Medium probability

6 All three reports are available online from www.kent.gov.uk/mwdf

7 Available from: http://www.kent.gov.uk/environment_and_planning/planning_in_kent/minerals_and_waste/evidence_base/sustainability_appraisal.aspx

8 Information on the EU Habitats Directive is available from: http://ec.europa.eu/environment/nature/legislation/habitatsdirective/index_en.htm

- Land within Flood Zone 3a: High probability
- Land within Flood Zone 3b: Within the functional floodplain (higher probability than 1-3a).

2.20 The relevant Flood Zones are identified under the preferred option site considerations but do not appear as a designation on the associated map; instead separate maps have been produced for each of the sites showing the Flood Zones they fall within. For details see Topic Paper 8: Strategic Flood Risk Assessment: (SFRA): Minerals Sites.

Approach to Mineral Site Selection

2.21 In addition to considering the site assessment information, the minerals preferred options have been selected on the following basis:

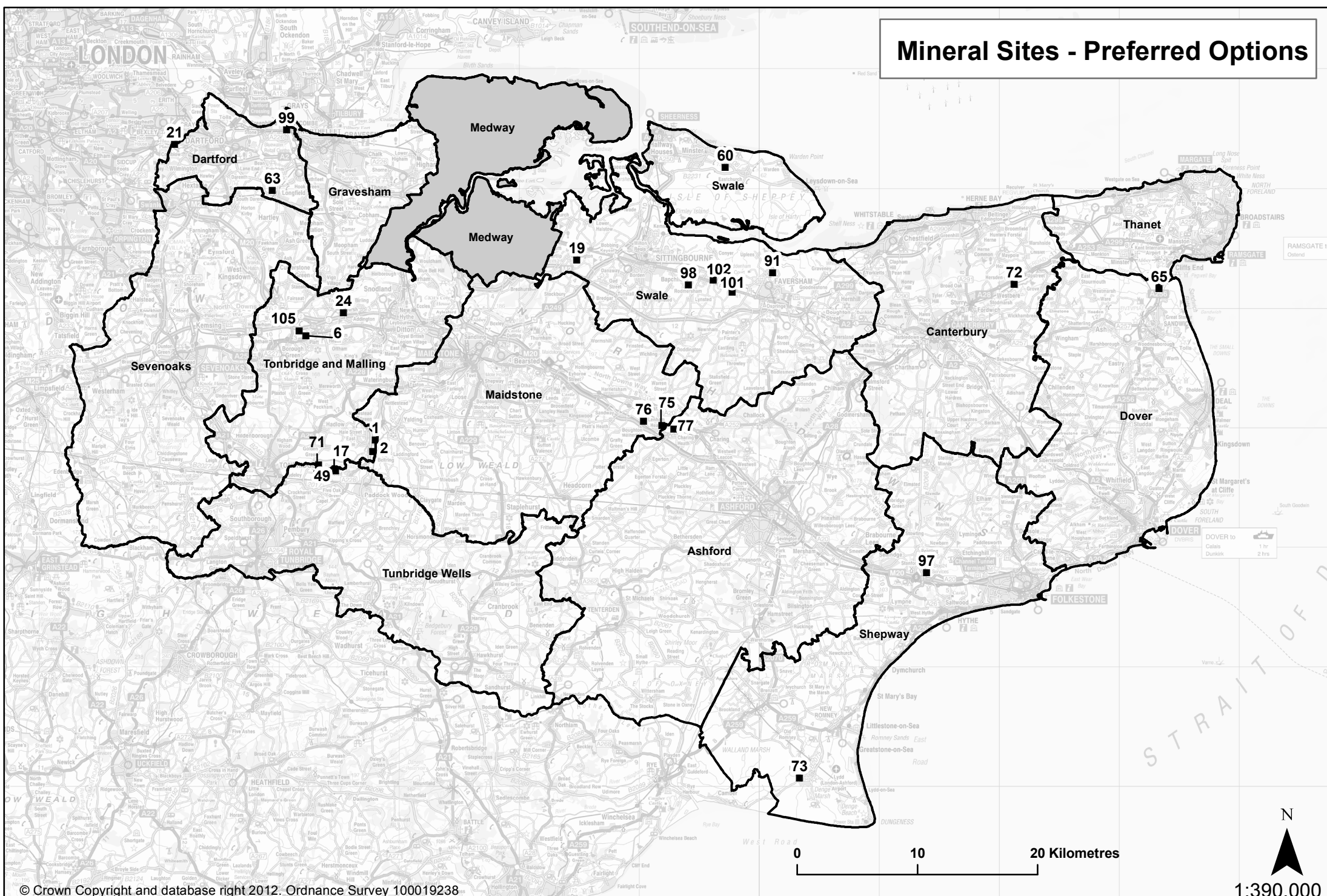
1. Avoiding sites which are likely to give rise to significant adverse impacts upon national and international designated sites, including AONB, SSSIs, SACs, SPAs, Ramsar sites, Ancient Monuments and registered Historic Parks and Gardens. One exception to this approach is Site 24: Land North of Addington Lane, situated within the AONB, which is a preferred option for its nationally important silica sand mineral, which makes up two thirds of the sand resources within the site.
2. Avoiding sites which would be likely to give rise to a significant adverse impact upon Local Wildlife Sites (LWS), Local Nature Reserves (LNR), Ancient Woodland and groundwater resources.

3. Identifying sites which are well located in relation to Kent's major road network, avoiding proposals which would give rise to significant numbers of lorry movements through villages or on unacceptable stretches of road.
4. Avoiding new permanent secondary & recycled aggregate processing facilities in the Green Belt. However, temporary mineral extraction operations are not necessarily considered incompatible with the Green Belt designation.

2.22 Full details of the site assessment process are given in evidence base Topic Paper 9: Mineral Sites Assessment (2012).

2.23 As part of the site assessment process, all submitted site proposals have been reviewed by the MWDF team and where relevant boundaries and details have been changed in agreement with the promoter. This has been undertaken as part of the iterative process in order to provide 'preferred options' which reflect areas more likely to achieve planning permission at the planning application stage.

Mineral Sites - Preferred Options



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Land-won Sand and Gravel for Construction Aggregates

4.1 Minerals make an important contribution to the national economy. It is important that there is an adequate supply of aggregate materials to serve the building industry and for the construction, maintenance and repair of infrastructure. Kent County Council will make provision for sufficient land-won sand and gravel resources to ensure that an adequate and steady supply of materials is available to support the needs of society, industry and the economy, and to meet the requirements of national and regional planning policy.

Planning Policy Requirements

4.2 At a national level, requirements for construction aggregates are established by Communities and Local Government. The land-won sand and gravel requirements at national, regional and county level take into account the availability of alternative supplies, including imported materials (crushed rock and marine dredged sand and gravel) and secondary and recycled aggregates.

4.3 The Regional Spatial Strategy for the South East of England (the South East Plan) Policy M3 on construction aggregates will be withdrawn as part of the Localism Act. However, the details within the proposed changes for Policy M3: Construction Aggregates,⁽⁹⁾ together with the supporting evidence base, remain relevant and credible following testing at previous Examinations in Public. Kent County Council has supported the revised M3 Policy apportionments for construction aggregate provision which reflect the past sales situation in Kent and are substantially lower than earlier policy requirements.

4.4 The revised SE Plan Policy M3 required Kent County Council to make provision for a landbank of at least seven years of planning permissions for land-won sand and gravel with an apportionment of 1.63mtpa. The NPPF now requires Mineral Planning Authorities to prepare an annual Local Aggregate Assessment (LAA) based on a rolling average of 10 years sales data and other relevant local information, assessing all aggregate supply options. A draft LAA report has been prepared as part of the evidence base.⁽¹⁰⁾

4.5 The draft LAA shows that the revised Policy M3 apportionment for land-won sand and gravel of 1.63mtpa closely reflects the average of the most recent ten years of available sales data. Giving consideration to other relevant local information, it is concluded that the figure of 1.63mtpa remains valid. Landbank calculations used to derive the amount of sand and gravel required in site allocations will therefore be based on this figure. The LAA will be updated annually to identify changes in the rolling average sales figures.

4.6 Using the 1.63mtpa apportionment figure, our calculations indicate that to maintain the landbank of at least seven years of sand and gravel in Kent, up to and including the end of the plan period in 2030, the minimum requirement for new site proposals is 23.4mt of sand and gravel.

4.7 The NPPF requires Mineral Planning Authorities to plan for a steady and adequate supply of aggregates, including maintaining separate landbanks for any aggregate materials of

9 GOSE (2010) The South East Plan. The Secretary of States's Proposed Changes. Policy M3 - Primary Land-won Aggregates Sub Regional Apportionment.

10 Kent County Council (May 2012) Mineral Topic Report 1: Construction Aggregate Apportionment and Need: Draft Local Aggregate Assessment.

a specific type or quality which have a distinct and separate market.⁽¹¹⁾ While there will be allocations made for both sand & gravel and soft sand sites, Kent County Council do not propose to subdivide the overall sand and gravel landbank into separate requirements for soft sand and sand & gravel. This is because the majority of sites promoted to the County Council for consideration were for soft sand leaving insufficient sharp sand & gravel sites to maintain a separate landbank for these two types of mineral for the plan period. As the more scarce land-won sharp sand & gravel can be substituted by both recycled aggregates and marine dredged sand & gravel it is not considered that it has a 'distinct and separate market'.

Preferred Site Options

4.8 The 'preferred options' for land-won sand and gravel allocations are listed below. The total landbank from the proposed list of site allocations marginally exceeds the minimum amount of sand and gravel required for the plan period.

Soft Sand:

- Site 6: Land adjacent to Platt Industrial Estate (1.35mt)
- Site 24: Land north of Addington Lane (0.472mt)
- Site 75: Boltons Fields, Lenham Quarry Extension (0.638mt)
- Site 76: Chapel Farm (3.5mt)
- Site 77: Burleigh Farm and Tile Lodge (2.7mt)
- Site 97: Shrine Farm (8.0mt)
- Site 105: Borough Green Sandpit Extension (0.4mt)

Sand & Gravel:

- Site 2: Beltringe Green Farm (0.3mt)
- Site 17: Moat Farm (1.5mt)
- Site 49: Land Adjacent to Hammer Dyke (2.0mt)
- Site 71: Stonecastle Farm Quarry Extension (1.07mt)

Site 73a-d: Lydd Quarry Extensions (1.6 mt)

- Sand and Gravel total: 23.53 mt

4.9 The gravel reserves in the traditional extraction areas in the Stour Valley between Ashford and Canterbury are close to being worked out and the Dungeness peninsula reserves are heavily constrained with internationally designated wildlife sites. The sand and gravel site allocations are therefore concentrated in mid and west Kent, plus extension areas at Lydd Quarry which will assist in providing construction materials to the south and east of the county.

4.10 The proposed soft sand sites extraction areas are concentrated around the historic soft sand producing areas of Lenham/Charing and Borough Green/Platt in mid to west Kent, while the proposed allocation of a large soft sand deposit at Shrine Farm within the district of Shepway would provide a resource for south and east Kent.

4.11 The remaining non allocated sand & gravel sites have major constraints in terms of either environmental designations, unsuitable road access or important archaeological remains (Sites: 5: Filston Lane; 26: Hollowshore; and 73E: Lydd Quarry Extension). Three sites were also withdrawn by the operator (Sites: 3: Arnolds Lodge; 4: Woodfalls Farm; and 25: Ham Farm).

4.12 The non allocated soft sand sites include Sites: 10: Pluckley Road; 50: Ightham Sand Pit (Western Extension); 62: Newland Farm; 69: Burleigh Farm, 74: Charing Quarry Extension; and 100: Double Quick Farm. These sites have significant environmental constraints or would necessitate lorry movements through villages or unsuitable roads.

Soft Sand Sites**Site 6: Land Adjacent to Platt Industrial Site, Platt****Site 6****Land Adjacent to Platt Industrial Site, Platt**

4.13 This site is proposed for 1.35mt of sand extraction. The site is currently scrub land and has been partially worked for sand in the past. Adjoining uses include a quarry and an industrial estate. Use would be made of the existing infrastructure and access arrangements from a neighbouring mineral extraction area to the east of the site.

Strategic Environmental Assessment Summary

The site makes use of existing infrastructure and good access routes. The nearby M26 is subject to an Air Quality Management Assessment (AQMA) so site traffic impacts on local air quality will need to be considered. Environmental impact concerns due to Green Belt location and nearby ancient woodland, LWS and European Protected Site (EPS). Cumulative environmental effects possible due to adjacent mineral workings, industrial estate and railway line. Although well screened and not within the Kent Downs AONB, its proximity (583m) means that consideration must be given to landscape impacts. Nearby Roman remains suggest possible heritage impact. Nearest European site is North Down Woodland SAC approximately 7km to the north-east. There is no scope for likely significant effects from this site and no pathway connecting with any other European sites.

Site Specific Considerations	
Natural Environment	Need to consider phasing of working and restoration to minimise impacts on the setting of the AONB. The acidic grassland BAP habitat should be replaced during restoration.
Heritage	Roman pottery, indicating a possible cemetery site has been found within the north of the site.
Highways	Platt Industrial Estate access route: A25 is of limited width which requires left turning lorries to cross the centre line of the road, limited footway width, road safety issues, volume and intimidation effects of lorry traffic. Use of the Nepicar Quarry entrance onto the A25 is preferred.
Hydrology	Site lies within Groundwater Source Protection Zone 3 and Flood Zone 1.

Conclusion

Extraction of minerals from this site would not necessarily conflict with the Green Belt designation so long as high operational standards are maintained and site restoration proposals are in keeping with the local environment (acid grassland or woodland) and tree loss is minimised. The sand will be processed at the adjacent Nepicar Quarry and the existing Nepicar Quarry access onto the A25 would be the route used by lorries. Archaeological assessment including field evaluation is necessary to determine whether important remains are present.

Site 6
Adjacent Platt
Industrial Estate,
Platt

Minerals Site

Soft Sand

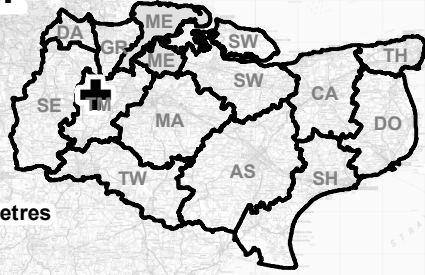
Designations on Site

Green Belt
 Groundwater Source Protection Zone 3

Eastings 562233
Northings 157687

Site Area (Hectares)
5.2

Site Location



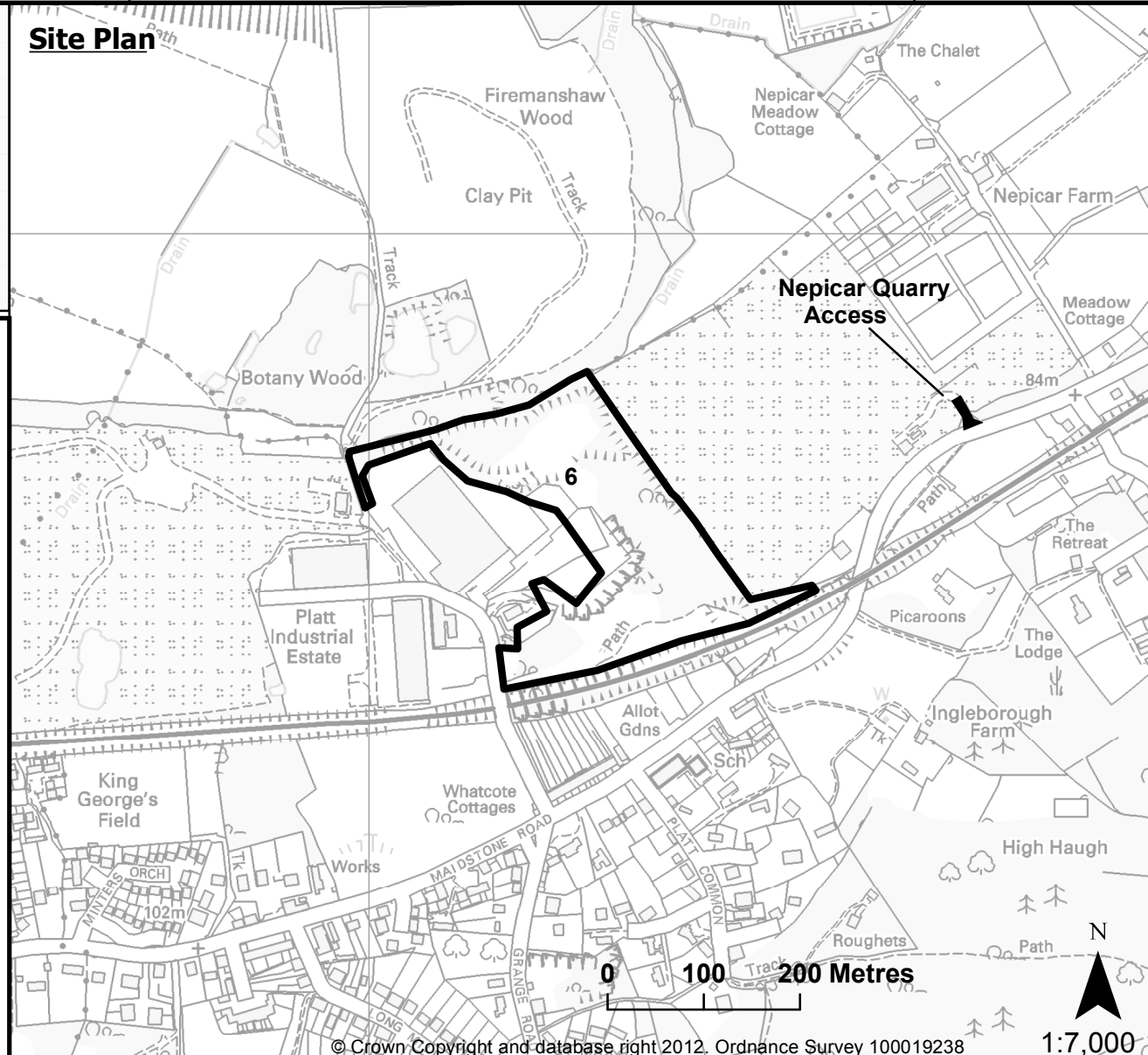
0 10 20 Kilometres



1:1,796,362

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Site Plan



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1:7,000

Site Information

District/Borough	Tonbridge and Malling
Parish	Platt
Landowner	Earth Enterprises Ltd
Operator	Earth Enterprises Ltd
Agent	Indigo Planning
Estimated Output	50-60,000 tpa
Estimated Reserve	1.35mt
Life of Operation	20 years
Proposed Restoration	Return to original landscape type, probably at a lower level. Potential for new trees, drainage ditches & ponds
Access	From the A25 via Nepicar Quarry entrance
Current Use	Scrub land

The development of this site will be supported subject to:- (1) The sand will be processed at the adjacent Nepicar Quarry and the existing Nepicar Quarry access onto the A25 is the route to be used for HGVs. (2) Archaeological assessment including field evaluation is necessary to determine whether important remains are present.

Site 24: Land North of Addington Lane, Trottiscliffe**Site 24****Land North of Addington Lane, Trottiscliffe**

4.14 Proposed extension to the existing Addington (Wrotham) Quarry. The site area currently consists of arable fields. Adjoining uses include agriculture, country lanes and the existing quarry site. It is located within the Kent Downs AONB. The upper sands are intended for building sand and the lower deposit is suitable for use as industrial sand (silica sand). This site can also be found in Chapter 7: Silica Sand Sites.

Strategic Environmental Assessment Summary

Potential adverse impacts on: the nearby settlement of Addington from site traffic and noise, landscape character given location within Kent Downs AONB, local archaeological sites and nearby listed building. LWS containing ancient woodland and a SSSI located nearby which may be adversely impacted from quarrying. Restoration to include heathland and acid grassland, or if restoration is to agriculture, to include ponds and species rich hedges, with positive biodiversity effects. Nearest European site is North Down Woodland SAC approximately 3.2km to north-east. There is no scope for likely significant effects from this site and no pathway connecting with any other European sites.

Site Specific Considerations

Natural Environment	The extension lies within the Kent Downs AONB and will need to meet the "exceptional circumstances" required by the NPPF. Attention should be given to protection of the Ryash Wood LWS (86m away) from the impacts of dust and other pollutants.
Heritage	Numerous Mesolithic and Neolithic artefacts have reportedly been recovered from sand deposits in the present quarry.
Highways	No planned road improvements. No planned nearby developments likely to impact on road capacity.
Hydrology	Within Groundwater Source Protection Zone 3 and Flood Zone 1.

Conclusion

Whilst the site lies within the Kent Downs AONB, it is a proposed extension to one of Kent's three silica sand quarries which is a mineral of national importance. The site would be allocated for its silica sand reserves which is the more substantial sand type by a ratio of 2:1. It is therefore likely that this site would meet the 'exceptional circumstances' test required for development in the AONB.⁽¹²⁾ Excavation of the silica sand will also release almost half a million tonnes of soft sand for building use.

Site 24
North of Addington Lane
and Woodgate Road,
Trottiscliffe

Minerals/ Waste Site

Minerals and Waste
 Silica Sand
 Soft Sand
 Inert fill for Restoration

Designations on Site

Green Belt
 Area of Outstanding Natural Beauty
 Public Rights of Way
 Groundwater Source Protection Zone 3

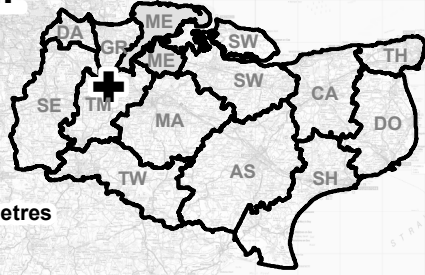
Designations Close to the site

Local Wildlife Site

Eastings 565334
Northings 159614

Site Area (Hectares)
7.4

Site Location



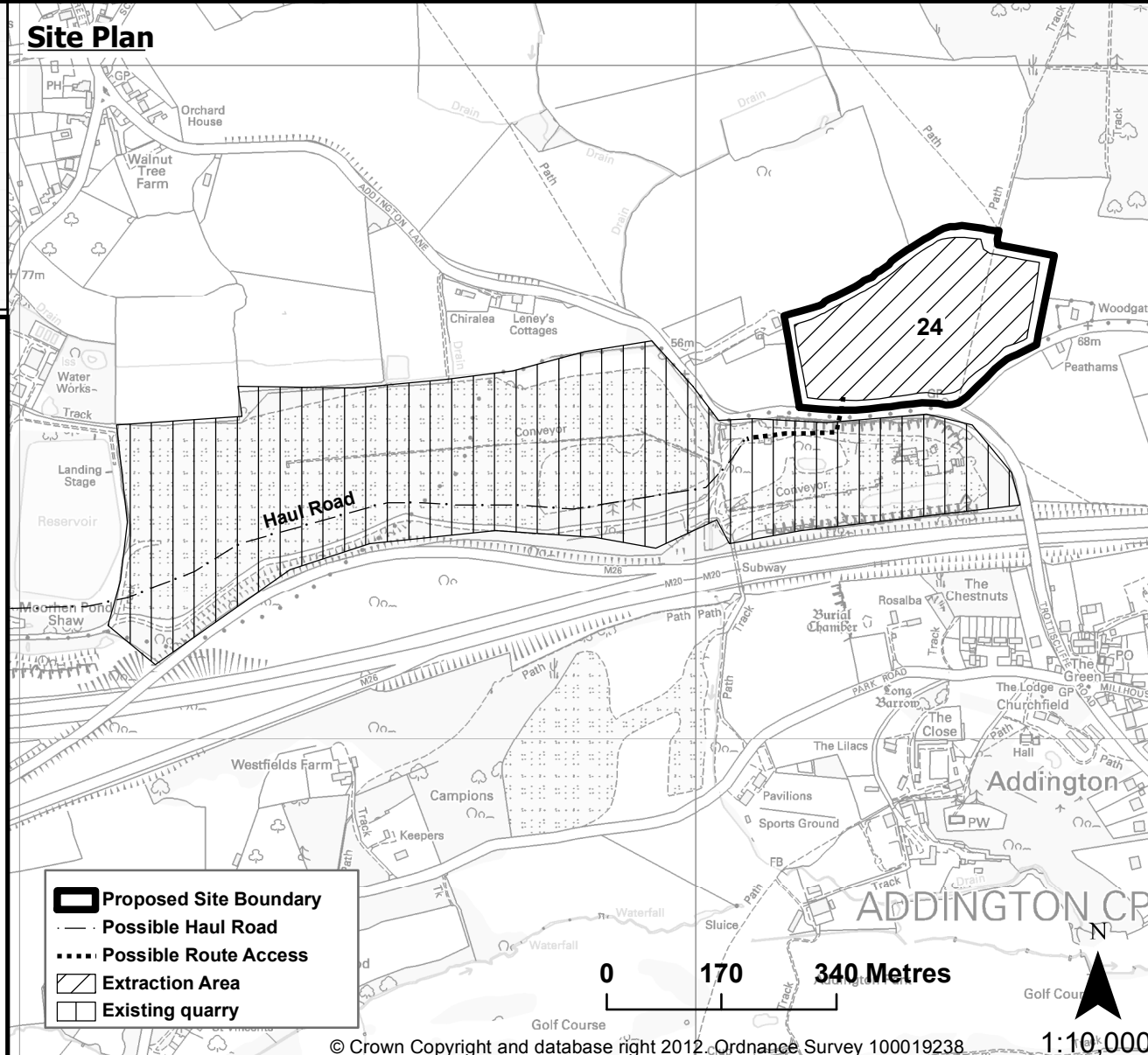
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Site Plan



- Proposed Site Boundary
- Possible Haul Road
- Possible Route Access
- Extraction Area
- Existing quarry

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1:10,000

Site Information

District/Borough	Tonbridge and Malling
Parish	Addington and Trottiscliffe
Landowner	W L Hickmott
Operator	Hanson UK
Estimated Output	50,000 tonnes per year
Estimated Reserve	472,000 tonnes
Life of Operation	10 years
Proposed Restoration	Imported fill to achieve a suitable land profile
Access	Existing quarry access onto Ford Lane
Current Use	Agriculture

The development of this site will be supported subject to:- (1) The sand being moved to the existing processing plant by conveyor. (2) Profiled marginal soil bunds and advance tree planting to protect the nearest residential properties. (3) Further archaeological assessment including field evaluation. (4) The setting of the nearby listed buildings at Woodgate and Woodgate Cottages to be protected. (5) The nearby Ryarsh Wood LWS to be protected from significant impacts during working and restoration. (6) The proposed restoration scheme to include heathland and acid grassland, or if restoration is to agriculture, it should include ponds and species rich hedges.

Site 75: Boltons Field, Lenham Heath**Site 75****Boltons Field, Lenham Heath**

4.15 This site is a proposed extension to the adjoining Lenham Quarry, also known as Shepherd's Farm Quarry. The site area currently consists of rough pasture and wood storage. Adjoining uses include mineral extraction, farmland and residential and commercial properties

Strategic Environmental Assessment Summary

The site would result in take of grade 3a agricultural land. It is not located within close proximity to any protected sites of nature conservation; however two LWS are within close distance to the extension boundary. EPS, UK protected and local species are within 1km of the site. Scores positively as the site is not located within a high flood risk area. The site is located within close proximity to a number of residential dwellings and the nearby Lydd conservation area and could impact these. Nearest European site is North Down Woodland SAC approximately 14.6km to west. There is no scope for likely significant effects from this site and no pathway connecting with any other European sites.

Site Specific Considerations

Natural Environment	Potential for visual intrusion on the views from the Kent Downs AONB. Mitigation should be considered for the Lenham Forstal LWS (127m away), particularly its neutral grasslands and ponds.
Heritage	General background archaeological potential with a Neolithic Axe, flints, pottery and coin found at Lenham Forstall to the west.
Highways	Use of the existing Lenham Quarry entrance would be required. Reasonable developer contributions will be expected for road repairs and maintenance for the stretch of road between the existing Lenham Quarry entrance on The Forstal and the A20.
Hydrology	Within Groundwater Source Protection Zone 3 and Flood Zone 2, 3 & 3b.

Conclusion

This site can be worked in conjunction with the existing site and restoration proposals can complement the existing scheme. The existing quarry access onto The Forstal will be the only route used by lorries to minimise impact on the local area. Reasonable developer contributions for road repairs and maintenance would be sought for the stretch of road between the existing Lenham Quarry entrance and the A20. Potential noise disturbance at nearby residential properties will be mitigated by sufficient buffer zones and landscaping.

Site 75
Boltons Field
Lenham Heath,
Lenham

Minerals Site

Soft Sand

Designations on Site

Groundwater Source
 Protection Zone 3

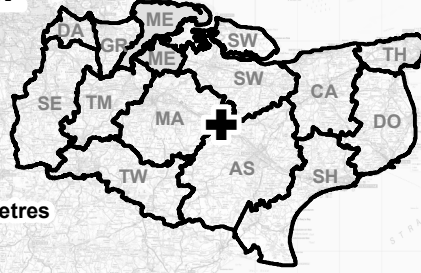
Designations Close to the site

Local Wildlife Site

Eastings 591918
 Northings 150204

Site Area (Hectares)
 3.9

Site Location



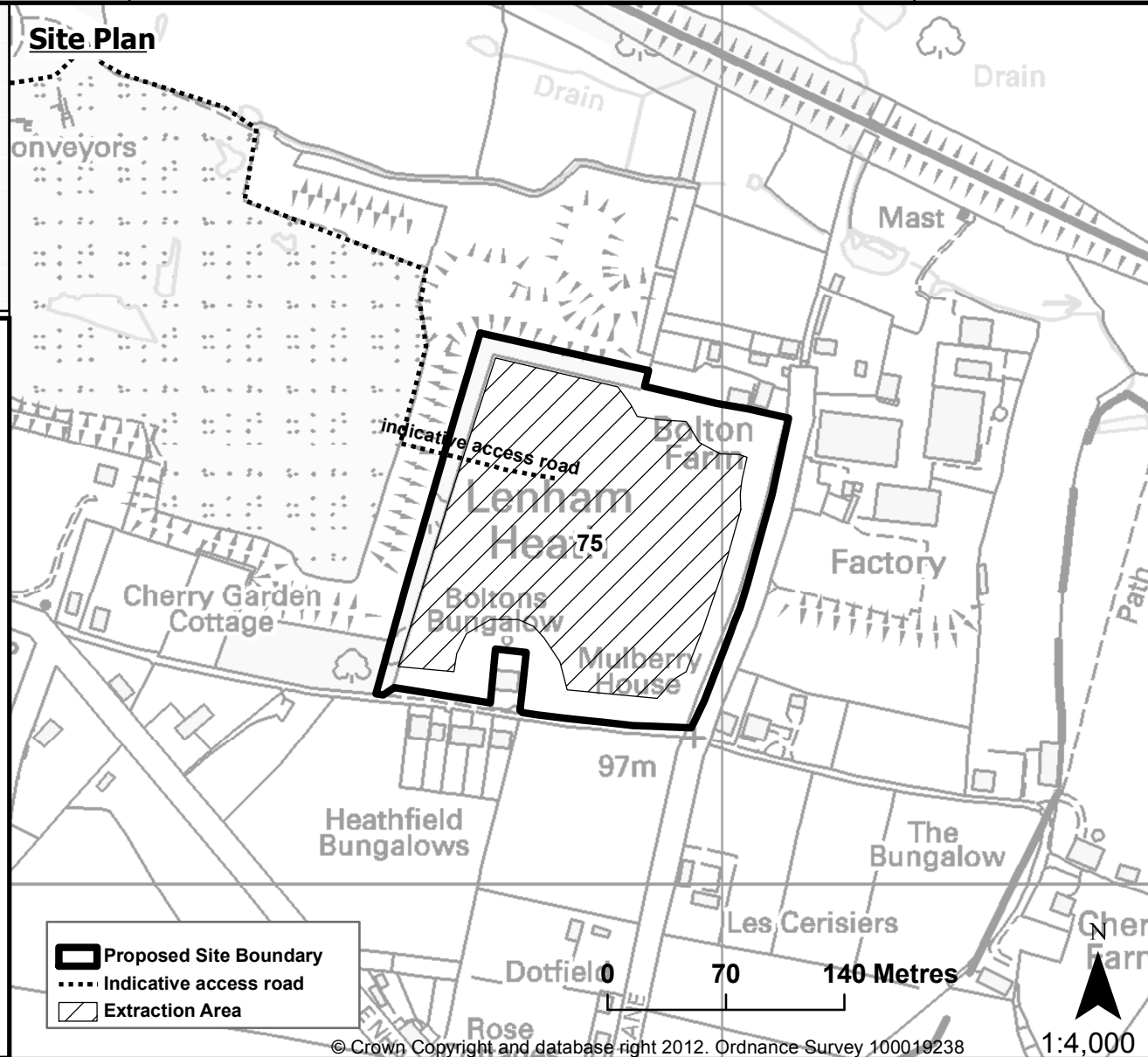
0 10 20 Kilometres



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Site Plan



- Proposed Site Boundary
- Indicative access road
- Extraction Area

70 140 Metres



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Site Information

District/Borough	Maidstone
Parish	Lenham
Landowner	Mr D. Warden
Operator	Brett Aggregates Ltd
Estimated Output	100,000 tpa
Estimated Reserve	635,000 tonnes
Life of Operation	5 years
Proposed Restoration	Lower level agricultural use
Access	Existing
Current Use	Rough pasture and wood storage

The development of this site will be supported subject to:- (1) Working and restoration to complement the existing consented area. (2) The existing quarry access onto The Forstal to be the only route for lorries. (3) Reasonable developer contributions for road repairs and maintenance for the stretch of road between the quarry entrance and the A20. (4) Impact of mineral working upon views from the AONB to be assessed with mitigation to minimise impacts. (5) Restoration to agriculture with acid or neutral grassland and/or other biodiversity improvements. (6) Suitable sufficient buffer zones and landscaped soil bunds between nearby residential properties and the extraction area. (7) A programme of archaeological work in advance of development (8) Mitigation to be provided for the loss of part of the nearby LWS (designated for its neutral grassland and ponds), which is consented as part of the existing quarry site.

Site 76: Chapel Farm, Lenham**Site 76****Chapel Farm, Lenham**

4.16 The proposed site for soft sand extraction is located 1km to the west of the existing Lenham Quarry. The site area is currently arable and grazing farmland. It is located to the south of the Kent Downs AONB. Adjoining uses include residential properties, farmland, sewage works and nearby woodland. There is an area of Ancient Woodland adjacent to the proposed route of the haul road.

Strategic Environmental Assessment Summary

The site is close to the Kent Downs AONB and falls within Wheatgratten Ancient Woodland and could impact on these. EPS, UK protected species and local species may be affected by operation. The site would also result in loss of Grade 2 agricultural land. The site is unlikely to have major access restrictions and has good access to the A20. The site may be visible from the North Downs, otherwise it is expected to have minimal visual intrusion in the landscape. Nearest European site is North Down Woodland SAC approximately 14.6km to west. There is no scope for likely significant effects from this site and no pathway connecting with any other European sites.

Site Specific Considerations

Natural Environmental	Potentially visually intrusive on the views from the Kent Downs AONB. A number of streams that feed into the Great Stour River cross or border the site. Adjacent to Lenham Heath and Chilston Park LWS which contains a small area of ancient woodland.
Heritage	Considerable archaeological potential. Medieval Royton Chapel within the proposed allocation site. Many important remains found.
Highways	A new access point onto the A20 should be investigated.
Hydrology	Within Groundwater Source Protection Zone 3 and Flood Zone 1.

Conclusion

This site will have a new access route from the mineral working area to the A20 that removes the need for lorries to travel through villages. In relation to the adjoining uses: measures must be taken to protect the integrity of the Waste Water Treatment Works and appropriate bunding and landscaping measures will need to be employed to protect residential amenity and to minimise the impact upon views from the AONB. The archaeological interests are likely to be considerable and preservation in situ of some features may be necessary. Suitable buffer zones will be required to protect nearby residential properties.

Site 77: Burleigh Farm & Tile Lodge, Charing**Site 77****Burleigh Farm & Tile Lodge, Charing**

4.17 This site is a proposed extension to the existing Charing Quarry. The mineral from this area would be moved by conveyor to the existing quarry plant site. The site is currently arable farmland. Adjoining uses include residential properties, woodland to north of the railway and further farmland. The site is crossed by two Public Rights of Way (AW11 and AW12A).

Strategic Environmental Assessment Summary

The site should provide significant soft sand reserves over a 22 year operational life. Positive benefits include the site not being located within close proximity to any designated nature sites and there are no European Protected Species (EPS), UK protected or local species within the site. The site is Grade 3a agricultural land. The tributaries of the Great River Stour flow around and through the site and measures to minimise risk of pollution need to be fully addressed, in particular considering the site is located within Flood Zone 2. Measures to minimise transport impacts and contribute positively to sustainability are proposed by using a conveyor to move minerals from the site to the processing plant. The site has good access to the A20. Nearest European site is Wye & Crundale Downs SAC approximately 14.2km to east. There is no scope for likely significant effects from this site and no pathway connecting with any other European sites.

Site Specific Considerations

Natural Environment	It is agricultural land and unlikely to contain high biodiversity value and is not in the locality of any designated sites. There is a small pocket of woodland on the adjacent site which should be retained and protected. Potential for visual intrusion on the views from the Kent Downs AONB. A number of streams that feed into the Great Stour cross or border the site.
Heritage	Local archaeologists have recently reported a possible Roman track crossing the site. Ruins of medieval chapel.
Highways	No planned developments or improvements.
Hydrology	Within Groundwater Source Protection Zone 2 & 3 and Flood Protection Zone 1.

Conclusion

While this site has been refused permission at appeal in the past, the current proposal is able to offer an improved access route for transporting the sand onto the A20. Potential views into this site can be minimised by bunding and landscaping measures while the proximity to the Great Stour tributary can be addressed through hydrological assessment and sufficient buffer zones.

Site 77
Burleigh Farm and
Tile Lodge,
Charing, Ashford

Minerals Site

Minerals only
 Soft Sand

Designations on Site

Public Rights of Way
 Groundwater Source
 Protection Zones 2 and 3

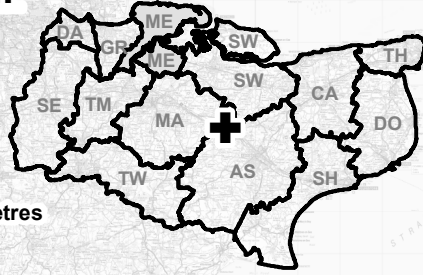
Designations Close to the site

Ancient Woodland
 Listed Building

Eastings 592904
 Northings 149894

Site Area (Hectares)
 21.5

Site Location



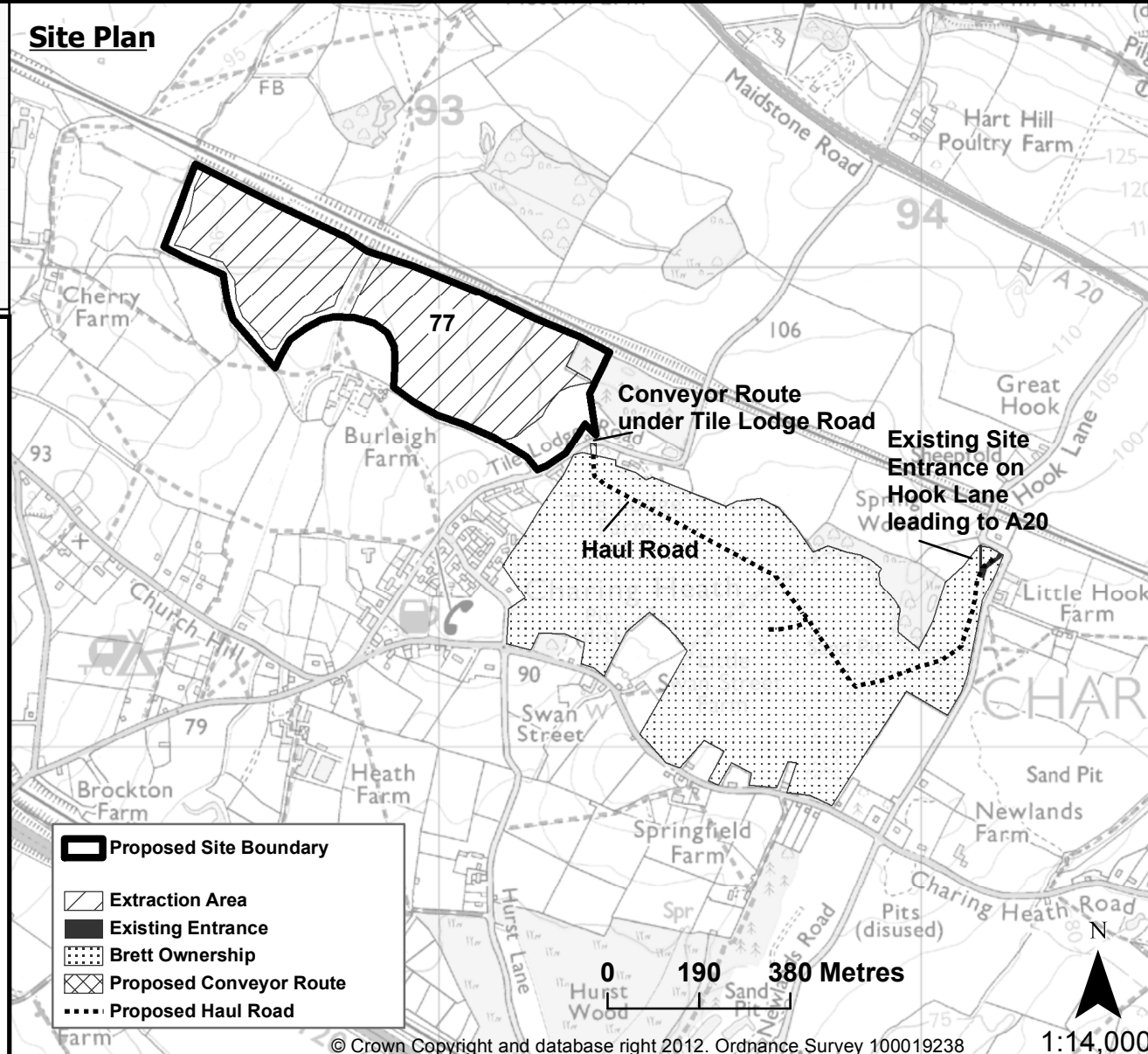
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Site Plan



- Proposed Site Boundary**
- Extraction Area**
- Existing Entrance**
- Brett Ownership**
- Proposed Conveyor Route**
- Proposed Haul Road**

Site Information

District/Borough	Ashford
Parish	Charing
Landowner	T, J and S Hill & Brett/Lafarge
Operator	Brett /Lafarge Aggregates Ltd
Estimated Output	130,000 tpa
Estimated Reserve	2.8 million tonnes
Life of Operation	22 years
Proposed Restoration	Lower level agricultural use
Access	Field conveyor under road to existing quarry
Current Use	Arable farmland

The development of this site will be supported subject to:- (1) Sand reserves from this site being moved by conveyor to the processing plant at the existing Charing Quarry. (2) The only route to and from the site for HGVs will be via the existing Charing Quarry accesses on Hook Lane. (3) Mineral extraction will only commence after all remaining permitted reserves (apart from those under the plant area and access road) in Charing Quarry are exhausted. (4) Protection of any historic hedges on and near the site and listed buildings nearby. (5) Marginal profiled soil bunds and advance tree planting to protect close residential properties. (6) Suitable sufficient stand-offs between the railway and the boundary of mineral extraction area and suitable mitigation to ensure the integrity of the railway. (7) A full hydrogeological and hydrological assessment with mitigation measures to ensure that the development will not impact upon the water environment, in particular the natural drainage and the potential flow downstream. The tributaries of the River Great Stour which flow around and through the site will be maintained and protected in situ where necessary with suitable sufficient stand offs. (8) Restoration proposals will incorporate low level acid grassland and heathland habitats.

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Site 97: Shrine Farm, Postling**Site 97****Shrine Farm, Postling**

4.18 This site area is proposed for the extraction of 8 million tonnes of soft sand. The site is currently used for agriculture. Adjoining uses include farmland, areas of Ancient Woodland and a well used footpath along the site boundary. The Kent Downs AONB and the Postling Wents Woods LWS are near the site.

Strategic Environmental Assessment Summary

Shrine Farm could provide very large soft sand deposits making a significant contribution to Kent's landbank requirements. Estimated operational lifespan of 60 years may have long term significant effects on local amenity, depending on exploitation/remediation programme. Nearby excavations have identified the potential for rich historical remains on or near the site. The scale of the development means that it will be visible in the wider landscape. Improvements to local road network may be required to enable satisfactory access. As the site is immediately adjacent to the M20 it is very likely that traffic generated from the minerals site will travel on this route and therefore potentially within 200m of the Folkestone to Etchingill Escarpment SAC. Site specific assessment will be required at the application stage to confirm this.

Site Specific Considerations

Natural Environment	May block migration from the south and west of Postling Wents Wood LWS, designated for its ancient woodland. Visually intrusive against backdrop of the AONB that surrounds the site on two sides. Restoration of the site would present opportunities to link the fragmented areas of Ancient Woodland.
Heritage	High potential for the presence of important archaeological remains. Avoid impacts on the setting of the Postling Conservation Area.
Highways	Potential access onto B2068 or A20 may require some localised widening. No objection in principle to a new access off the B2068. Exact access location will be determined by the visibility requirements and the proposed hotel access on the opposite side of the road.
Hydrology	Within Groundwater Source Protection Zone 2 and Flood Protection Zone 1.

Conclusion

The site contains a very large, new soft sand deposit that will make a significant contribution to providing sufficient reserves to meet Kent's need for soft sand. The proposal includes plans to mitigate short distance views of the site through hedgerow planting and minimise visibility from the AONB through appropriate landscaping and restoration measures, plus a stand-off area between the area of Ancient Woodland and mineral extraction.

Site 97
Shrine Farm,
Postling, Shepway

Minerals Site

Soft Sand

Designations on Site

Public Rights of Way
 Groundwater Source
 Protection Zones 2 and 4

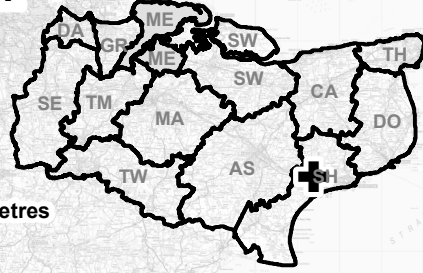
Designations Close to the site

Area of Outstanding Natural Beauty
 Local Wildlife Site
 Ancient Woodland

Eastings 613964
Northings 137863

Site Area (Hectares)
78.4

Site Location



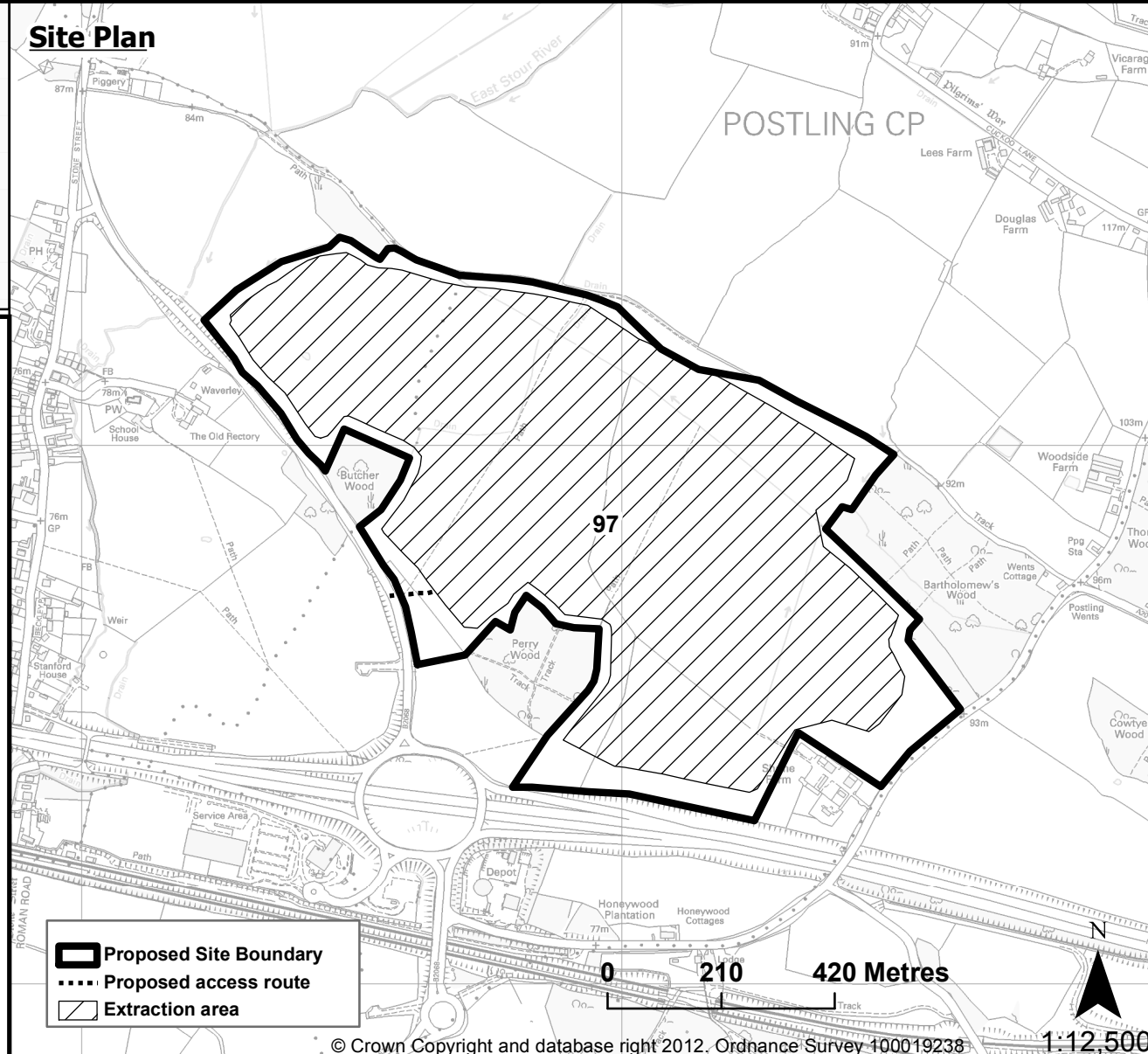
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Site Plan






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1:12,500

Site Information

District/Borough	Shepway
Parish	Postling
Landowner	Mrs C Hardy
Operator	To be confirmed
Agent	Bidwells
Estimated Output	100,000-125,000 tonnes per annum
Estimated Reserve	8.0 million tonnes
Life of Operation	60 years
Proposed Restoration	Return to farmland at a low level
Access	Off the B2086 (Stone Street) near the M20 J11
Current Use	Mainly arable and permanent pasture

The development of this site will be supported subject to:-
 (1) Hydrogeological and hydrological assessment including measures to ensure that there will not be a significant impact upon the water environment, in particular the natural drainage, the potential flow downstream and the hydrology of the nearby ancient woodland areas and the Postling Wentons Wood LWS. The water courses that run through the site will be preserved in situ where necessary with suitable buffers retained. (2) Suitable sufficient stand-offs to protect the areas of ancient woodland. (3) Restoration proposals to include opportunities to link the areas of ancient woodland increasing their resistance to change. (4) Archaeological assessment including field evaluation. (5) Suitable sufficient bunding and landscaping/restoration measures to protect the amenity of nearby residents and to minimise the impact upon views from the AONB. (6) Assessment of air emissions for their potential impact upon the Folkestone to Etchinghill Escarpment, with mitigation if required.

-  Proposed Site Boundary
-  Proposed access route
-  Extraction area

Site 105: Borough Green Sand Pits Extension, Wrotham**Site 105****Borough Green Sand Pit Extension, Wrotham**

4.19 A proposed northerly extension to the existing sand extraction pit area. The site is currently used for agriculture. Adjoining uses include farmland, the M26 motorway to north, woodland and the existing quarry area to the south.

Strategic Environmental Assessment

Proposed restoration (after 10 years) from the current grade 3a agricultural land to combination of amenity, grassland, woodland and biodiversity enhancements post exploitation should deliver improvements to social and environmental amenity. Air quality impacts need to be considered in light of the M20 AQMA. The nearest European site is North Down Woodland SAC approximately 6.9km to the north. There is no scope for likely significant effects from this site and no pathway connecting with any other European sites.

Site Specific Considerations

Natural Environment	Park Wood Ancient Woodland within 170m. The site is partly within the AONB and will need to meet the 'exceptional circumstances' test required by the NPPF.
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Site Specific Considerations

Heritage	Archaeological potential relating to Romano-British finds to the south west and south east.
Highways	Concerns about the industrial estate and road access onto the A25, including split loads, a recent collision between a lorry and a pedestrian, limited widths of both roads and footways and left-turn exit lorry movements manoeuvring over the centre line. The junction to the neighbouring Nepicar Quarry is to a much higher standard; utilising their access onto the A25 is recommended.
Hydrology	Within Groundwater Source Protection Zone 4 and Flood Protection Zone 1.

Conclusion

As an extension to an existing operation this site benefits from the use of existing infrastructure. No mineral extraction is proposed for the part of the site which lies within the Kent Downs AONB. The extraction of the soft sand will require the prior extraction of a considerable amount of gault clay overburden, which would be used on site for landfill engineering or sold off site. Extraction in this extension area will require improved access arrangements that avoids lorries travelling through the Platt Industrial Estate access onto Maidstone Road.

Site 105
Borough Green Sandpit
Northern Extension,
Platt, Wrotham

Minerals/ Waste Site

Minerals and Waste
 Soft Sand
 Inert fill for Restoration

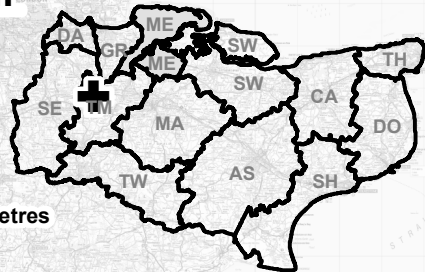
Designations on Site

Area of Outstanding Beauty (West and North Western corner)
 Green Belt
 Public Rights of Way
 Groundwater Source Protection Zone 4

Eastings 561649
Northings 158109

Site Area (Hectares)
9.4

Site Location



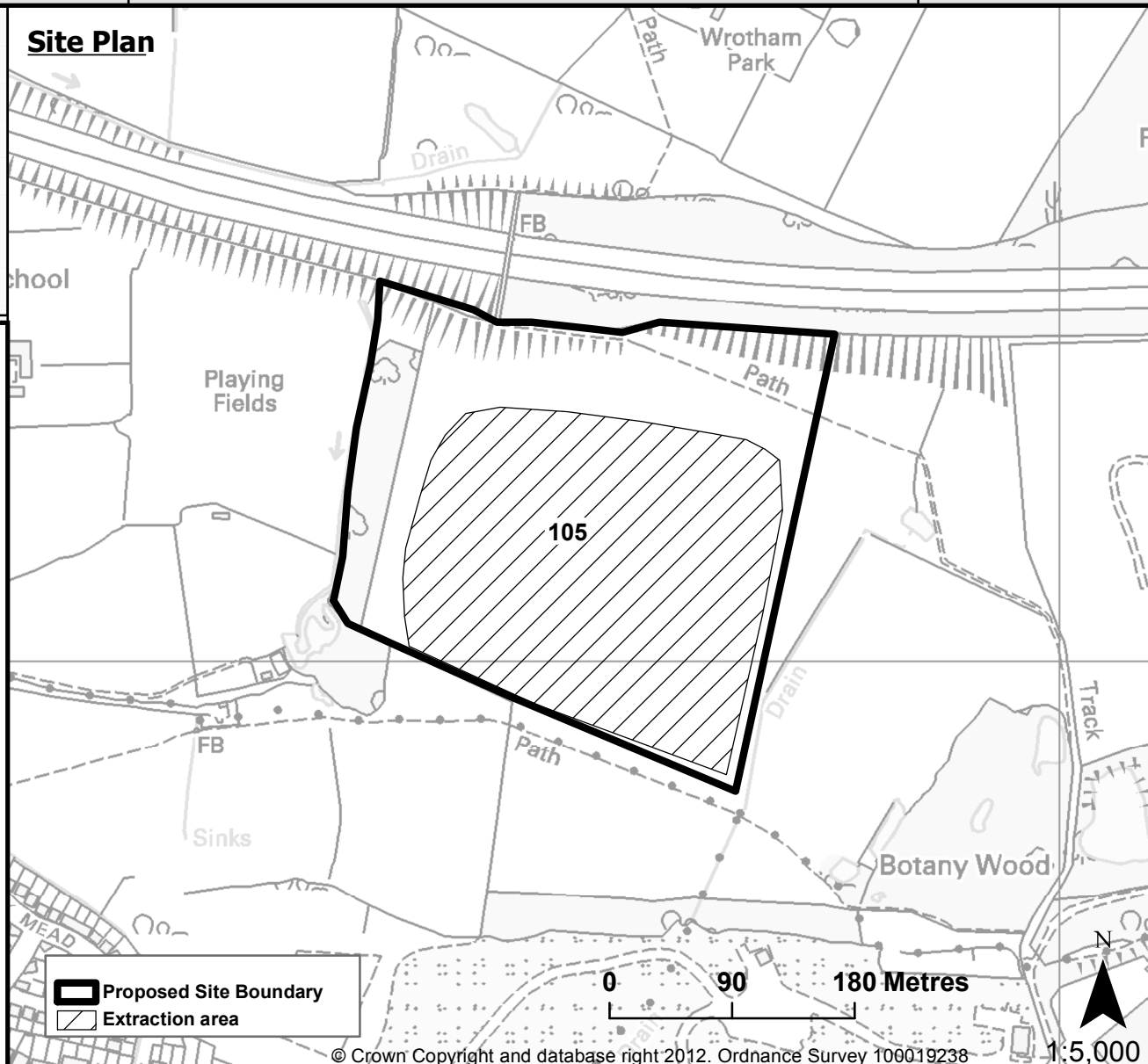
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Site Plan



Proposed Site Boundary
 Extraction area

0 90 180 Metres



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District/Borough	Tonbridge & Malling
Parish	Wrotham, Borough Green and Platt
Landowner	Cemex UK Operations Limited
Operator	Borough Green Sand Pits Limited
Agent	Land & Mineral Management Limited
Estimated Output	70,000 tonnes per annum
Estimated Reserve	400,000 tonnes
Life of Operation	10 years
Proposed Restoration	Combination of amenity, grassland, woodland and biodiversity enhancements
Access	From the A25 via Nepicar Quarry
Current Use	Agriculture

The development of this site will be supported subject to:- (1) High standards being maintained during the extraction and in restoration. (2) A change of access arrangements for lorries. The Nepicar Quarry entrance on the A25 will be utilised. (3) Extraction activities will be very close to the SPZ4 associated with the public abstraction point to the south west which will restrict depth of workings due to groundwater protection requirements. (4) Types of inert landfill materials needed for restoration will be restricted due to the SPZ4. (5) A water course which may accept highways drainage from the M26 forms the western site boundary and no earthworks will be permitted within 8m of the watercourse. An evaluation of the impact on small streams on and near the site and mitigation will be required to minimise impacts upon them.

Sharp Sand and Gravel Sites

Site 2: Beltring Green Farm, East Peckham

Site 2

Beltring Green Farm, East Peckham

4.20 The proposal is an extension to the existing Arnolds Lodge Farm Quarry. Operators J Clubb Ltd are currently working the area to the north of this site and transporting the mineral via a conveyor over the River Medway to the processing plant. The operator intends to use the same transportation method for this site. Adjoining uses include a railway line, the A228, agricultural land, a public house and the existing quarry.

Strategic Environmental Assessment Summary

Impacts on land are uncertain as details of current agricultural grade of the site are not provided. Proposed restoration to wildlife conservation area, ponds and reed beds should provide long term environmental and social benefits. Environmental concerns relate to adjacent LWS. EPS also present on the site. Restoration may deliver biodiversity and flood alleviation benefits. Consideration must be given to the impact of extra traffic from the site on adjoining A228. Nearest European site is North Down Woodland SAC approximately 12.3km to the north. There is no scope for likely significant effects from this site and no pathway connecting with any other European sites.

Site Specific Considerations

Natural Environment	Adjacent to the Stoneham & Lees LWS Hale Street Ponds and Pastures LWS and the East Peckham Ponds LWS. There is a complex pattern of ditches and streams important to the health of the freshwater habitats.
Heritage	Site likely to contain remains of prehistoric activity.
Highways	No planned highway improvements. Lorry route is located along the A228 Branbridges Road.
Hydrology	Not within a Groundwater Source Protection Zone. In Flood Zones 2, 3 & 3b.

Conclusion

While the proposed extension site lies within the Green Belt, mineral workings are not inappropriate providing that they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt.⁽¹³⁾ As the existing site access and infrastructure can be used, this site offers benefits compared to other greenfield sites.

Site 2
Beltring Green
Farm, East Peckham

Minerals Site

Sand and Gravel

Designations on Site

Green Belt

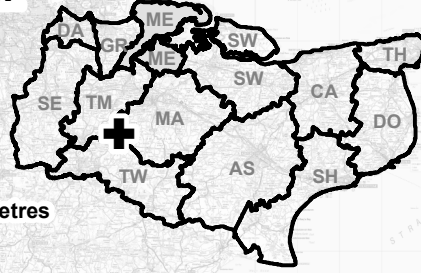
Designations Close to the site

Local Wildlife Site

Eastings 567774
Northings 148026

Site Area (Hectares)
21.7

Site Location



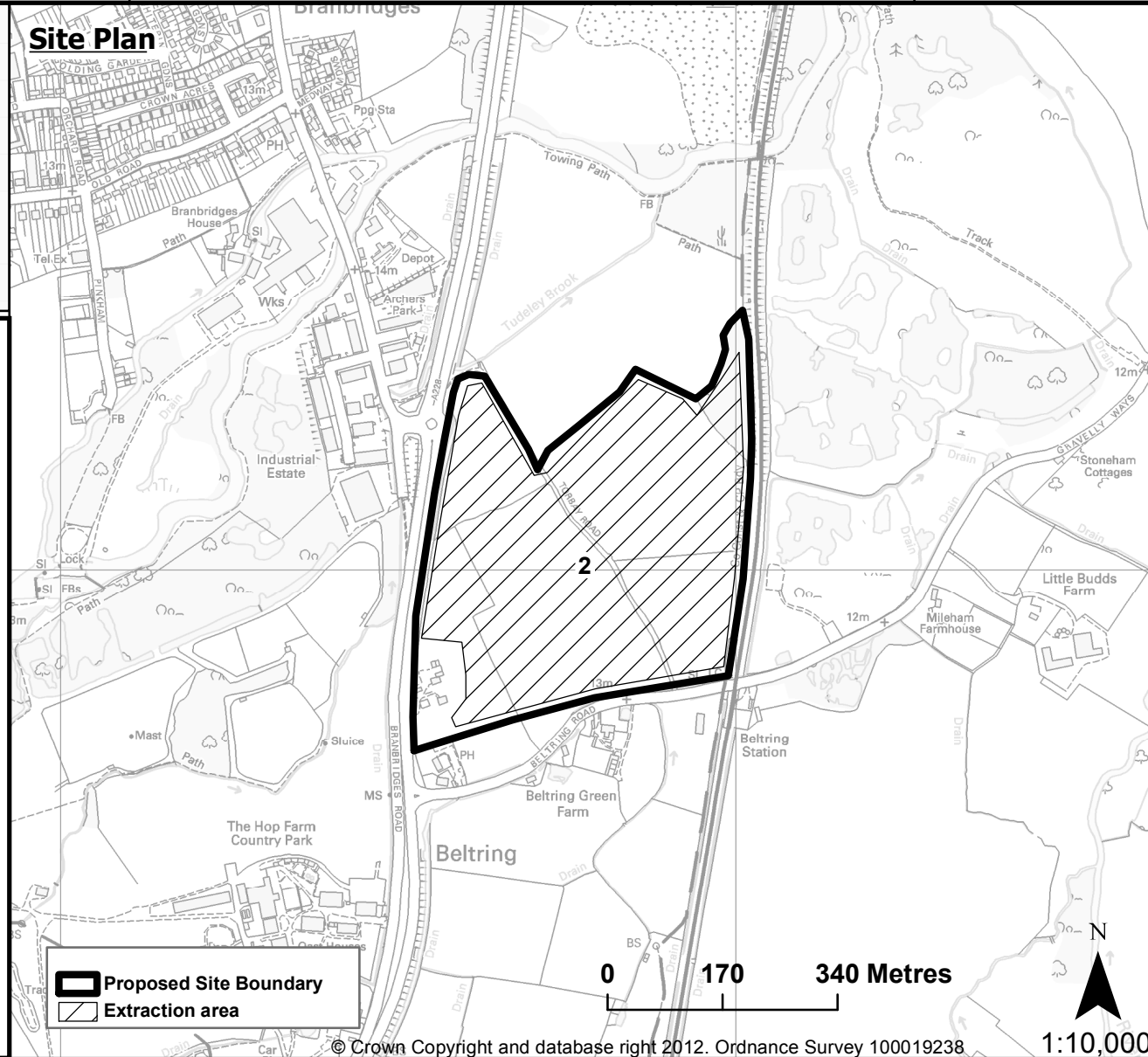
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Site Plan



Proposed Site Boundary
Extraction area

0 170 340 Metres



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Site Information

District/Borough	Tonbridge and Malling
Parish	East Peckham
Landowner	H J Skinner
Operator	J Clubb Ltd
Estimated Output	82,500 tpa
Estimated Reserve	300,000 tonnes
Life of Operation	4 - 6 years
Proposed Restoration	Wildlife conservation area, ponds & reed beds
Access	Existing site entrance
Current Use	Agriculture

The development of this site will be supported subject to:- (1) The existing site access on the A228 Branbridge Road will be used for HGVs. (2) The mineral will be transported to the existing plant area by conveyor. (3) The scheme of working and restoration will need to ensure that adjacent LWSs are not affected by the development (The Stoneham and The Lees LWS, Hale Street Ponds and Pastures LWS and East Peckham Ponds LWS).

Site 17: Moat Farm, Capel**Site 17****Moat Farm, Capel**

4.21 This site is proposed for 1.5 million tonnes of sand and gravel extraction. It is currently a flat expanse of agricultural/pastoral land. Adjoining uses include Moat Farm buildings (including 10 to 12 residential caravans) an existing quarry (Stonecastle Farm Quarry), agricultural land and another proposed quarry site; Site 49: Land North & South of Hammer Dyke.

Strategic Environmental Assessment Summary

Environmental impacts include a nearby LWS. Ancient woodland at the northern boundary to be excluded from extraction area and mitigation measures taken. Phased wetland restoration should contribute to biodiversity. Impact on landscape and communities possible due to nearby settlement (450m), location to the north of the High Weald AONB, and anticipated highly visible nature of the site. The Listed Moat Farmhouse is also located nearby. Nearest European sites are North Down Woodland SAC approximately 15.3km to the north and Ashdown Forest SAC/SPA approximately the same distance to the south. There is no scope for likely significant effects from this site and no pathway connecting with any other European sites.

Site Specific Considerations

Natural Environment	Working and restoration would need to be suitably phased to minimise any visual impacts on the setting of the AONB. Hydrological investigation will be necessary due to the proximity of East Tonbridge Copses and Dykes and River Medway LWS.
Heritage	Site has a general archaeological background with potential for prehistoric sites.
Highways	No planned highway improvements. Lorry route along B2017 and A228.
Hydrology	Not within a Groundwater Source Protection Zone. In Flood Zones 2, 3 & 3b.

Conclusion

While this site lies in the Green Belt it would be worked as an extension to the adjacent Stonecastle Farm Quarry. Mineral workings are not inappropriate development provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt.⁽¹⁴⁾ Only one of the three sites situated in the vicinity of Stone Castle Farm Quarry will be operational at any one time in order to minimise the impacts of cumulative development on local communities.

Site 17
Moat Farm
Five Oak Green,
Capel

Minerals/ Waste Site

Minerals only
 Sand and Gravel

Designations on Site

Green Belt
 Ancient Woodland
 Public Rights of Way

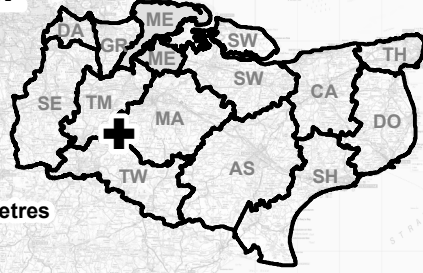
Designations Close to the site

Local Wildlife Site
 Listed Buildings

Eastings 564673
Northings 146412

Site Area (Hectares)
40.3

Site Location



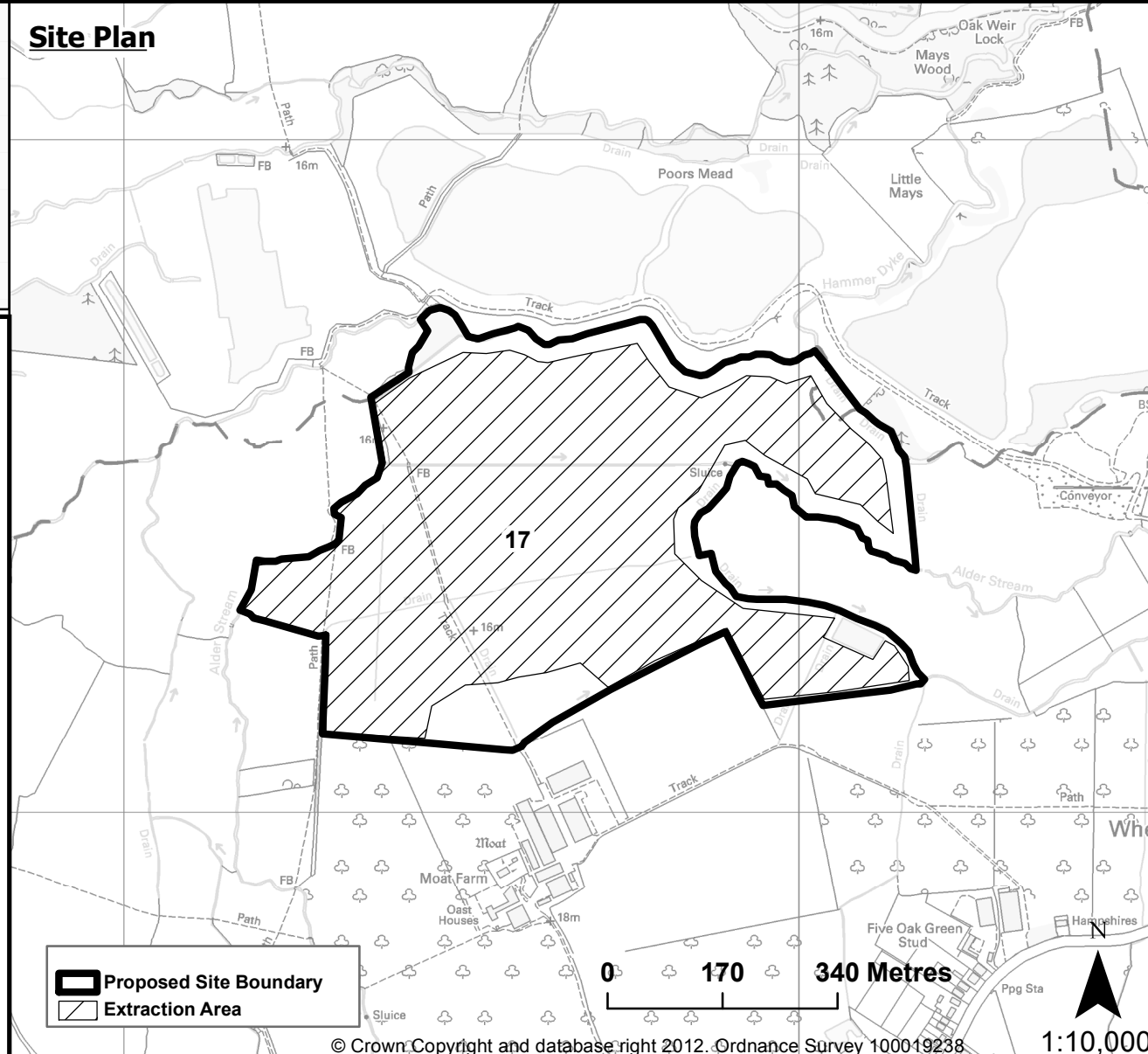
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Site Plan



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Site Information	
District/Borough	Tonbridge and Malling
Parish	Capel
Landowner	Andrian Scripps Ltd
Operator	None yet identified
Agent	Land & Mineral Management Ltd
Estimated Output	100,000 tpa
Estimated Reserve	1.5 million tonnes
Life of Operation	15 years
Proposed Restoration	Phased wetland restoration
Access	Stonecastle Farm Quarry entrance on Whetsted Road
Current Use	Agricultural/ pastoral land

The development of this site will be supported subject to:- (1) Mineral will be transported to the adjacent Stonecastle Farm Quarry plant site by conveyor or dump truck. (2) The existing quarry site access on Whetsted Road will be used. (3) The impact of the proposed workings on the setting of nearby Listed Buildings will be assessed and mitigation undertaken to avoid impact on their setting. (4) Hydrogeological surveys with mitigation proposed to ensure that there is no impact upon the nearby East Tonbridge Copses and Dykes and River Medway LWS. (5) Restoration will be to suitable wetland habitat. (6) The area of ancient woodland at the northern boundary will be excluded from the mineral extraction area and mitigation measures taken to protect it from damage. (7) Only one of the three sites situated in the vicinity of Stone Castle Farm Quarry will be operational at any one time in order to minimise the impacts of cumulative development on local communities.

Proposed Site Boundary
 Extraction Area

Site 49: Land Adjacent to Hammer Dyke, Capel**Site 49****Land North and South of Hammer Dyke, Capel**

4.22 This site is a proposed extension to the existing Stonecastle Farm Quarry for 2 million tonnes of sand and gravel extraction. It is currently low lying agricultural/ pastoral land. Adjoining uses include a railway line, farmland & buildings, residential properties, the proposed Site 17: Moat Farm and the existing quarry. The site is located close to the northern boundary of the Kent High Weald AONB.

Strategic Environmental Assessment Summary

This site is likely to have a range of adverse sustainability impacts including its proximity to the High Weald AONB, the presence of a listed building on site and the use of grade 2 agricultural/pasture land. 51% of the site lies within Flood Zone 2 and is in Groundwater Source Protection Zone 1 which could have impacts on groundwater. The site contains nationally and locally protected species and EPS within 1km which are likely to be adversely affected. Nearest European sites are North Down Woodland SAC approximately 17.2km to the north and Ashdown Forest SAC/SPA approximately the same distance to the south. There is no scope for likely significant effects from this site and no pathway connecting with any other European sites.

Site Specific Considerations

Natural Environment	Working and restoration would need to be phased to minimise any visual impacts on the setting of the AONB. Contains many of the dykes and ditches that supply water to the East Tonbridge Copses and Dykes and River Medway LWS.
Heritage	Prehistoric sites have been recorded nearby and listed buildings are close or within site.
Highways	Poor access roads onto rural lanes. No planned highway improvements.
Hydrology	Within Groundwater Source Protection Zone 1 and Flood Protection Zone 2, 3 & 3b.

Conclusion

The site will be worked as an extension to the existing Stonecastle Farm Quarry, as alternative routes out of this site for lorries would not be acceptable. Mineral workings are not inappropriate development within the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt.⁽¹⁵⁾ Ancient woodland on the site margins will be protected. Only one of the three sites situated in the vicinity of Stonecastle Farm Quarry will be operational at any one time in order to minimise the cumulative impacts on local communities.

Site 49
Land north and south
of Hammer Dyke,
Capel

Minerals Site

Minerals only
 Sand and Gravel

Designations on Site

Green Belt
 Ancient Woodland
 Listed Buildings
 Public Rights of Way
 Groundwater Source Protection Zones 1, 2 and 3

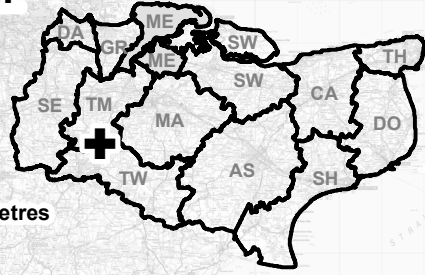
Designations Close to the site

Local Wildlife Site

Eastings 563148
Northings 146129

Site Area (Hectares)
195.7

Site Location



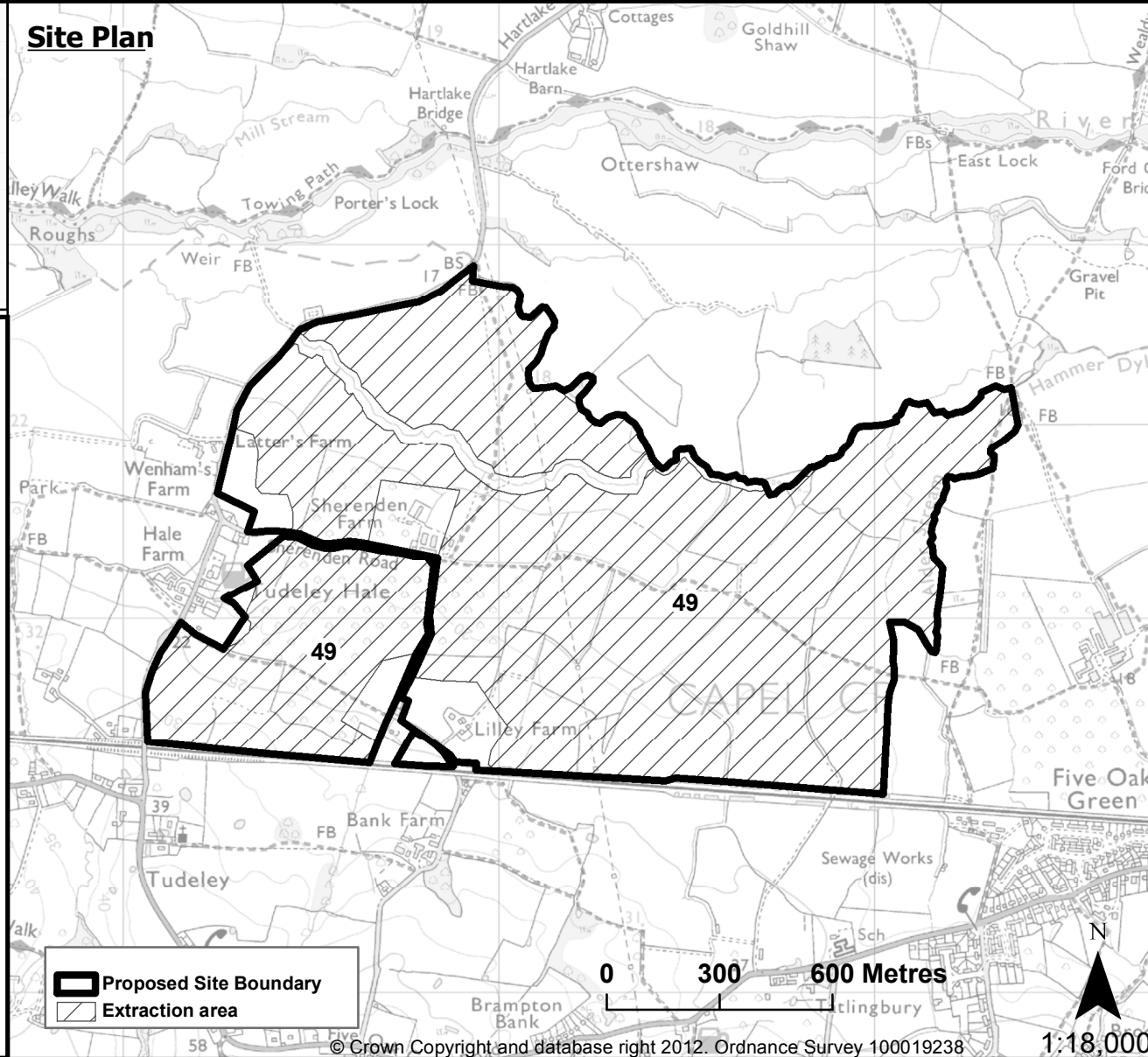
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Site Plan



Proposed Site Boundary
 Extraction area

0 300 600 Metres



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Site Information

District/Borough	Tunbridge Wells
Parish	Capel
Landowner	Trustees of the Goldsmid Settled Estates
Agent	RH & RW Clutton
Estimated Output	100,000tpa
Estimated Reserve	1-3 million tonnes
Life of Operation	30 years
Proposed Restoration	Agricultural land, wildlife habitats, storage/recreational water bodies & woodland
Access	Stonecastle Farm Quarry access on Whetsted Road
Current Use	Agricultural land and farm buildings

The development of this site will be supported subject to:- (1) The effect of the extraction on the Listed Buildings at Tudeley Hale and Tudely being assessed and mitigation proposed to avoid impact on their settings. (2) A programme of archaeological work agreed in advance of development. (3) The surface water system will need to be protected and maintained to avoid impacts upon the nearby East Tonbridge Copses and Dykes and River Medway LWS. (4) Restoration will be to wetland habitat. (5) Small areas of ancient woodland on the site margins will need to be protected. (6) Only one of the three sites situated in the vicinity of Stonecastle Farm Quarry will be operational at any one time in order to minimise the impacts of cumulative development on local communities.

Site 71: Stonecastle Farm, Whetsted**Site 71****Stonecastle Farm Quarry (Western Extension), Whetsted**

4.23 A proposed western extension to the existing Stonecastle Farm Quarry for 1.07mt of sand and gravel extraction. The site area is currently farmland. Adjoining uses include the existing quarry, woodland and agricultural land. The area is located to the north of the High Weald AONB.

Strategic Environmental Assessment Summary

The site has a history of extraction with proposed additional life of 8-11 years. Existing process plant and access can be utilised. Potential risk of cumulative impact with other nearby sites needs to be managed considering the large estimated workable minerals reserves. The agricultural land is of low grade but 95% within Flood Zone 2 and 100% within Flood Zones 3 and 3b. There is an identified potential for impacts on prehistoric sites which have been recorded locally. Nearest European sites are North Downs Woodlands SAC approximately 16km to the north and Ashdown Forest SAC/SPA/Ramsar site approximately 18km to the south-west. There is no scope for likely significant effects from this site and no pathway connecting with any other European sites.

Site Specific Considerations

Natural Environment	Extraction may impact on the setting of the AONB. The workings and restoration should be suitably phased to minimise any visual impacts.
Heritage	Archaeological potential; prehistoric sites have been recorded in the quarry area.
Highways	No planned developments or improvements.
Hydrology	Within Groundwater Source Protection Zone 1 and Flood Protection Zones 2, 3 & 3b.

Conclusion

While the proposed extension lies within the Green Belt, mineral workings are not inappropriate development within provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt.⁽¹⁶⁾ Only one of the three sites situated in the vicinity of Stonecastle Farm Quarry will be operational at any one time in order to minimise the impacts of cumulative development on local communities.

Site 71
Stonecastle Farm Quarry,
Western Extension,
Whetsted

Minerals Site

Minerals only
 Sand and Gravel

Designations on Site

Green Belt
 Ancient Woodland
 Local Wildlife Site
 Public Rights of Way
 Groundwater Source Protection Zones 1, 2 and 3

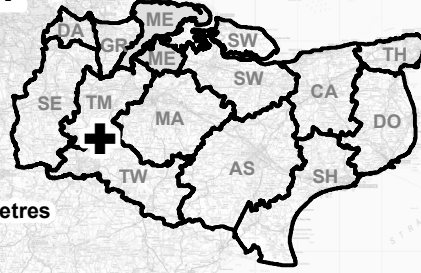
Designations Close to the site

Ancient Woodland

Eastings 563284
Northings 146899

Site Area (Hectares)
36.3

Site Location

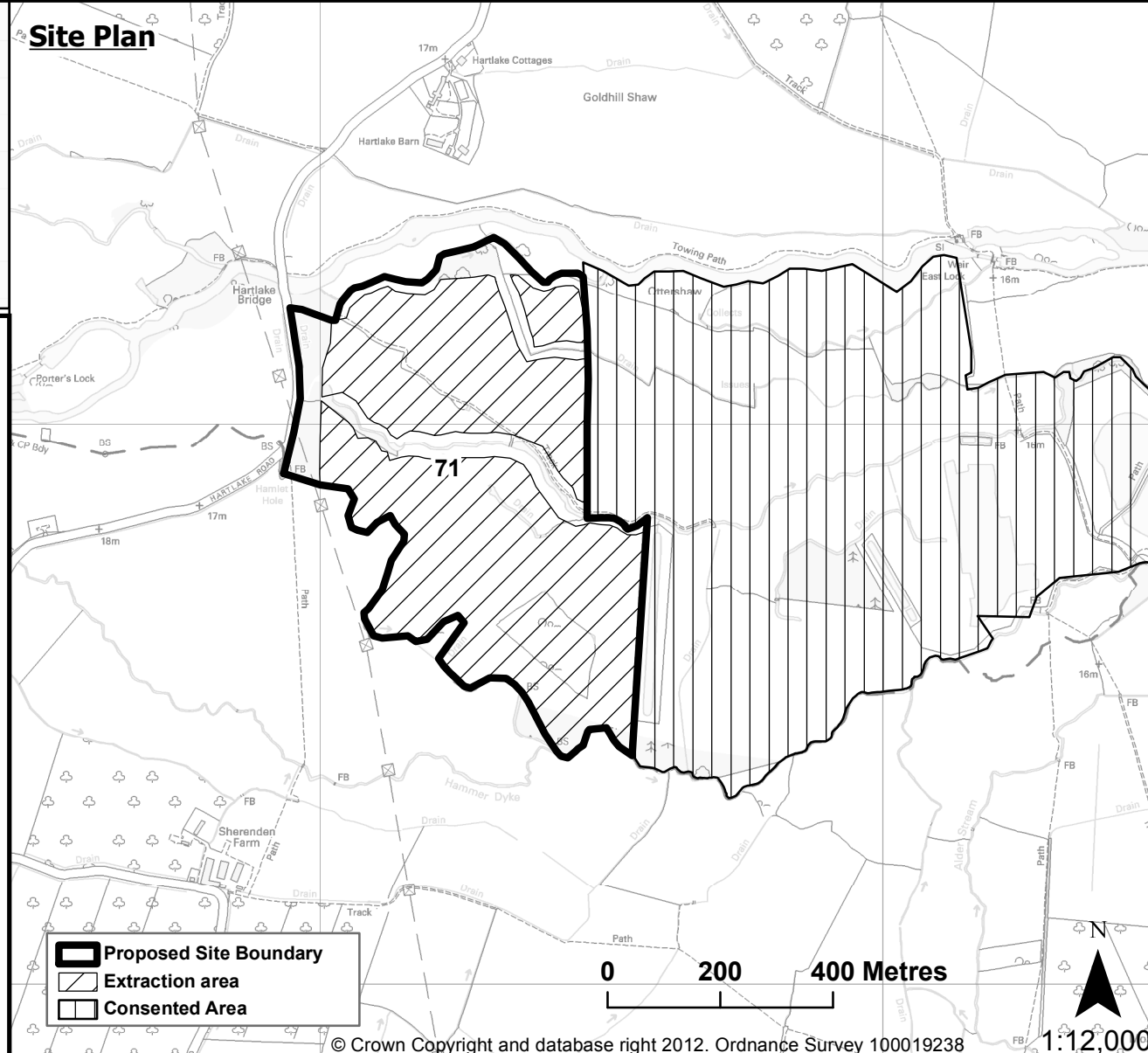


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Site Plan



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Site Information

District/Borough	Tonbridge & Malling
Parish	Hadlow
Landowner	Hadlow Estate
Operator	Lafarge Aggregates Ltd
Estimated Output	100-130,000 tpa
Estimated Reserve	1.07 million tonnes
Life of Operation	8 - 11 years
Proposed Restoration	Reedbeds and lakes
Access	Existing Quarry entrance on Whetsted Road
Current Use	Farmland

The development of this site will be supported subject to:- (1) The existing processing plant and site access onto Whetsted Rd being utilised for this extension. (2) Only one of the three sites situated in the vicinity of the Stonecastle Quarry area will be worked at any one time to minimise the impacts of cumulative working on the local communities. (3) Assessment of potential impacts upon the adjacent LWS and mitigation implemented to minimise any effects upon it with the existing watercourses crossing the site retained where necessary. (4) Assessment of the impact on the historic landscape and its surviving features with mitigation undertaken. (5) An assessment and mitigation proposed to minimise the visual impacts of working and restoration on the High Weald AONB. (6) Restoration to achieve a net gain for biodiversity will be necessary. (7) Surveys of protected species to include river, ditch, pond, grassland, woodland and hedgerow habitats and suitable mitigation proposed. (8) No impedence to flood flow or loss of flood storage.

- Proposed Site Boundary
- Extraction area
- Consented Area

Site 73: Lydd Quarry Extensions (Areas A - D), Lydd**Site 73****Lydd Quarry Extensions: Areas A - D, Lydd**

4.24 Five parcels of land were proposed as extensions to the existing Lydd Quarry, which spans across the county border into East Sussex. Four of the areas are preferred options (shown on the map opposite). The fifth (Area E), an extension to Allen's Bank, is not a preferred option. The land is currently agricultural with one redundant building. Adjoining uses include residential properties, farming, the existing quarry and a caravan park.

Strategic Environmental Assessment Summary

The extensions fall within the Dungeness, Romney Marsh and Rye Bay SSSI. They are also in close proximity to the Dungeness SAC but future restoration of the site could contribute positively to these areas in the longer term with the intention to restore the whole site to open water bodies. The extensions would result in agricultural/derelict land take adjacent to a variety of uses. The site is fully within Floodzone 2 and set within an open landscape and likely to be visible from various vantage points. Given the interest features of the Dungeness complex of sites, and their potential vulnerabilities, a range of potential impacts need further investigation before it can be concluded that a significant effect is unlikely.⁽¹⁷⁾

Site Specific Considerations

Biodiversity	Biodiversity gains could be achieved from the proposed creation of open water bodies but there is a risk of habitat disturbance. More detail required on mitigation and restoration.
Heritage	As quarrying could potentially affect buried archaeological deposits a programme of archaeological works should be implemented in advance of development.
Highways	Access to the site through the nearby residential roads would be inappropriate. No planned highway improvements. Development proposals at Lydd Airport could have a significant impact on road capacity.
Hydrology	Not within a Groundwater Source Protection Zone. In Flood Zone 2.

Conclusion

Appropriate Assessment will be required as the extension areas fall within a SSSI and are adjacent to Ramsar/SPA areas. Restored quarry water habitat areas could contribute to the value of the designated areas. Natural England are not objecting to the allocation of these areas so long as mineral extraction is preceded by a study of the geomorphology. Existing site access and plant would be used for the mineral from these extension areas.

17 For further details see URS (2012) Kent Minerals & Waste Development Framework – Site Options Habitat Regulations Assessment.

Site 73
Lydd Quarry,
(Areas A-D)
Lydd

Minerals Site

Minerals only
 Sand and Gravel

Designations on Site

Sites of Special
 Scientific Interest
 Public Rights of Way

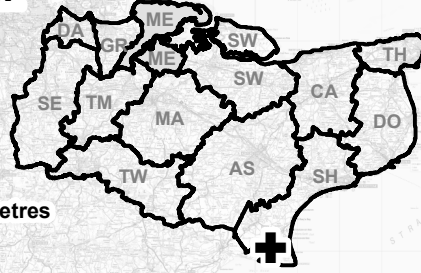
Designations Close to the site

Listed Building

Eastings 603382
Northings 120666

Site Area (Hectares)
22.1

Site Location



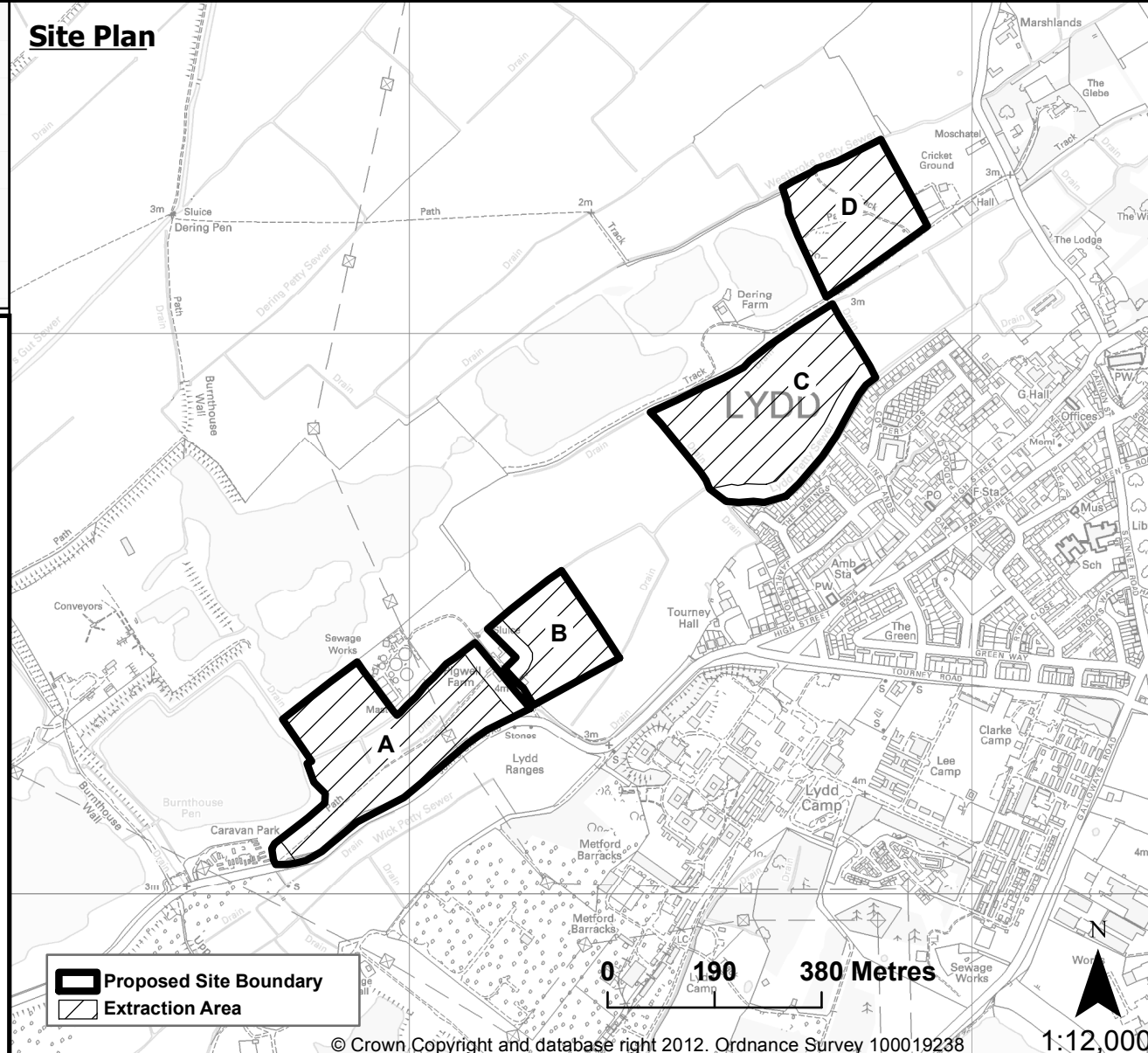
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Site Plan



Proposed Site Boundary
 Extraction Area

0 190 380 Metres



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Site Information

District/Borough	Shepway
Parish	Lydd
Landowner	All Souls College
Operator	Brett Aggregate Ltd
Estimated Output	250,000tpa
Estimated Reserve	1.6 million tonnes
Life of Operation	7 years
Proposed Restoration	Open water bodies
Access	Existing Entrance on Jury's Gap Road
Current Use	Agricultural land

The development of this site will be supported subject to:-
 (1) Suitable, sufficiently detailed Appropriate Assessment. (2) The overhead power lines being retained in situ with statutory electrical safety clearances maintained at all times. (3) A programme of archaeological works will be required in advance of development. (4) The impact of the operations on the setting of the Listed Building at Tourney Hall will need to be assessed and mitigation proposed if required. (5) As there is a high probability that protected species inhabit the watercourses, ecological surveys will be required with the retention of the relevant water features where necessary.

Crushed Rock

5.1 Kent's consented ragstone reserves are only located at two sites in the county (Hermitage Quarry, Aylesford and Blaise Farm, West Malling) and lie mostly within the larger site at Blaise Farm. However there is a high proportion of hassock, a lower quality material, within this deposit which impacts on the overall quality of the mineral from Blaise Farm.

5.2 The Blaise Farm deposit is currently only worked on a campaign basis to provide contracts with material when the aggregate meets the required engineering specification. The ragstone at Hermitage Quarry is better quality containing less hassock within the deposit and after processing is suitable for end uses which require higher quality material including concrete and asphalt.

5.3 Kent County Council resolved to grant planning permission for a large westerly extension to the Hermitage Quarry site in May 2011. The application proposed to extract 16.2 million tonnes of Ragstone from the application site which includes part of Oaken Wood, which is designated as ancient woodland. Extraction would take place over 23 years with final restoration completed in 2037. The application was 'Called In' by the Secretary of State and will be the subject of a Public Inquiry in late 2012.

Planning Policy Requirements

5.4 The Kent apportionment for crushed rock is 0.78 million tonnes per annum. The Draft LAA (May 2012) shows that the average of the last 10 years of crushed rock sales is also 0.78 million tonnes per annum. This figure therefore reflects the requirements of the NPPF. Current National Minerals Policy⁽¹⁸⁾ requires the maintenance of a landbank equivalent to 10 years worth of the apportionment for crushed rock.

5.5 Our calculation⁽¹⁹⁾ of Kent's crushed rock provision for the plan period (until the end of 2030) takes into consideration the amount of current permitted reserves within the landbank as well as the projected need up to the end of the plan period. This produces an estimated landbank of approximately 40 years which is more than sufficient for the plan period.

Preferred Site Options

5.6 Only two crushed rock proposals were submitted in response to the Call for Sites: Site 7: Hermitage Quarry Westerly Extension and Site 78: Richborough Underground Limestone Mine.

5.7 In view of the large, consented landbank for land-won crushed rock it is not proposed to allocate any crushed rock sites. The National Planning Policy Framework⁽²⁰⁾ recognises situations where large landbanks bound up in a few sites may stifle competition. It is proposed to address these issues through a policy in the Core Strategy.

18 Communities and Local Government (March 2012) National Planning Policy Framework.

19 Kent County Council (2011) Minerals Topic Report 1: Construction Aggregate Apportionment and Need.

20 Communities and Local Government (March 2012) National Planning Policy Framework, para. 145.

Silica Sand Introduction

6.1 Silica sand (also known as 'industrial sand') is considered to be a mineral of national importance due to its sparse geological and geographical distribution. Some of Kent's silica sand deposits are used for industrial processes including glass manufacture and the production of foundry castings. Kent silica sand is also used in horticulture and for sports surfaces including horse ménages and golf course bunker sand.

6.2 There are no sites in Kent which provide only silica sand. All three existing silica sand sites in Kent also produce construction aggregates to some extent.

Planning Policy Requirements

6.3 National minerals policy guidance on silica sand requires Mineral Planning Authorities to ensure that silica sand landbanks of at least 10 years are maintained at individual, existing sites and of at least 15 years for new sites.⁽²¹⁾

6.4 Silica sand provision is therefore tied to the operational life of individual site reserves and sufficient landbanks will have to be identified on a site by site basis. Our most recent data⁽²²⁾ regarding silica sand site landbanks in Kent showed that out of the three existing sites at Addington (Wrotham) Sandpit, Aylesford Sandpit and Nepicar Farm, only the Addington (Wrotham) site has less than the required 10 years supply, containing reserves of less than 3 years at the time of the most recent survey.

Preferred Site Options

6.5 A proposed extension to Addington (Wrotham) Sandpit is the only remaining silica sand site proposal under consideration. One other soft sand site, originally promoted for both soft sand and silica sand, has been withdrawn by the operator due to the lack of supporting technical evidence to prove the existence of industrial grade sands within the underlying mineral deposit.

6.6 The proposed extension for site 24: Land North of Addington Lane will therefore need to be identified as a site allocation. Revised calculations indicate that the extension area contains 968,198 tonnes of silica sand and 472,000 tonnes of building sand. This would provide an estimated reserve landbank of 10 years according to the current rates of consumption.

21 Communities and Local Government (March 2012) National Planning Policy Framework.

22 Kent County Council (2011) 7th Annual Minerals and Waste Monitoring Report: 1st April to 31st March 2011

Site 24: North of Addington Lane, Trottiscliffe**Site 24****Land North of Addington Lane, Trottiscliffe**

6.7 A proposed extension to the existing Addington (Wrotham) Quarry. The site area currently consists of arable fields. Adjoining uses include agriculture, country lanes and the existing quarry site. It is located within the Kent Downs AONB. The upper sands are intended for building sand and the lower deposit is suitable for use as industrial sand (silica sand). This site can also be found in Chapter 4: Sand and Gravel Sites.

Strategic Environmental Assessment Summary

Potential adverse impacts on: the nearby settlement of Addington from site traffic and noise, landscape character, given location within Kent Downs AONB and on local archaeological sites and nearby listed building. LWS containing ancient woodland and a SSSI located nearby which may be adversely impacted from quarrying. Restoration to include heathland and acid grassland, or if restoration is to agriculture, to include ponds and species rich hedges, with positive biodiversity effects. Nearest European site is North Down Woodland SAC approximately 3.2km to north-east. There is no scope for likely significant effects from this site and no pathway connecting with any other European sites.

Site Specific Considerations

Natural Environment	The extension lies within the Kent Downs AONB and will need to meet the "exceptional circumstances" required under NPPF. Attention should be given to protection of the Ryash Wood LWS (86m away) from the impacts of dust and other pollutants.
Heritage	Numerous Mesolithic and Neolithic artefacts have reportedly been recovered from sand deposits in the present quarry.
Highways	No planned road improvements. No planned nearby developments likely to impact on road capacity.
Hydrology	Within Groundwater Source Protection Zone 3 and Flood Zone 2, 3 & 3b.

Conclusion

Whilst the site lies within the Kent Downs AONB, it is a proposed extension to one of Kent's three silica sand quarries which is a mineral of national importance. The site would be allocated for its silica sand reserves which is the more substantial sand type by a ratio of 2:1. It is therefore likely that this site would meet the 'exceptional circumstances' test required for development in the AONB.⁽²³⁾ Excavation of the silica sand will also release almost half a million tonnes of soft sand for building use.

Site 24
North of Addington Lane
and Woodgate Road,
Trottiscliffe

Minerals/ Waste Site

Minerals and Waste
 Silica Sand
 Soft Sand
 Inert fill for Restoration

Designations on Site

Green Belt
 Area of Outstanding Natural Beauty
 Public Rights of Way
 Groundwater Source Protection Zone 3

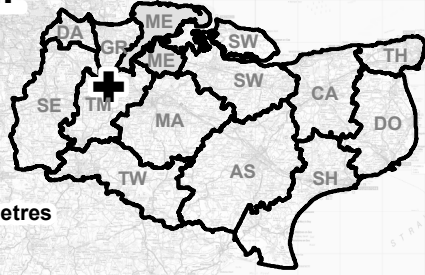
Designations Close to the site

Local Wildlife Site

Eastings 565334
Northings 159614

Site Area (Hectares)
7.4

Site Location



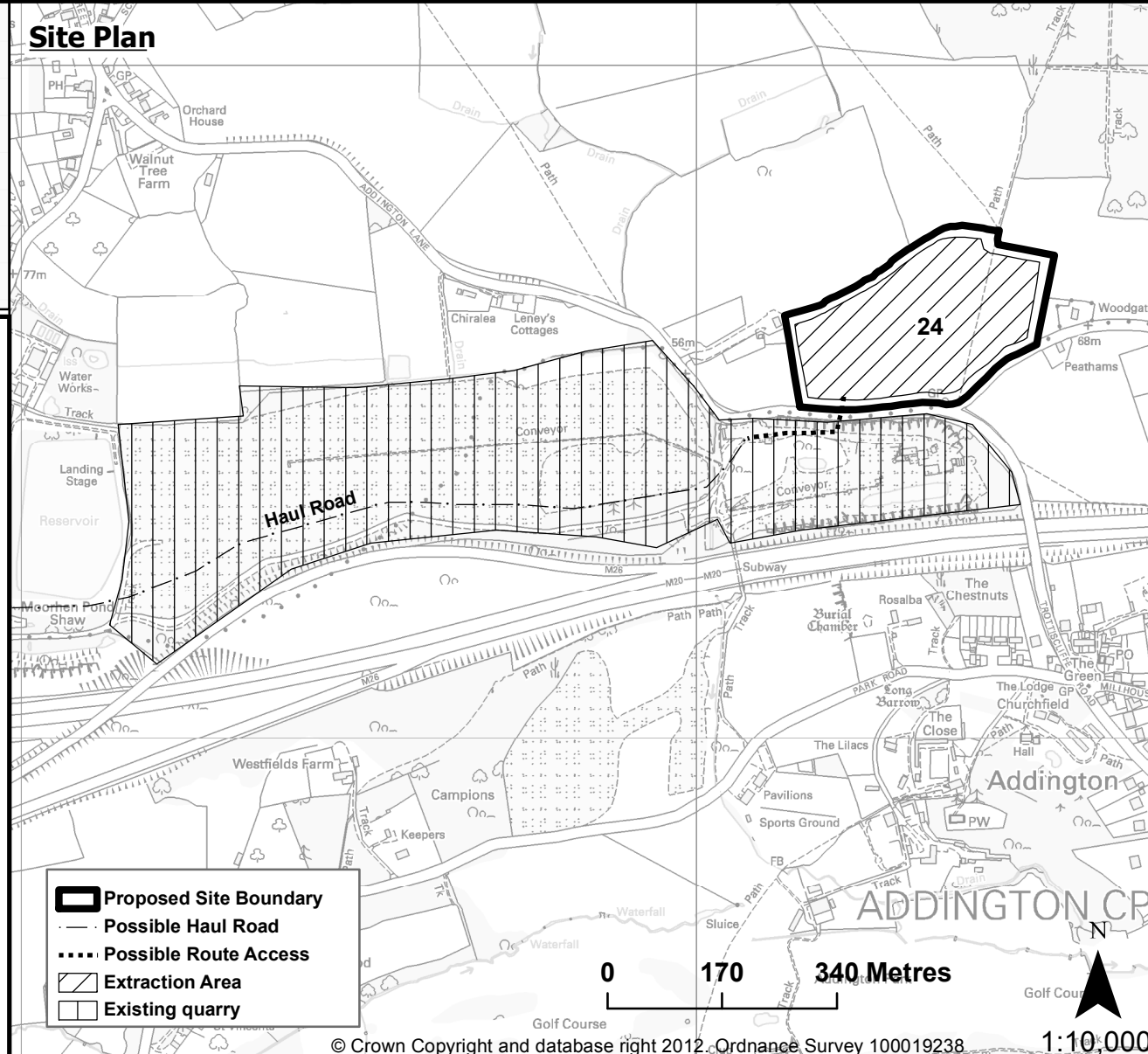
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Site Plan



- Proposed Site Boundary
- Possible Haul Road
- Possible Route Access
- Extraction Area
- Existing quarry

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Site Information

District/Borough	Tonbridge and Malling
Parish	Addington and Trottiscliffe
Landowner	W L Hickmott
Operator	Hanson UK
Estimated Output	100,000 tpa
Estimated Reserve	968,000 tonnes
Life of Operation	10 - 12 years
Proposed Restoration	Imported fill to achieve a suitable land profile
Access	Existing access onto Ford Lane
Current Use	Agriculture

The development of this site will be supported subject to:- (1) The sand being moved to the existing processing plant by conveyor. (2) Profiled marginal soil bunds and advance tree planting to protect the nearest residential properties. (3) Further archaeological assessment including field evaluation. (4) The setting of the nearby listed buildings at Woodgate and Woodgate Cottages to be protected. (5) The nearby Ryarsh Wood LWS to be protected from significant impacts during working and restoration. (6) The proposed restoration scheme to include heathland and acid grassland, or if restoration is to agriculture, it should include ponds and species rich hedges.

Chalk for Cement Manufacture

7.1 Although Kent was once the heartland of UK cement manufacture, there currently are no active cement works remaining in the County.

Planning Policy Requirements

7.2 Current national minerals planning guidance⁽²⁴⁾ requires mineral planning authorities to maintain landbanks of permitted reserves of raw materials for cement plants, provided that industry comes forward with sufficient environmentally acceptable proposals. These landbanks should include the industry's primary materials (chalk and limestone) and also secondary materials (clay and shale). Landbanks should be calculated on a per site basis and new sites should have a stock of permitted reserves to last more than 25 years for cement's primary and secondary materials to support the new kiln.

7.3 There is a permitted, but currently undeveloped, cement works at Medway Works in Holborough which was granted permission in 2001. It straddles the Kent/Medway boundary with the majority of the site lying in Kent. The permission included considerable quantities of land-won clay and chalk reserves adjacent to the proposed plant. This site is likely to be the only opportunity to re-establish cement manufacture in the county.

Strategic Site Option

7.4 The Kent MWDF Core Strategy at Strategy and Policy consultation (May 2011) proposed the inclusion of the consented site at Medway Works, Holborough as a strategic site for minerals. As the existing planning permission reflects the plant design and layout deemed suitable at the time of the permission, the site operators have indicated that, if and when the site is to be developed, the proposed design, geographic layout and life of the plant would need to be re-configured through the planning process. This means that a change to the approved permission would be essential before the facility can be constructed.

7.5 Responses to the proposed allocation of Medway Works, Holborough as a Strategic Site in the Core Strategy consultation consisted of seven respondents supporting its allocation, five comments and only two objections.

24 Communities and Local Government (March 2012) National Planning Policy Framework, para. 146.

Chalk for Agriculture and Engineering Use

Planning Policy Requirements

8.1 Chalk for engineering and agricultural use is not covered specifically in national minerals policy. However, *South East Plan Policy M4: Other Minerals* requires Mineral Planning Authorities to make future provision for chalk as a regionally significant mineral of national importance.

8.2 Previous estimates suggested that Kent had approximately 2.4 million tonnes of permitted chalk reserves (which could be sold for agricultural uses) at the beginning of 2011 and average land-won chalk sales of 53,000tpa from all chalk quarries in Kent.⁽²⁵⁾ However, the most recent survey of land-won chalk extractors in Kent for the 2011 calendar year⁽²⁶⁾ indicates sales in 2011 were considerably higher due to a large volume of sales from one site. The total sales of land-won chalk from the six operational sites in 2011 is 203,500 tonnes.

8.3 The remaining chalk reserves of 2.63 million tonnes (recorded at the end of 2011) would be sufficient for 13 years at 2011 production rates. Therefore, if 2011 sales are not an unusual occurrence, and future sales are expected at this higher level, there are insufficient reserves in the current land-won chalk landbank for the plan period to the end of 2030.

Preferred Site Options

8.4 One chalk site will be identified as a 'preferred option' to provide sufficient chalk reserves for the plan period should chalk production (sales) rates continue at the high level experienced in 2011.

8.5 Extensions to three chalk extraction sites were submitted to the County Council for consideration; two of which are situated in the Kent Downs AONB Site 16: Beacon Hill Quarry and Site 56: Hegdale Quarry.

8.6 The other proposal, not situated in the AONB and our 'preferred option' for agricultural and engineering chalk, is Site 63: Pinden Quarry Extensions, Dartford which is also important as a landfill site for hazardous wastes.

8.7 We recognise there may be a case for other future areas of chalk extraction, especially towards the end of plan period, since the majority of the land-won chalk reserves will be within one site in the north of the county.

8.8 The National Planning Policy Framework⁽²⁷⁾ recognises situations where large landbanks bound up in a few sites may stifle competition. It is proposed to address these issues through a policy in the Core Strategy.

25 See Kent County Council (2011) Minerals Topic Report 3: Other Minerals.

26 See Kent County Council (2012) Minerals Topic Report 3: Other Minerals.

27 Communities and Local Government (March 2012) National Planning Policy Framework, para. 145.

Site 63: Pinden Quarry Extension, Dartford**Site 63****Pinden Quarry Extension, Dartford**

8.9 Proposed north-west extension and deeper excavation of the existing chalk quarry. The site is currently an unused area adjoining restored mineral workings and the existing Pinden Chalk Quarry and recycling facilities. The site is adjacent to a LWS. Pinden Quarry is also a landfill site for asbestos waste and can be found in the Waste Sites Plan - Preferred Options consultation, Chapter 5: Hazardous Wastes.

Strategic Environmental Assessment Summary

Potential adverse impacts relate to the presence of an Ancient Woodland site within 1km. The distance of the site from European and National wildlife sites, its location in Flood Zone 3, and its distance to cultural heritage are all beneficial. Nearest European site is North Down Woodland SAC approximately 6km to the south and Thames Estuary & Marshes SPA/Ramsar site approximately the same distance to the north. There is no scope for likely significant effects from this site and no pathway connecting with any other European sites.

Site Specific Considerations

Natural Environment	Adjacent to Disused Railway Cutting Longfield LWS. However, as the LWS is restricted to the railway cutting and the proposed extension is to the north-west of the existing quarry there should be no impact on the LWS.
Heritage	Bronze Age, Iron Age and Roman Remains all found during past investigations. Remains include evidence of Roman occupation.
Highways	No other developments likely to impact on road capacity.
Hydrology	Not within a Groundwater Source Protection Zone. In Flood Zone 1.

Conclusion

While the extension to Pinden Quarry is situated in the Green Belt mineral workings are not inappropriate development providing that they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt.⁽²⁸⁾ The site is the preferred option for both the future supply of chalk for agriculture and engineering and as a long-term hazardous landfill facility for asbestos waste.

Site 63
Pinden Quarry
North West Extension
Darenth, Dartford

Minerals/ Waste Site

Minerals and Waste

Chalk
 Hazardous Landfill

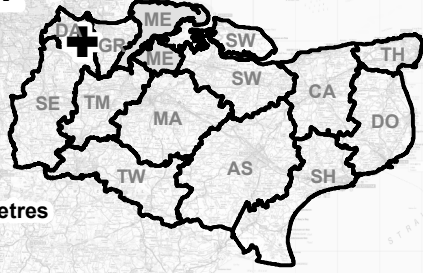
Designations on Site

Green Belt
 Public Rights of Way

Eastings 559469
Northings 169870

Site Area (Hectares)
3.8

Site Location



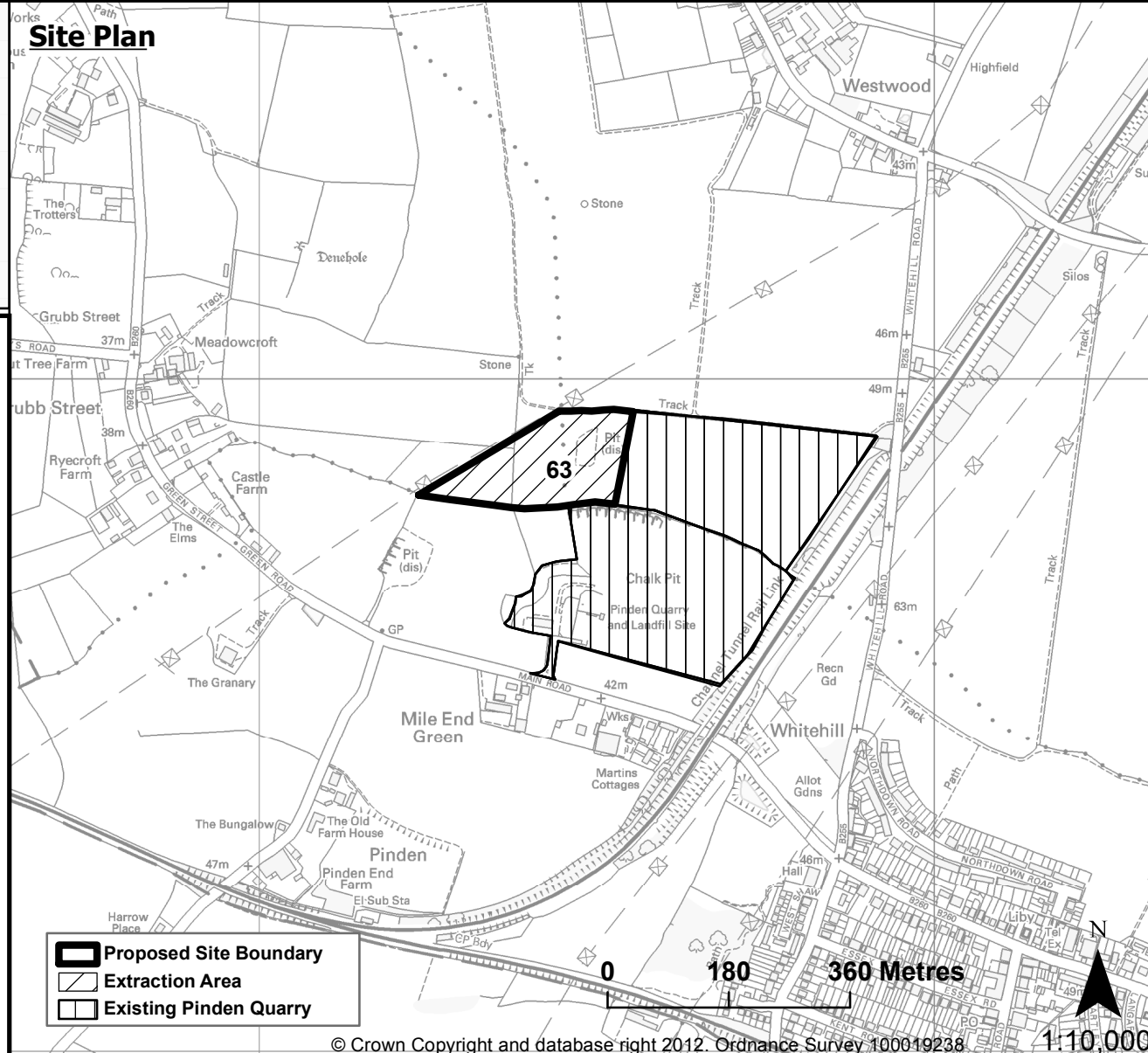
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Site Plan



- Proposed Site Boundary
- Extraction Area
- Existing Pinden Quarry

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Site Information

District/Borough	Dartford
Parish	Southfleet and Darenth
Landowner	Syd Bishop & Sons
Operator	Pinden Ltd
Estimated Output	102-168,000 tpa
Estimated Reserve	1,087,000 tonnes
Life of Operation	6-10 years
Proposed Restoration	Infill with asbestos/inert waste
Access	Existing quarry access
Current Use	Agricultural areas adjoining existing works

The development of this site will be supported subject to:- (1) Existing quarry access and infrastructure continuing to be used. (2) Completion of restoration by 21 February 2042 (deadline for completion of the existing quarry). (3) Development not increasing traffic movement for the whole quarry above the level specified in the existing planning permission of 500 traffic movements per day. (4) Development being designed and operated such that both the high voltage overhead electricity line on the boundary of the site and the high pressure gas pipeline which crosses the sites are safeguarded.

Brickearth

9.1 Economic deposits of brickearth are found in localised areas around Faversham and Sittingbourne.

Planning Policy Requirements

9.2 Currently national minerals policy requires Mineral Planning Authorities (MPAs) to maintain landbanks of brick clay (which includes brickearth) of at least 25 years.⁽²⁹⁾

9.3 It is generally desirable for brick clay to be extracted as close as practicable to the brickworks which it is supplying, but it is recognised that supply may be needed from sources other than where brickworks are located. MPAs should take account of the need to provide a stock of permitted reserves to support the level of investment required for new or existing manufacturing plants, and their maintenance.

9.4 There is now only one operational brickworks remaining in Kent, which is Smeed Dean in Sittingbourne operated by Weinerberger. Kent reserves of brickearth are dug on a campaign basis from Claxfield Farm, Teynham and taken to the Sittinbourne works.

9.5 Istock Brick have closed their brickworks at Funton, between Lower Halstow and Iwade, and moved their production of yellow Faversham stock bricks to their brickworks in Ashdown near Bexhill in East Sussex. Ospringe Brickworks near Faversham is closed and the operator has not promoted any further brickearth sites to the County Council. Similarly, Tilmanstone Brickworks, which relied on supplies of clay from Aylesford and Pluckley Quarries as well as the colliery shale found on site, has closed and is unlikely to re-open.

Preferred Options

9.6 Both Smeed Dean and Ashdown brickworks will need additional supply sources during the plan period in order to continue production of traditional stock bricks. The site allocations will provide sufficient brickearth resources for the two brickworks for the plan period.

9.7 Five brickearth extraction sites were submitted for consideration by the County Council. The Preferred Options for brickearth working are the four sites with acceptable access to the primary and secondary road network. Site 92: Land at Bax Farm will not be allocated. The Preferred Options are listed below:

- Site 19: Paradise Farm
- Site 98: Jefferies Site
- Site 101: Barbary Farm
- Site 102: Barrow Green Farm

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Site 19: Paradise Farm, Hartlip and Newington**Site 19****Paradise Farm, Hartlip and Newington**

9.8 This site is proposed for the extraction of brickearth. It would be worked once a year for a six week period and restoration would be progressive with the working of the site. The site is mostly covered by orchards. It is surrounded by further orchards, agricultural land, horse meadows and the gardens of residential properties.

Strategic Environmental Assessment Summary

The site may utilise the M2 to transport minerals given its very close proximity. Limited long term impacts given the short extraction period of six weeks per year. Potential impacts on biodiversity due to close proximity of the Queendown Warren SSSI & SAC which is sensitive to atmospheric nitrogen deposition associated with vehicle exhaust emissions and is already in exceedence of the critical load for this habitat. However, given that this site will only be worked for six weeks per year it is considered that it will result in a negligible change in traffic flows on the M2 and therefore would not result in a detectable and attributable change in nitrogen deposition within the SAC. It is therefore concluded that no likely significant effects will occur on the SAC.

Landscape impacts (Kent Downs AONB 632m) and heritage impacts (listed building 102m) to be considered. Potential landscape and local community impacts due to visibility of site from numerous locations. Remediation to agricultural post extraction with species rich grassland would contribute to biodiversity. No pathways are identified linking to other European sites.

Site Specific Considerations

Natural Environment	Impacts on the Queendown Warren SAC will need to be considered. As chalk downland the SAC is sensitive to nitrogen deposition from increased traffic emissions.
Heritage	There are no significant archaeological remains known in the proposal site other than a number of medieval and later dene-holes.
Highways	No proposed road improvements or proposed developments likely to impact on road capacity.
Hydrology	Within Groundwater Source Protection Zone 2 and Flood Zone 1.

Conclusion

This brickearth extraction area is a preferred site which will provide raw materials for the Weinerberger brickworks in Sittingbourne.

Site 19
Paradise Farm,
Hartlip and Newington

Minerals Site

Brickearth

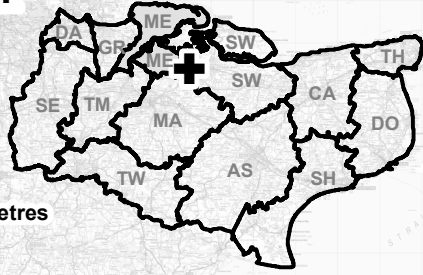
Designations on Site

Public Rights of Way
 Groundwater Source Protection Zones 2 and 3

Eastings 584806
Northings 164007

Site Area (Hectares)
51.8

Site Location



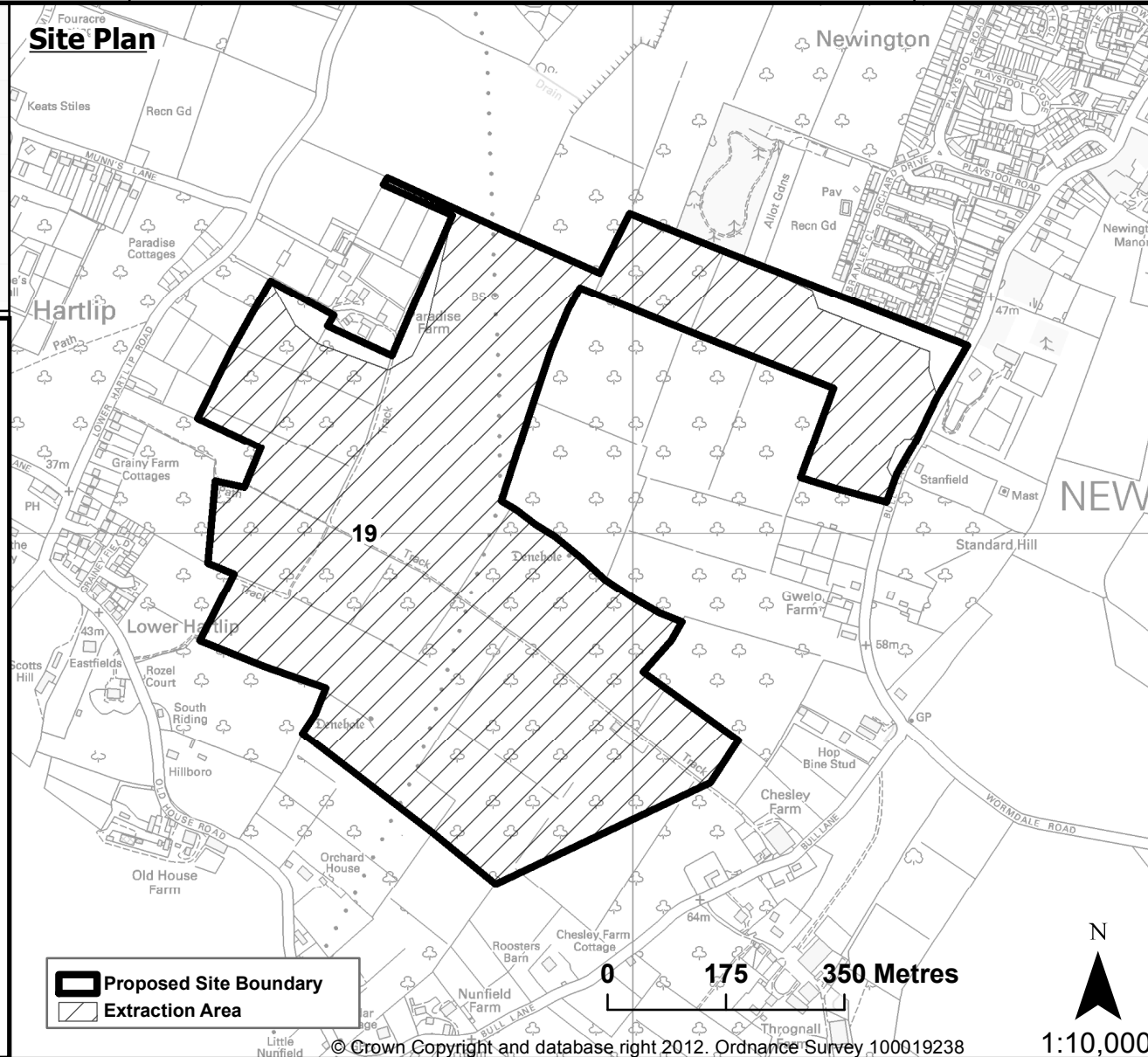
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Site Plan



Proposed Site Boundary
Extraction Area

0 175 350 Metres



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Site Information

District/Borough	Swale
Parish	Hartlip and Newington
Landowner	Weinerberger Ltd
Operator	Weinerberger Ltd
Estimated Output	30,000 tonnes per annum
Estimated Reserve	678,000 tonnes
Life of Operation	22.6 years
Proposed Restoration	Agriculture 1-3m below original levels
Access	Newington Industrial Estate or Lower Hartlip Road
Current Use	Agriculture

The development of this site will be supported subject to:- (1) The access to and from the brickearth area being either through the nearby Newington Industrial Estate or onto Lower Hartlip Road north of Paradise Farm. If the latter, there will be improvements required on third party land at the operators expense prior to development commencing (2) The restoration of the site is to be undertaken on a phased basis with restoration to agriculture to incorporate species rich grassland (3) Public Footpaths crossing the site are to be retained in situ or diverted during the operations. (4) As the site falls within SPZ 2 and SPZ3, no infilling with inert fill will be acceptable and measures will need to be taken to ensure that ground water resources are protected during operation and restoration.

Site 98: Jefferies Site, Teynham**Site 98****Jefferies Site, Teynham**

9.9 The site is proposed for progressive brickearth extraction with on-going restoration back to agricultural land. The brickearth working would be undertaken in east to west strips progressing from north to south. The brickearth reserves to the north of the site have also been previously worked and restored. The site is currently arable farmland. Adjoining uses include farmland (some of which is restored brickearth workings), an orchard and residential/ farm houses.

Strategic Environmental Assessment Summary

The short term operational life of the project should have only limited impacts considering no additional lorry movements above existing consented levels are predicted. There is concern that restoration of the site will be to lower agricultural value than at present (Grade 1). Use of this brickearth at local Sittingbourne brickworks will help contribute directly to the local economy. There are a number of residences and the settlement of Teynham is within close proximity of the site which are likely to be impacted. The site is unlikely to have any significant impacts on local environmental quality.

Site Specific Considerations

Natural Environment	The site setting is primarily arable land with apparently minimal ecological interest. Impacts to hedgerows would require ecological assessment.
Heritage	A buffer which includes screening should be maintained between the site and the Listed Building to the south and Jefferies to the east.
Highways	A haul route joins Claxfield Lane just south of Claxfield Farm. If this is used and there is no increase in lorry traffic over and above the already consented levels, it would be unlikely to cause demonstrable harm.
Hydrology	Within Ground Source Protection Zone 2 and 3. Not in a Flood Zone.

Conclusion

This preferred site will be worked as an extension to an existing brickearth extraction area and will provide raw materials for the Weinerberger Smeed Dean brickworks in Sittingbourne. Development would be subject to the use of the track which joins Claxfield Lane, just south of Claxfield Farm, as a haul road onto Claxfield Lane and no additional lorry movements are generated.

Site 98
Land rear of Jeffries,
Claxfield Road,
Teynham, Sittingbourne

Minerals Site

Brickearth

Designations on Site

Public Rights of Way
 Groundwater Source
 Protection Zones 2 and 3

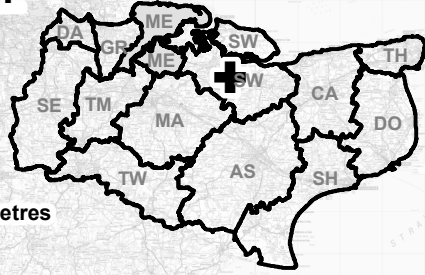
Designations Close to the site

Listed Building

Eastings 594135
Northings 161955

Site Area (Hectares)
15.9

Site Location



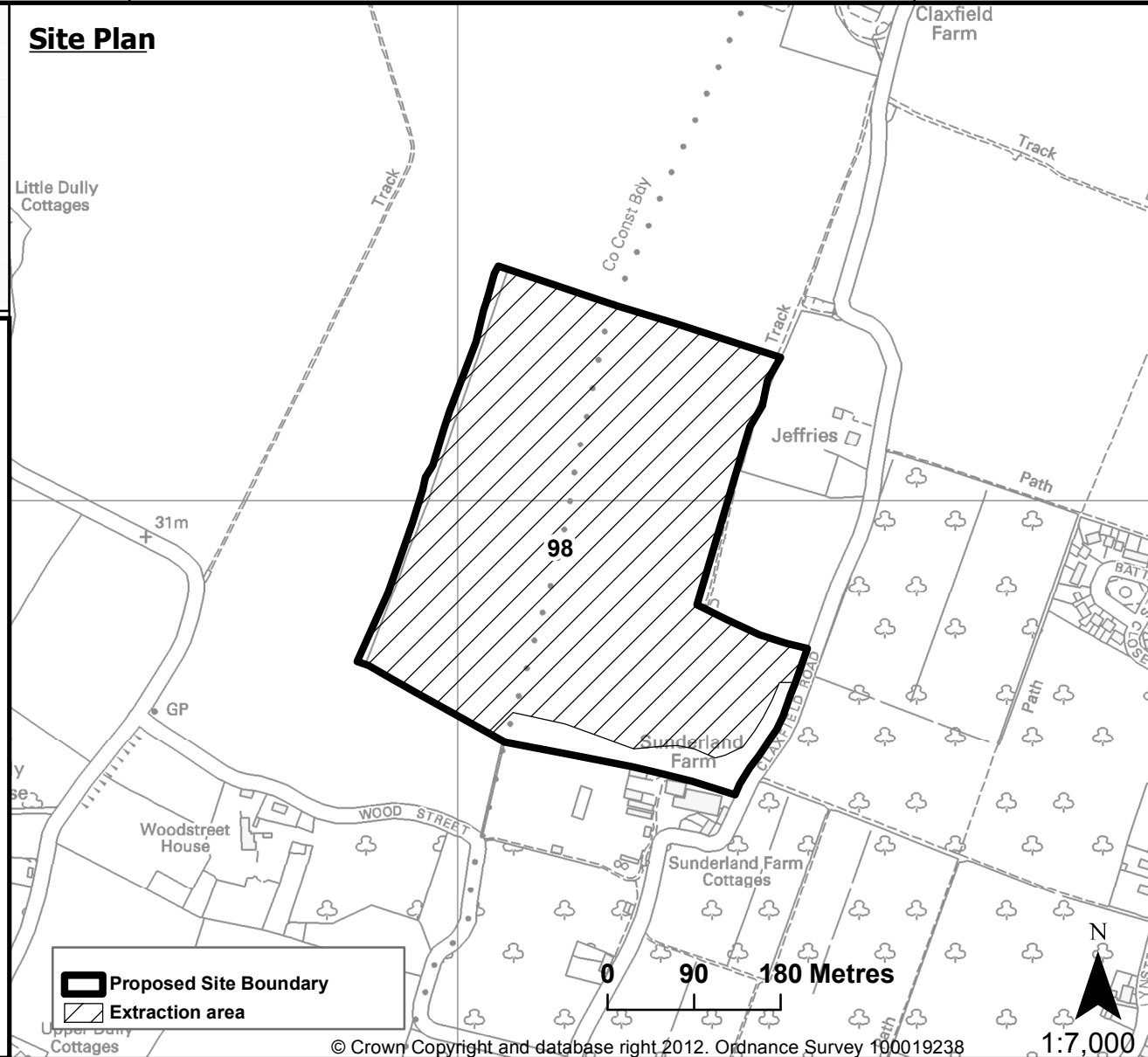
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Site Plan



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Site Information

District/Borough	Swale
Parish	Tonge, Lynsted with Kingsdown
Landowner	Potter Ouler Ltd
Operator	Weinerberger Ltd
Estimated Output	30,000 tonnes per annum
Estimated Reserve	95,000 tonnes
Life of Operation	3 years
Proposed Restoration	Agriculture below original levels
Access	Claxfield Lane onto London Road
Current Use	Agriculture below original levels

The development of this site will be supported subject to:- (1) The utilisation of the track which joins Claxfield Lane just south of Claxfield Farm, as a haul road onto Claxfield Lane. (2) Operations to commence after the brickearth reserves at the existing site are worked out. (3) No additional lorry movements are to be generated over and above the existed consented daily levels (circa 140 per day). (4) The impacts of the proposals upon the adjacent Listed Building will be assessed and mitigation undertaken to avoid impacts upon its setting (5) A suitably sized and landscaped buffer between the extraction area and the Listed Building and Jeffries to the east. (6) The restoration of the site on a phased basis with restoration to agriculture to incorporate species rich grassland.

- Proposed Site Boundary
- Extraction area

Site 101: Barbary Farm, Norton Ash**Site 101****Barbary Farm, Norton Ash, Near Faversham**

9.10 This site is proposed for the extraction of brickearth. The extraction area and tonnage would be sufficient to provide for a 25 year tranche of supply, with progressive restoration taking place throughout the extraction period. The site is currently used for soft fruit and arable farming. Adjoining uses include the A2, farmland, residential properties and a cricket club.

Strategic Environmental Assessment Summary

Concern about the loss of Grade 1 agricultural land if restoration activities restore this to a lower productivity level. Need to consider impacts on local scheduled ancient monuments and listed buildings. Potential for impact on nearby ancient woodland and hedgerow connectivity. Given the proximity to The Swale SPA/Ramsar site, the site cannot be screened out at this stage. However, given that there are no hydraulic pathways linking this site to the SPA, and that brickearth extraction is not a noisy form of mineral working, it is likely that the only issue requiring further investigation, in relation to its effect on the European Site, is whether the fields subject to minerals extraction regularly support significant populations of SPA/Ramsar birds.⁽³⁰⁾

Site Specific Considerations

Natural Environment	Ancient Woodland and LWS less than 300m away. Impacts to hedgerows would require ecological assessment.
Heritage	Investigations in the area to the east of the site at Syndale have indicated presence of a Roman road and roadside settlement. It is recommended that the northern part of the site which is likely to include the Roman road is not included in the allocation site. A buffer, which includes screening, should be maintained between the quarry site and the Listed Buildings to the west at Barbary.
Highways	Sufficient capacity on A2, may require mitigation at junctions on A249. Frontage of site is in 60mph zone.
Hydrology	Not within a Groundwater Source Protection Zone. In Flood Zone 1.

Conclusion

This brickearth extraction area will provide a continuing supply of raw materials for the manufacture of yellow stock bricks at Ibstock Brickworks in East Sussex.

30 A 'significant' population would be defined as 1% or greater of the SPA/Ramsar population.

Site 101
Barbary Farm,
Provender Road,
Norton Ash, nr. Faversham

Minerals Site

Brickearth

Designations on Site

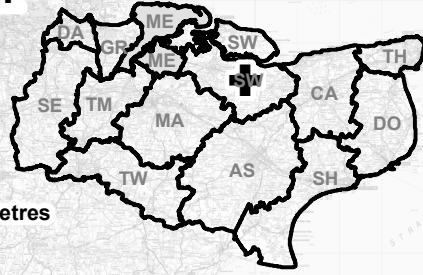
Designations Close to the site

Listed Building

Eastings 597763
Northings 161314

Site Area (Hectares)
29.8

Site Location



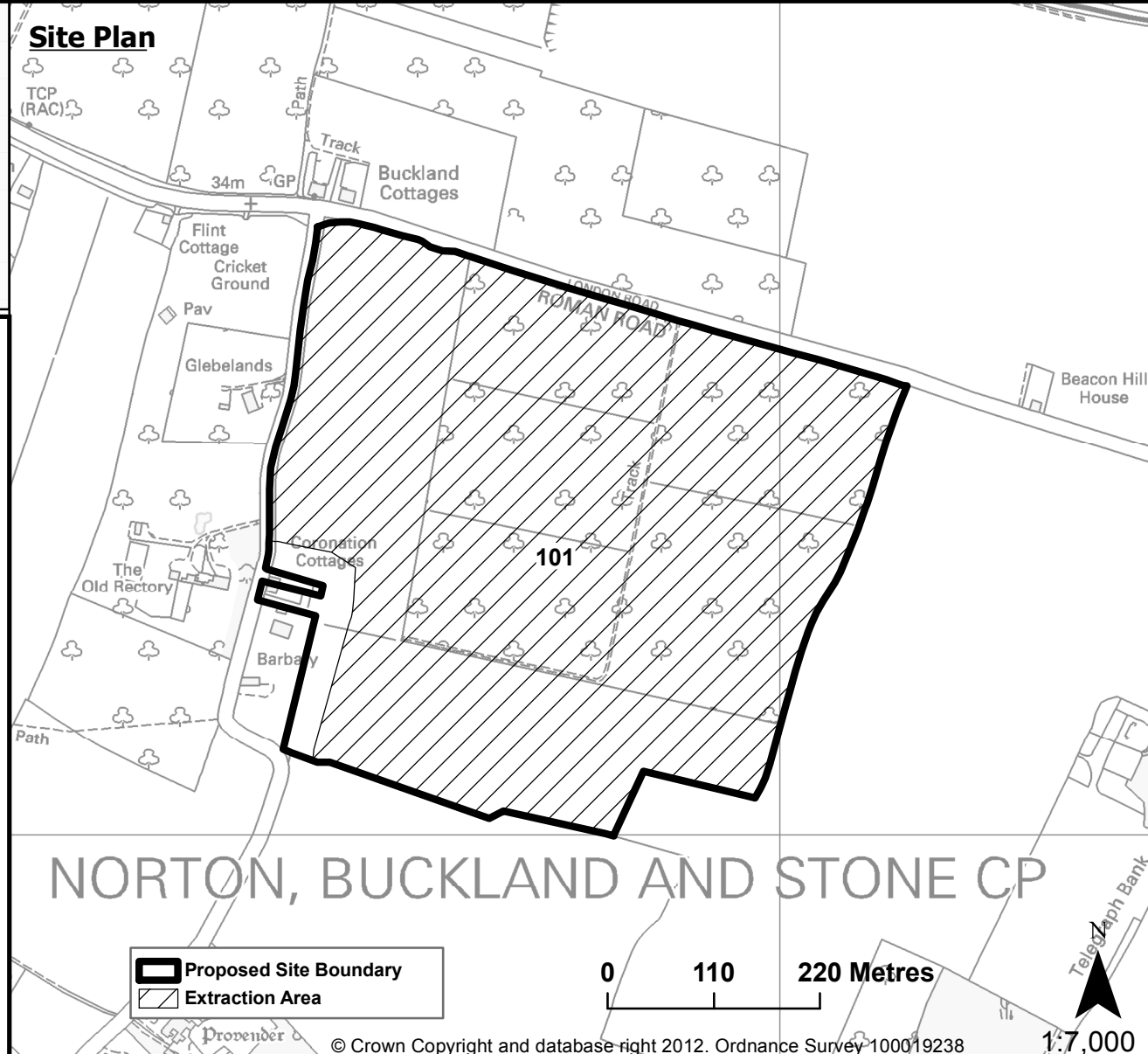
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Site Plan



Proposed Site Boundary
 Extraction Area

0 110 220 Metres

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Site Information

District/Borough	Swale
Parish	Norton, Buckland and Stone
Landowner	HAC Boucher
Operator	Ibstock Brick Ltd
Estimated Output	30,000 tonnes per annum
Estimated Reserve	1,241,686 tonnes
Life of Operation	25 years
Proposed Restoration	Agriculture, below original levels
Access	Onto the A2 on the northern boundary of the site
Current Use	Agriculture

The development of this site will be supported subject to:- (1) Details of the proposed entrance area on the A2 to be agreed in order to establish whether mitigation is required at the junctions on the A249. (2) A survey of the hedgerows with mitigation proposed to retain hedgerows in situ. (3) An archaeological appraisal prior to work commencing with the northern part of the site adjacent to the Roman Road protected in situ if necessary. (4) Suitable, sufficient buffer zone to include landscaped screening between the extraction area and the Listed Buildings at Barbary. (5) Restoration at a lower level with no infill to agriculture to incorporate species rich grassland. (5) Hydrogeological assessment and mitigation to protect the underlying chalk aquifer geology. (6) Extraction shall not commence until the completion of extraction at Hempstead. Sites 101 and 102 shall not be operational at the same time. (7) Investigation of SPA/RAMSAR bird populations on these fields.

Site 102: Barrow Green Farm, Teynham**Site 102****Barrow Green Farm, Teynham**

9.11 This site is proposed for the extraction of brickearth. The extraction area and tonnage would be sufficient to provide for a 25 year tranche of supply, with progressive restoration taking place throughout the extraction period. The site is currently agricultural land and orchards separated by mature hedges and trees. Adjoining uses include residential/ farm buildings and land.

Strategic Environmental Assessment Summary

There is concern that the development would result in loss of Grade 1 agricultural land and that restoration activities would only restore this to a lower productivity level. There is a need to consider impacts of the development on nearby local scheduled ancient monuments and listed buildings. Nearest European site is The Swale SPA/Ramsar site approximately 1.5km to the north. There is no scope for likely significant effects from this site and no pathway connecting with any other European sites.

Site Specific Considerations

Natural Environment	European sites, a NNR and LWS and Ancient Woodland within 5km unlikely to present significant constraint. Habitat indicators of protected species on/near site.
Heritage	A buffer, which includes screening, should be maintained between the quarry site and the Listed Building to the south.
Highways	Sufficient capacity on A2 London Road, Teynham, but the proposal will increase traffic flow on the A2 at Ospringe where there is an AQMA. There is a general presumption against access onto the main road network although this would be preferable to Lower Road which passes through a residential area. Depending on the trip generation, formal junction controls or a formal right turn may be required. Site frontage is the national speed limit (60mph) which will affect sight lines.
Hydrology	Not within a Groundwater Source Protection Zone. In Flood Zone 1.

Conclusion

This brickearth extraction area will provide a continuing supply of raw materials for the manufacture of yellow stock bricks at Ibstock Brickworks in East Sussex.

Site 102
Barrow Green Farm,
Barrow Green,
Teynham, Swale

Minerals Site

Designations on Site

Public Rights of Way

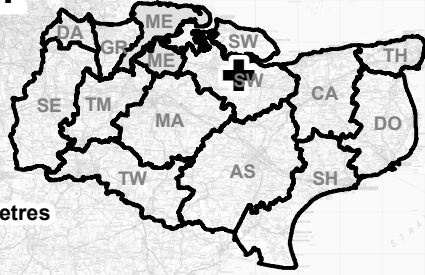
Designations Close to the site

Listed Building

Eastings 596192
Northings 162334

Site Area (Hectares)
26.5

Site Location

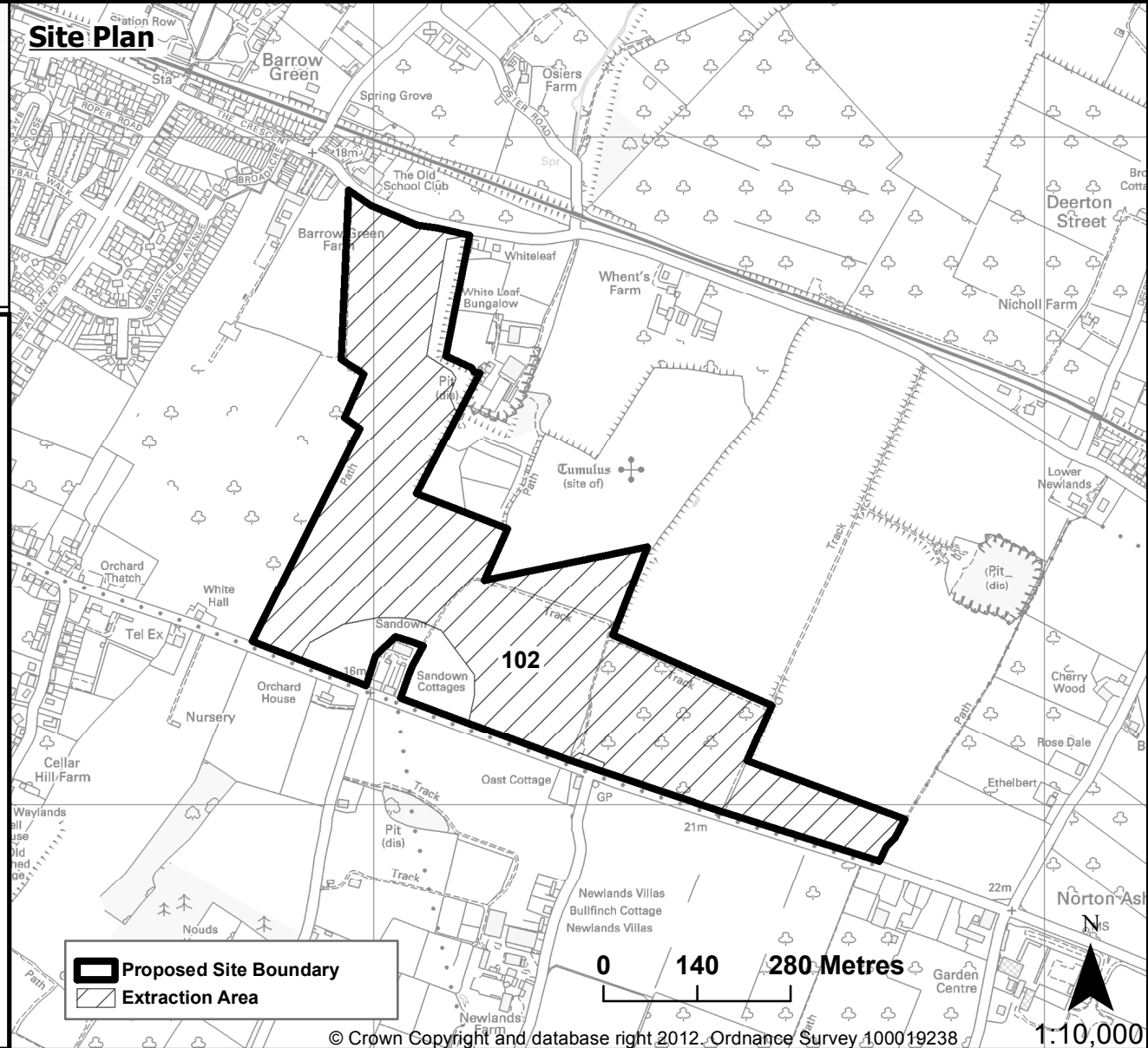


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Site Plan



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Site Information

District/Borough	Swale
Parish	Teynham, bordering Lynsted with Kingsdown & Norton, Buckland and Stone
Landowner	HAC Boucher
Operator	Ibstock Brick Limited
Estimated Output	30,000 tonnes per annum
Estimated Reserve	760,000 tonnes
Life of Operation	25 years
Proposed Restoration	Agriculture at a lower level
Access	New access onto the A2
Current Use	Agricultural land and orchards

The development of this site will be supported subject to:- (1) Details of the proposed entrance area on the A2 to be agreed in order to establish whether mitigation is required at the junctions on the A249. (2) A suitable, sufficient buffer zone to include landscaped screening to be maintained between the extraction area and the Listed Buildings to the south. (3) The restoration of the site is to be undertaken at a lower level with no infill, on a phased basis with restoration to agriculture to incorporate suitable biodiversity improvement measures. (4) A hydrogeological report will be required and mitigation implemented to protect the underlying chalk aquifer geology. (5) Brickearth extraction here will not commence until the completion of extraction at Hempstead and Sites 101 and 102 will be worked sequentially, so extraction occurs at only one of these sites at any time.

Proposed Site Boundary
Extraction Area

Clay Sites

10.1 There are four principle clay horizons in Kent: London Clay, Gault Clay, Weald Clay and Wadhurst Clay. In the past all the Kent clay deposits have been used to produce bricks. London Clay has been extensively used as an engineering clay, particularly for sea defence works around the North Kent Marshes.

Planning Policy Requirements

10.2 While there are no specific landbank requirements for clay supplies for engineering purposes in current national minerals policy, Mineral Planning Authorities are required to maintain and enhance the diversity of brick clay available by making appropriate provision for their supply. It is generally desirable for brick clay to be extracted as close as practicable to the brickworks to which it is supplying, but is it recognised that brick clay may be needed from a number of different sources to enable appropriate blends to be made.⁽³¹⁾

10.3 There are currently no operational brickworks in Kent which use clay as a raw material. The closed Tilmanstone Brickworks relied on supplies of Weald clay from Pluckley near Ashford or Gault Clay from Aylesford depending on the colour of brick to be produced, as well as the colliery shale found on site.

10.4 However, there is one tile manufacturer in the Weald of Kent, south of Maidstone, which manufactures Kent peg tiles from clay reserves adjacent to the work. The permitted reserves at this site are sufficient for the plan period although the existing planning permission requires extraction to cease by April 2022

and for the peg tile manufacture to cease after a further year. No further reserves of clay for Kent peg tile manufacture have been promoted for consideration by the County Council.

10.5 Kent also has a number of freestanding clay working permissions with significant deposits of consented clay,⁽³²⁾ but only one of these sites remains active. The reserves tied to the other sites have not been worked for many years, or are dormant Interim Development Order sites and therefore cannot be realistically included in the current landbank supply.

10.6 An average of 27,400 tonnes per annum of clay from land-won sources in Kent was sold between 2000-2009.

Preferred Options

10.7 As clay has only been sourced from one site in recent years we consider that it is important to identify a preferred site for the continued supply of clay for engineering uses.

10.8 Our preferred option, and the only clay site submitted to the County Council for consideration, is Site 60: Norwood Quarry Extension, Isle of Sheppey. In addition, Norwood Quarry is a hazardous landfill for the flue ash from the Allington Waste to Energy Plant and the proposed quarry extension has also been identified as a preferred option for hazardous landfill provision in the Waste Sites Preferred Options consultation document.

31 Communities and Local Government (March 2012) National Planning Policy Framework, para. 146.

32 Identified in: Kent County Council (2012) Minerals Topic Report 3: Other Minerals.

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Site 60: Norwood Quarry and Landfill Extension, Minster**Site 60****Norwood Quarry and Landfill Extension, Minster**

10.10 A proposed extension to the existing Norwood Quarry for clay extraction, as well as hazardous waste landfill for the flue ash from the Allington energy from waste incinerator. There are two possible site extensions promoted: one to the east and one to the north of the existing site. The site is currently arable, agricultural land. Adjoining uses include the existing quarry and landfill, agricultural land and Norwood Manor and its associated buildings and garden.

Sustainability Appraisal

Potential adverse impacts relate to the use of grade 2 agricultural land, the proximity of the site to an SSSI (Sheppey Cliffs & Foreshore) and the presence of UK protected species within the site. Overall the site is relatively distant from European protected sites and ancient monuments and not located in Flood Zones 2 and 3. Nearest European site is The Swale SPA/Ramsar site approximately 2km to the south. There is no scope for likely significant effects from this site and no pathway connecting with any other European sites. However, vehicles using this site are very likely to use the A249 which lies within 200m of the Medway Estuary & Marshes SPA/Ramsar site and The Swale SPA/Ramsar site. Atmospheric nitrogen deposition from vehicle exhausts will therefore require further consideration.

Site Specific Considerations

Natural Environment	Woodland within the proposed extraction area should be conserved or replaced. Woodland and pond restoration supported. Lowland meadow restoration also considered appropriate.
Heritage	Important archaeological remains of Mesolithic, Neolithic, Bronze Age, Iron Age and Saxon date have been found during excavations
Highways	An increase in lorry activity would need to be assessed. Planned road improvements at Barton Hill Drive/ Lower Road Junction and upgrading of traffic signal junction to sensor technology to minimise delay. Developments likely to impact on road capacity include a grain store and drying facility at New Hook Farm.
Hydrology	Not within a Groundwater Source Protection Zone. In Flood Zone 1.

Conclusion

This is a greenfield site but there is a need for the clay and hazardous landfill is the method of restoration.

Site 60
Norwood Quarry/Landfill
and proposed extension,
Minster

Minerals/ Waste Site

Minerals only

Clay
 Hazardous Landfill

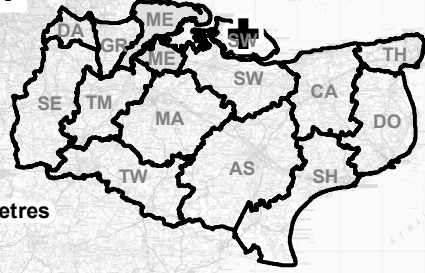
Designations on Site

Public Rights of Way

Eastings 597176
Northings 171796

Site Area (Hectares)
15.9

Site Location

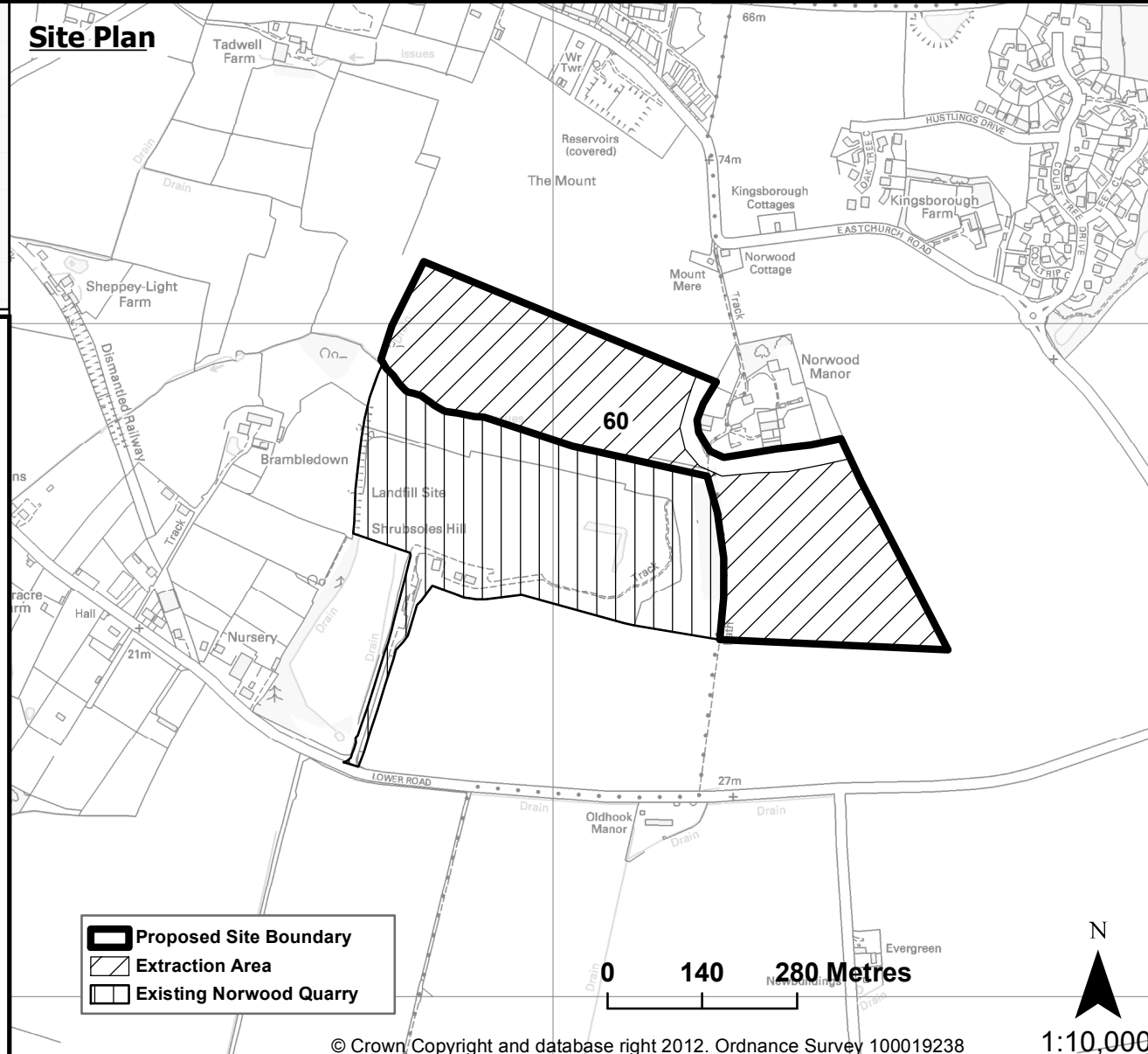


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Site Plan



Site Information	
District/Borough	Swale
Parish	Minster and Eastchurch
Landowner	SW Attwood & Partners
Operator	Waste Recycling Group Ltd
Agent	Stephen Bowley Planning Consultancy
Estimated Output	45,000tpa
Estimated Reserve	1,925,000m3
Life of Operation	At least to 2030
Proposed Restoration	Agricultural use, woodland & ponds
Access	Existing onto B2231
Current Use	Arable, agricultural land

The development of this site will be supported subject to:- (1) Any increase in annual capacity does not generate more traffic movements than can be accommodated without significant adverse effects upon the local highway network. (2) Restoration to original groundlevels will be required within an agreed timescale. (3) If treatment technologies for the APC residues which are used to backfill the site become available, evidence will be required that identifies alternative infill materials for the restoration of the site and that it can be undertaken within a reasonable timescale. (4) Analysis of atmospheric nitrogen deposition from vehicle exhausts will be required in relation to their impact on the Medway Estuary and Marshes SPA/Ramsar site, with mitigation if necessary.

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Mineral Importation Sites

11.1 Imports of both marine dredged aggregates and crushed rock into Kent's wharves and railheads make a significant contribution to local, regional and wider needs for construction aggregates, supplying Kent and Medway, the South East, London and parts of East Anglia.

Planning Policy Requirements

11.2 National minerals policy⁽³³⁾ requires Mineral Planning Authorities to safeguard existing, planned and potential sites which can accommodate railheads, wharfage and associated storage, handling and processing facilities for the bulk transport by rail, sea or inland waterway of minerals.

Preferred Options

11.3 Only one mineral importation site was proposed in response to the Call for Sites: Site 1: East Peckham Quarry, an existing railhead which imports crushed rock from the west of England. The planning permission for the facility had previously been on a temporary basis.

11.4 In 2011 the applicant submitted an application to Kent County Council to make the facility permanent. Permission for the permanent retention of the facility was granted in December 2011. However, the permission requires the submission and agreement of various detailed schemes before the new consent can be implemented. The site therefore remains a preferred option until the new consent is implemented.

33 Communities and Local Government (March 2012) National Planning Policy Framework, para. 143.

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Site 1: East Peckham Rail Depot, East Peckham**Site 1****East Peckham Rail Depot, East Peckham**

11.5 The proposal is to make the East Peckham Rail Depot into a permanent facility. It is currently an active, operational mineral importation railhead situated in a quarry having previously been granted temporary planning permission. The site is located within the Green Belt close to its boundary.

Sustainability Appraisal

Good access to enable supply to west Kent of processed materials through use of existing infrastructure. Proximity to the Green Belt, ancient woodland and to a designated nature site are biodiversity concerns. EPS also present on the site. Cumulative environmental effects due to surrounding land uses to be considered. Screening with indigenous species of tree and shrub and water lagoons for dust suppression could help to limit environmental effects and contribute to biodiversity objectives. Nearest European site is North Down Woodland SAC approximately 14km to the north-east. There is no scope for likely significant effects from this site and no pathway connecting with any other European sites.

Site Specific Considerations

Natural Environment	Adjacent to Stoneham and The Lees LWS. Consideration should be given to ensuring the protection of the nearby ancient woodland.
Heritage	Unlikely to cause additional impact on buried deposits unless remnant gravel and Brickearth deposits are removed. Avoid impacts on the pillbox to the south and consider impacts on the setting of the Listed Buildings in Hale Street and Branbridges.
Highways	Lorry route located along A228 Boyle Way. No planned highway improvements or proposed developments.
Hydrology	Not within a Groundwater Source Protection Zone. In Flood Zone 2, 3 & 3b.

Conclusion

The only mineral importation site promoted. It is an existing site that contributes a significant amount of imported crushed rock from the West Country into a part of Kent which is remote from other sources of high quality aggregates. Planning permission for the permanent retention of the facility was granted in December 2011. This permission required the prior agreement of various detailed schemes before the new consent can be implemented. The site therefore remains a 'preferred option' until the new consent is implemented.

**Site 1
East Peckham
Rail Depot**

Minerals Site

Mineral Importation

Designations on Site

Green Belt
RIGS
Public Rights of Way

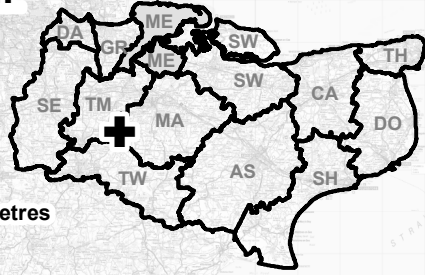
Designations Close to the site

Local Wildlife Site
Ancient Woodland

**Eastings 568000
Northings 148982**

**Site Area (Hectares)
3.8**

Site Location

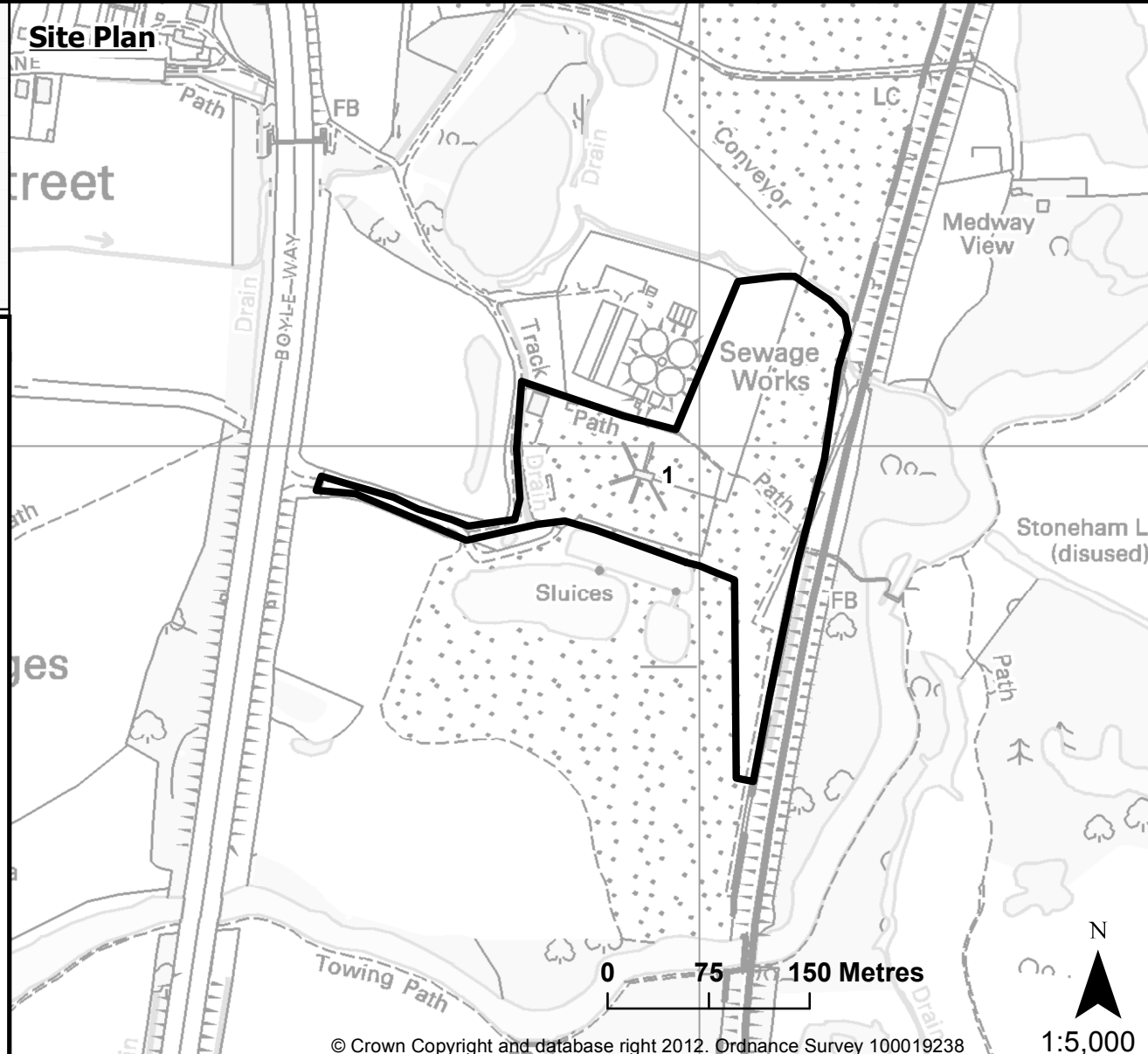


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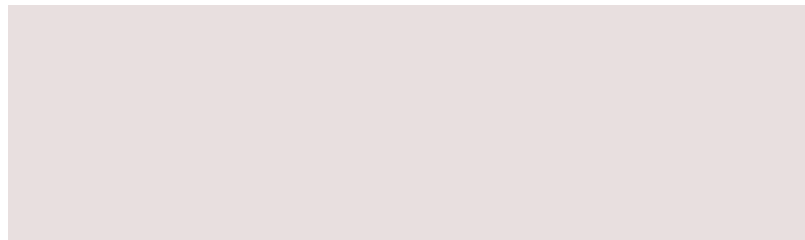
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Site Plan



Site Information	
District/Borough	Tonbridge and Malling
Parish	East Peckham
Landowner	J. Clubb Ltd.
Operator	J. Clubb. Ltd.
Estimated Output	200,000 tpa
Estimated Reserve	not applicable
Life of Operation	permanent
Proposed Restoration	not applicable
Access	Existing quarry access on the A228
Current Use	Existing rail connected mineral importation facility

Permission for the permanent retention of this site requires the phased reduction of extraction of nearby land-won sand and gravels and eventual cessation of the extraction operations. The existing site entrance is to be retained for lorry access into and out of the site.



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1:5,000

Secondary and Recycled Aggregates

12.1 Also known as construction and demolition waste recycling.

Planning Policy Requirements

12.2 Kent County Council's Core Strategy - Strategy and Policy Directions document's draft Policy CSM5 states that sufficient, specific sites will be identified to provide the capacity to recycling 1.4mt per year of secondary and recycled aggregates for the duration of the plan period (to the end of 2030).

12.3 The target capacity of 1.4 mt is a minimum requirement, and the County Council are keen to promote the more sustainable practise of aggregate recycling, as opposed to extracting virgin materials. Therefore draft Policy CSM5 also includes a criteria for assessing any further site proposals, which would be considered in addition to the allocated sites within the final Minerals Plan.

Current Provision in Kent

12.4 A Revised Waste Needs Assessment⁽³⁴⁾ for arisings in Kent has been carried out as part of the supporting evidence base for this consultation. The main findings were as follows:

- No indication of any growth in arisings of CDE waste in recent years.
- Aggregate recycling capacity has decreased to 1.9 million tonnes per year.

- The new Waste Framework Directive target for CDE waste recovery is lower than the SE Plan target which has been used in the assessment of future capacity. Therefore, the target rate of recycling remains the same (i.e. to increase to 60% by 2020).
- By 2020 and through to the end of the plan period, 1,560,000 tonnes per year of aggregate recycling capacity will be required which is lower than the current capacity of existing facilities.
- Some existing facilities are temporary and more sites will need to be identified for the development of permanent aggregate recycling facilities to ensure that a minimum of 1,560,000 tonnes per year capacity is still available at the end of the plan period.

12.5 However, the above conclusions are based upon the capacity calculated from data returns from industry in the annual Aggregate Monitoring Survey. An in-house study is currently being conducted to assess the capacity of all aggregate recycling facilities in the county. So far the initial results show a dramatic underestimate of capacity. For example one site with a recorded annual capacity of 260 tonnes per year is actually capable of producing over 250,000 tonnes per year.⁽³⁵⁾ This study has also found that permanent facilities have a capacity of 1,084,378 tonnes per year.

34 Jacobs (2012) Revised Needs Assessment Report.

35 This is a temporary permission which will expire before the end of the plan period and does not affect the conclusions of the revised study.

Preferred Options

12.6 In order to meet the forecast for the aggregate recycling capacity requirement of 1,560,000 tonnes per year at the end of the plan period, new permanent sites will need to be identified that can provide a minimum additional capacity of 475,622 tonnes per year.

12.7 A total of 14 secondary and recycled aggregate sites were submitted for consideration by the County Council. Allocation of the following sites would provide an additional capacity of 455,000 tonnes per year. The Preferred Options are:

- Site 21: Conway Rochester Way, Dartford.
- Site 65: Land North of Stevens and Carlotti.
- Site 72: Unit 14, Canterbury Industrial Estate.
- Site 91: Animal Products Site.
- Site 99: Broomway Ltd, Swanscombe.

12.8 Aggregate recycling sites located in industrial estates would also be considered appropriate in principle under policy CSM5. The separate allocation for waste uses on industrial estates would prevent the land from being developed for other industrial uses. Sites proposed in industrial estate will therefore not be allocated. These sites include:

- Site 12: Newington Industrial Estate.
- Site 79: Tilmanstone

12.9 While Site 45: Dunbrik Builders Depot and Site 8: Chelsfield Ammunition Depot are both located on previously developed land, the proposal for aggregate recycling would be a change to the existing use and both sites are located within the Green Belt and the Kent Downs AONB. Without the full details of a planning application it is not possible to conclude whether the proposals would meet the national policy requirements for the 'exceptional circumstances' test for development in these areas.⁽³⁶⁾ These sites will therefore not be allocated. It is also possible to obtain the required recycling capacity from sites with less planning constraints.

12.10 These two sites and the other remaining site submissions below will not be allocated in the Minerals Sites Plan:

- Site 8: Chelsfield Ammunition Depot.
- Site 45: Dunbrik Depot.
- Site 52: Weatherlees.
- Site 56: Hegdale.
- Site 80: Faversham Quarry.
- Site 81: Milton Manor Farm.
- Site 86: Charing Quarry.

Site 21: F M Conway Rochester Way, Dartford**Site 21****F M Conway, Rochester Way**

12.11 Proposed extension to the current secondary and recycled aggregate processing facilities. FM Conways have an existing site on the border of Dartford and the London Borough of Bexley. The site processes waste from roads and pavements to produce recycled aggregates used in asphalt for future road and pavement bases and surfaces. Adjoining uses include part of Dartford Heathland A2, a crushing plaster board company, a builders yard and a very small waste operation.

Strategic Environmental Assessment Summary

Potential biodiversity impacts due to proximity to Wansunt Pit SSSI, ancient woodland and adjoined heathland. No proposal to enhance biodiversity on site beyond marginal landscaping. Possible landscape and community impact as Braeburn Housing can see parts of site. Possible adverse impact on transport and air quality through increased traffic. Impacts on heritage assets possible due to nearby listed building and high archaeological potential. Nearest European site is Thames Estuary & Marshes SPA/Ramsar site approximately 16km to the east. There is no scope for likely significant effects from this site and no pathway connecting with any other European sites.

Site Specific Considerations

Natural Environment	Adjacent to Wansunt Pit SSSI designated for its geology. The Dartford Heath LWS, of ecological importance, is opposite the site.
Heritage	High archaeological potential with important prehistoric remains having been recorded within and close by to the site.
Highways	No proposed road improvements or developments likely to impact on road capacity.
Hydrology	Within Groundwater Source Protection Zone 1 and Flood Zone 1 & 2.

Conclusion

This is an existing waste management site within the Green Belt in an employment area identified in the Local Plan. Furthermore this site is of importance to the production of recycled aggregates in Kent as it incorporates a washing process that facilitates a much higher recycling rate than other sites in Kent. The allocation is to support an increase in capacity for recycled aggregates at this site.

Site 21
FM Conway
Rochester Way,
Dartford

Minerals Site

Minerals only
 Secondary & Recycled Aggregates

Designations on Site

Green Belt
 Groundwater Source
 Protection Zones 1 and 2

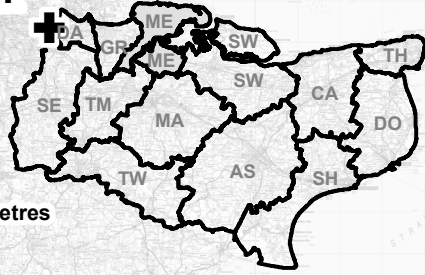
Designations Close to the site

Local Wildlife Site
 Historic Parks Gardens

Eastings 551244
Northings 173697

Site Area (Hectares)
2.7

Site Location

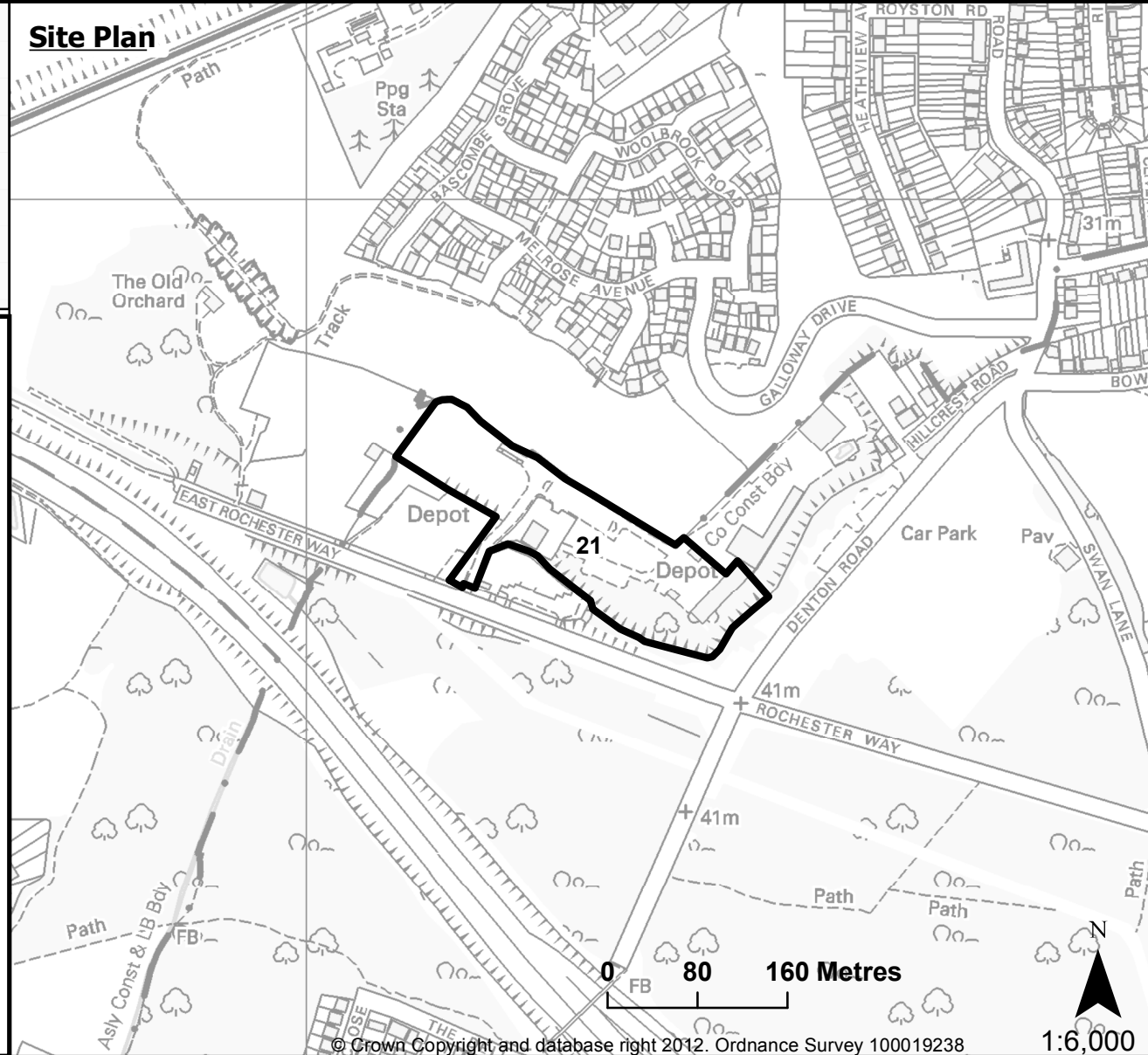


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Site Plan



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Site Information

District/Borough	Dartford
Parish	Dartford
Landowner	F M Conway Ltd
Operator	F M Conway Ltd
Estimated Capacity	180,000 tpa additional capacity
Life of Operation	Permanent
Access	Existing
Current Use	Aggregate crushing, recycling, screening of materials, aggregate washing and storage

The development of this site will be supported subject to:-
 (1) Existing site access to be utilised and existing marginal landscaping/fencing requirements maintained or improved.
 (2) Suitable, sufficient mitigation to protect the underlying aquifer. (3) Suitable sufficient mitigation to ensure that the adjacent Local Wildlife Site is not impacted.

Site 65: Land North of Stevens & Carlotti, Richborough**Site 65****Land North of Stevens & Carlotti, Richborough**

12.12 A proposed mixed use site for minerals and waste, working alongside the current Thanet Waste site at Richborough Hall to the south of this site.⁽³⁷⁾ To include an anaerobic digestion plant, an inert waste crusher and a screening and washing plant. The site is currently derelict land in the process of being redeveloped for waste uses. Adjoining uses include industrial use, meadows and a former landfill.

Strategic Environmental Assessment Summary

Potential adverse impacts due to the proximity of the site to Thanet Coast & Sandwich Bay (a Ramsar, SPA and SSSI designated site) and the presence of UK protected species within the site. Positive impacts relate to the redevelopment of previously developed land, distance from cultural heritage sites, and the location of the site so as to reduce transport distances and therefore emissions. C&D waste recycling can be a very noisy activity (e.g. concrete crushing); given the proximity of this site to a European site designation and the potential for disturbance to sensitive wildlife it will be necessary for further noise assessment to be undertaken. Given that the access roads lie within 200m of the SPA/Ramsar site/SAC it is likely that a transport/air quality analysis may also be required.

Site Specific Considerations

Natural Environment	Close to Sandwich Bay to Hacklinge Marsh SSSI, Sandwich Bay SAC, Thanet Coast and Sandwich Bay SPA and Ramsar Site. Concern about the increasing pressure from commercial activities. Need to consider the in-combination impacts of the various proposals.
Heritage	No archaeological remains are known from the site itself. However area of potential could include geo-archaeological remains.
Highways	Adequate lorry capacity available on the adjoining road network for. Falls within the area included within the East Kent Access Phase 1C. No planned developments likely to impact on road capacity.
Hydrology	Not within a Groundwater Source Protection Zone. In Flood Zones 2, 3 and 3b.

Conclusion

This a brownfield site with existing permission for a waste transfer and construction of expanded inert materials processing facility including soil washing plant and construction of two buildings to house an anaerobic digester plant. The site is allocated in order to safeguard the consented recycling capacity until the planning permission is implemented.

³⁷ This site is also in the Waste Sites Preferred Options consultation document in Chapter 7: Treatment/ Materials Recycling Facilities and Composting Sites.

Site 65
North of Stevens & Carlotti,
Ramsgate Road,
Richborough, Sandwich

Minerals/ Waste Site

Minerals and Waste
 Secondary & Recycled Aggregates

Designations on Site

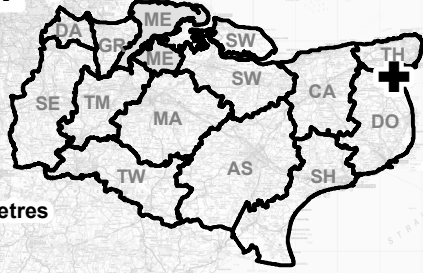
Designations Close to the site

Local Wildlife Site

Eastings 633358
 Northings 161659

Site Area (Hectares)
 3.6

Site Location



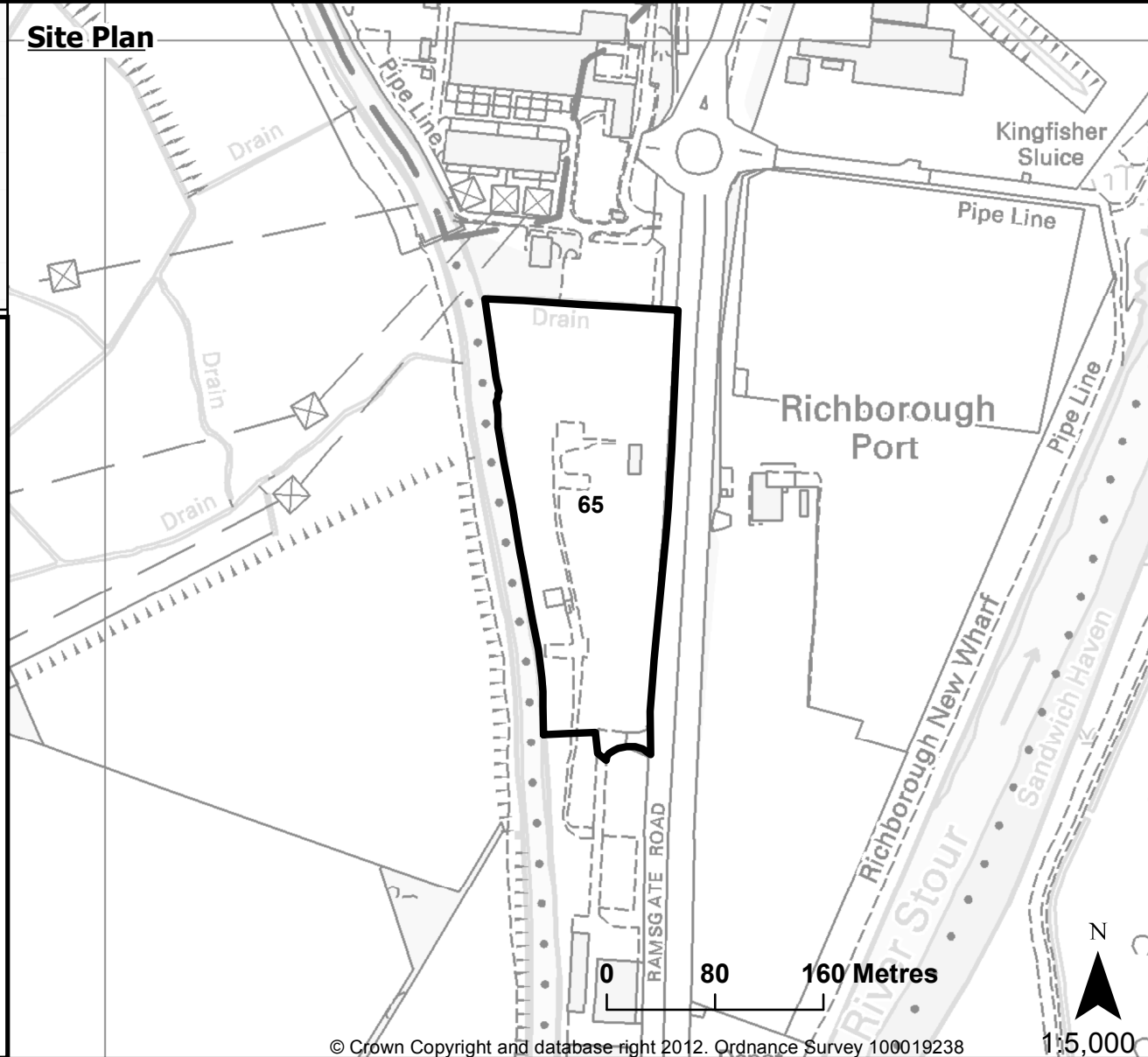
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Site Plan



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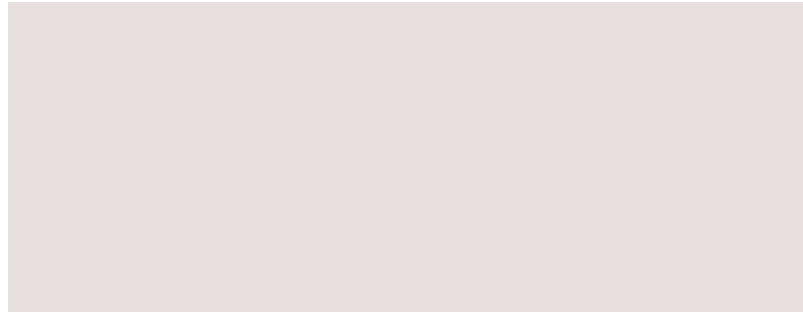
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Site Information

District/Borough	Dover
Parish	Sanwich
Landowner	Thanet Waste Services Ltd
Operator	Thanet Waste Services Ltd
Agent	Lee Evans Planning
Estimated Capacity	95,000 tpa
Life of Operation	Permanent
Access	Onto A256
Current Use	Former factory site in redevelopment

The site is allocated in order to safeguard the consented recycling capacity until the planning permission is implemented.



Site 72: Unit 14, Canterbury Industrial Estate, Hersden**Site 72****Unit 14 Canterbury Industrial Park, Hersden**

12.13 This site is proposed for secondary and recycled aggregate production. It is also proposed for use as a waste transfer station for commercial & industrial, inert and excavation waste. The site is a former colliery tip now in use for general storage. Adjoining uses include industrial estate units, a railway line and the River Stour.

Strategic Environmental Assessment Summary

The site is a former colliery tip now used for general storage. The existing access through the existing industrial estate which neighbours the site would be utilised. UK protected species and local species are within the site which is located in close proximity to the Stodmarsh, a Ramsar, SPA, SAC and SSSI. It is unlikely to have any archaeological interests on the site due to previous use. Given the proximity of this site to the Stodmarsh SAC/SPA/Ramsar site, likely significant effects cannot be ruled out at this stage and further investigation will be required. This is likely to focus on issues of air quality, water quality and noise/disturbance.

Site Specific Considerations

Natural Environment	Proposal would further extend the Canterbury Industrial Park towards the boundary of the Stodmarsh SAC, SPA, Ramsar and SSSI. Stodmarsh wetland habitat is sensitive to increases in noise and light pollution and impacts to hydrology. Further information is required.
Heritage	Archaeological potential for the site may have been affected by previous development works including a colliery on the site.
Highways	No known planned developments likely to impact on road capacity.
Hydrology	Not within a Groundwater Source Protection Zone. In Flood Zone 1.

Conclusion

This site is situated within an industrial estate area but lies outside the industrial estate boundary identified for other uses in the Canterbury Local Development Framework. Given the proximity of the site to the Stodmarsh SAC/SPA/Ramsar site, likely significant effects cannot be ruled out at this stage and further investigation will be required. Assessment is likely to need to focus on issues of air quality, water quality and noise disturbance. The boundary has been redrawn to exclude the Local Wildlife Site.

Site 72
Unit 14 and land adj.
Canterbury Industrial Park,
Hersden, Canterbury

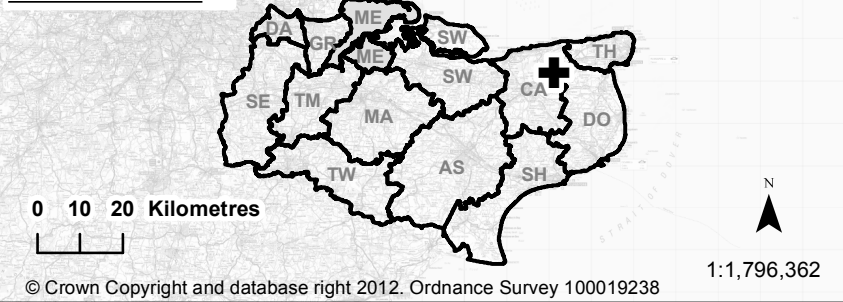
Minerals/ Waste Site
 Minerals and Waste
 Secondary & Recycled Aggregates

Designations on Site
 Regionally Important
 Geological/geomorphological
 Sites

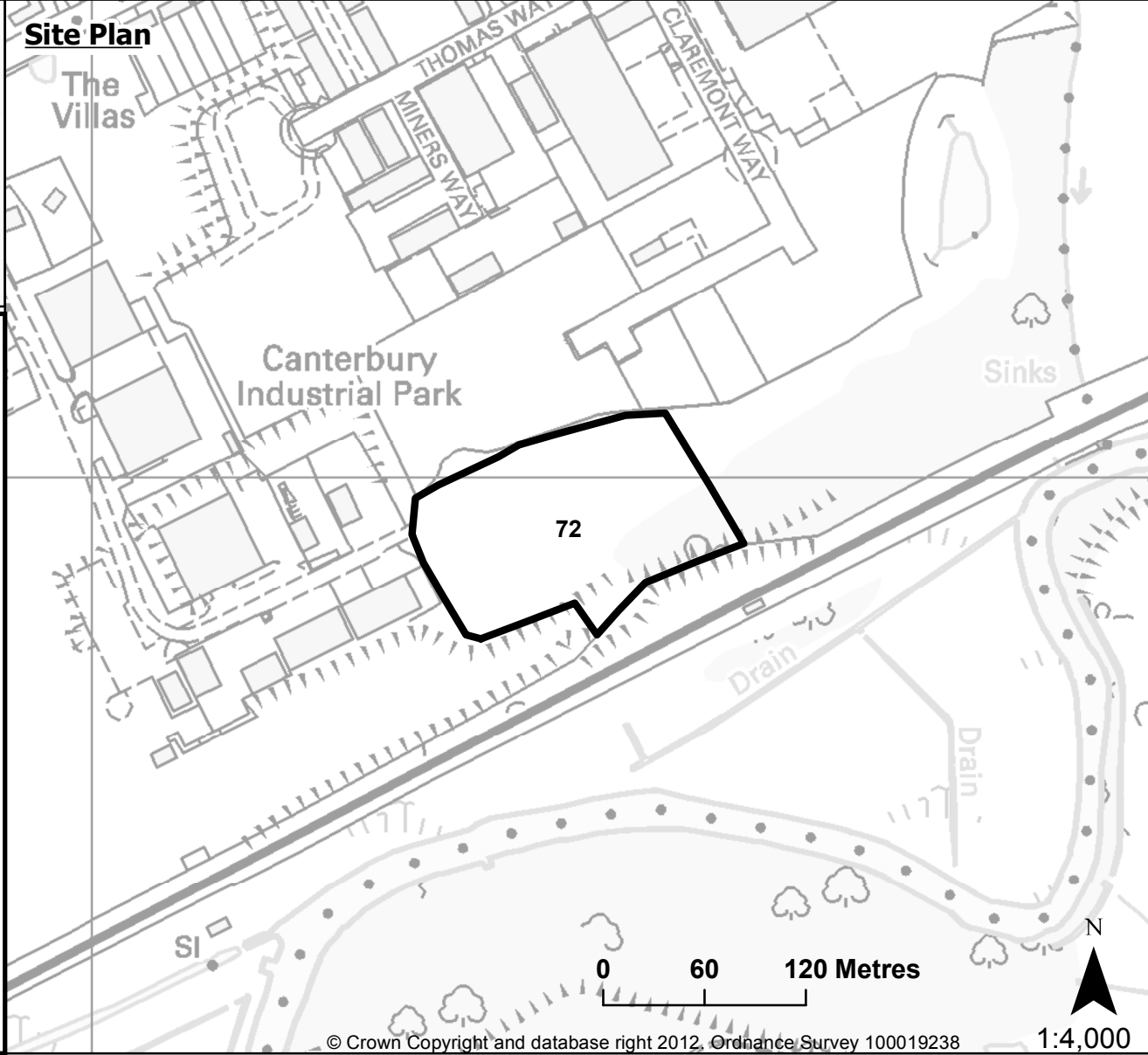
Designations Close to the site
 Local Wildlife Site
 Site of Special Scientific Interest
 Special Protection Area
 Special Area of Conservation
 Ramsar site

Eastings 621282
Northings 161972
Site Area (Hectares)
1.7

Site Location

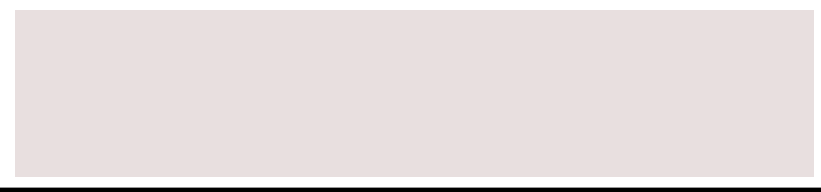


Site Plan



Site Information	
District/Borough	Canterbury
Parish	Westbere
Landowner	Goody Demolition Ltd
Operator	R H Ovenden Ltd
Estimated Capacity	50,000tpa
Life of Operation	Permanent
Access	Existing industrial estate
Current Use	General storage

The development of this site will be supported subject to:-
 (1) Mitigation measures to protect the integrity of the adjacent Local Wildlife Site. (2) Given the proximity of the site to the Stodmarsh SSSI/SAC/SPA/Ramsar site, likely significant effects cannot be ruled out at further investigation will be required. This is likely to need to focus on issues of air quality, water quality and noise disturbance.



Site 91: Animal Products Site, Faversham**Site 91****Animal Products Site, Faversham**

12.14 The site is proposed for aggregate recycling (construction and demolition waste). The site is currently non-active but with planning permission for waste uses. Adjoining uses include recycling facilities and restored quarry workings.

Strategic Environmental Assessment Summary

The site's close proximity to the Swale Ramsar/SPA/SSSI needs to be fully assessed as noise impacts from the change of use to an aggregate recycling facility could affect these. Reuse of existing land will not result in any additional land take. Nonetheless UK protected and local species are identified on the site. Identified opportunity to work with the Carbon Trust to develop and implement a carbon reduction programme could help mitigate the climate change impact of the facility. It is noted that this site is a currently operational glass recycling facility and that the proposal is primarily to continue to utilise this site for glass recycling. Given that the proposal would be a continuation of the existing activity it is considered that likely significant effects would not occur.

Site Specific Considerations

Natural Environment	No objection to an aggregates recycling plant on this site providing it can be proved to have no impact on the Swale SPA, Ramsar and SSSI sites adjacent. Inclusion of ponds would provide biodiversity benefits.
Heritage	No record of archaeological remains within site, although similar locations have produced evidence of prehistoric and Roman activities.
Highways	Assuming that access is from Oare Road, opposite Western link, there is unlikely to be lorry capacity issues.
Hydrology	Not within a Groundwater Source Protection Zone. In Flood Zones 2, 3 & 3b.

Conclusion

This is an existing waste management site with a proposed change of use to aggregate recycling.

Site 91
Animal Products Site,
Oare Road,
Faversham

Minerals Site

Minerals only
 Secondary & Recycled Aggregates

Designations on Site

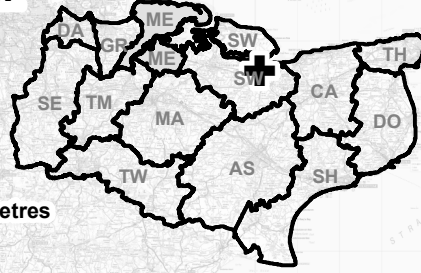
Designations Close to the site

Site of Special Scientific Interest
 Special Protection Area
 Ramsar site

Eastings 601146
 Northings 162980

Site Area (Hectares)
 0.5

Site Location



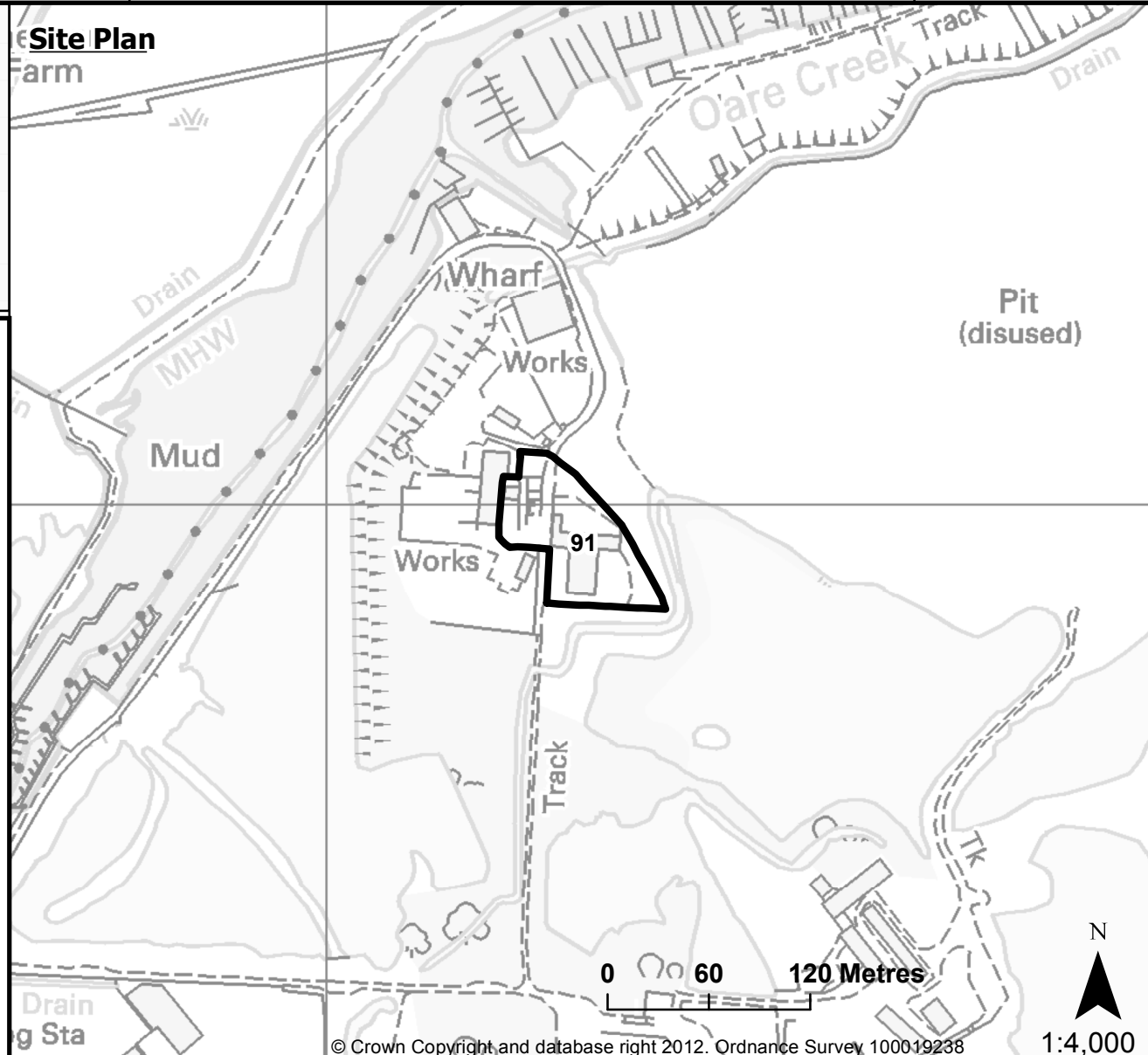
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Site Plan



0 60 120 Metres



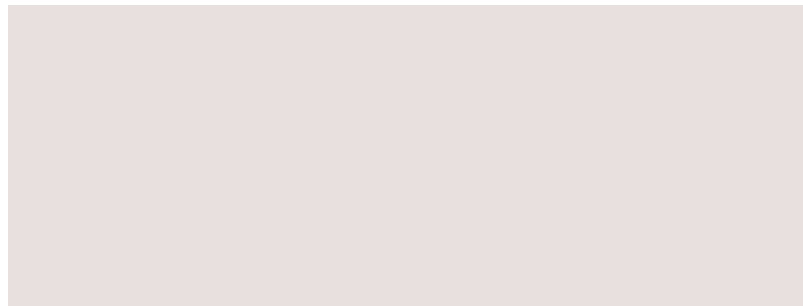
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Site Information

District/Borough	Swale
Parish	Faversham
Landowner	Robert Brett & Sons Ltd
Operator	Brett Aggregates Ltd
Estimated Capacity	40,000 tpa
Life of Operation	Permanent
Access	Existing access onto Oare Road
Current Use	Glass recycling facility

The development of this site will be supported subject to:- (1) Access remains as present, via Oare Road, opposite Western Link. (2) Consideration of noise impacts upon The Swale SPA/Ramsar site with appropriate mitigation.



Site 99: Broomway Ltd, Swanscombe**Site 99****Broomway Limited, Swanscombe**

12.15 The site consists of an existing Construction, Demolition and Excavation (CDE) waste processing facility which currently does not have planning permission. The proposal for the site includes an extension which would enable a fully enclosed waste processing building to be developed. Adjoining uses include a car breakers, recycling facilities and London Road (A20).

Strategic Environmental Assessment Summary

Located on a brownfield site, it will ensure efficient use of land and will minimise impacts on local biodiversity. 95% of the site is located in Flood Zone 2 and 25% in Flood Zone 3. Nearest European site is Thames Estuary & Marshes SPA/Ramsar site approximately 7km distant. There is no scope for likely significant effects from this site and no pathway connecting with any other European sites.

Site Specific Considerations

Natural Environment	No designated areas within site boundary. SSSIs, NNR and LWS within 1km. Current state of the site and barriers to the surrounding natural areas mean it is unlikely to present a significant constraint.
Heritage	The chalk quarry is likely to have fully removed the potential for finding such remains except around its edges. The site is overlooked by Grade II* Listed All Saints Church to the south and Development should avoid any impact on its setting.
Highways	Contribution should be sought for traffic signal control. Proposed development in the area under a Section 106 agreement from Craylands Lane development.
Hydrology	Not within Groundwater Source Protection Zone. In Flood Zones 2 & 3.

Conclusion

This is a brownfield site which has an existing operation on part of it. Development would need to be enclosed in order to meet Dartford Borough Council Core Strategy's aims and objectives for this part of the borough.

Site 99
Broomway Ltd
Extension, Manor Way
Business Park,
Swanscombe

Minerals Site

Minerals only
 Secondary & Recycled Aggregates

Designations on Site

Air Quality Management Area

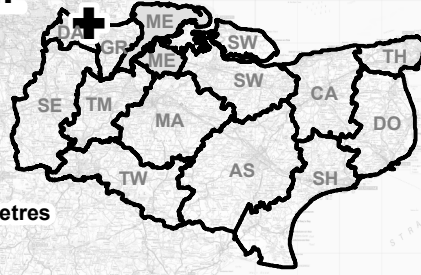
Designations Close to the site

Groundwater Source
 Protection Zone 3

Eastings 560661
 Northings 174908

Site Area (Hectares)
 0.9

Site Location

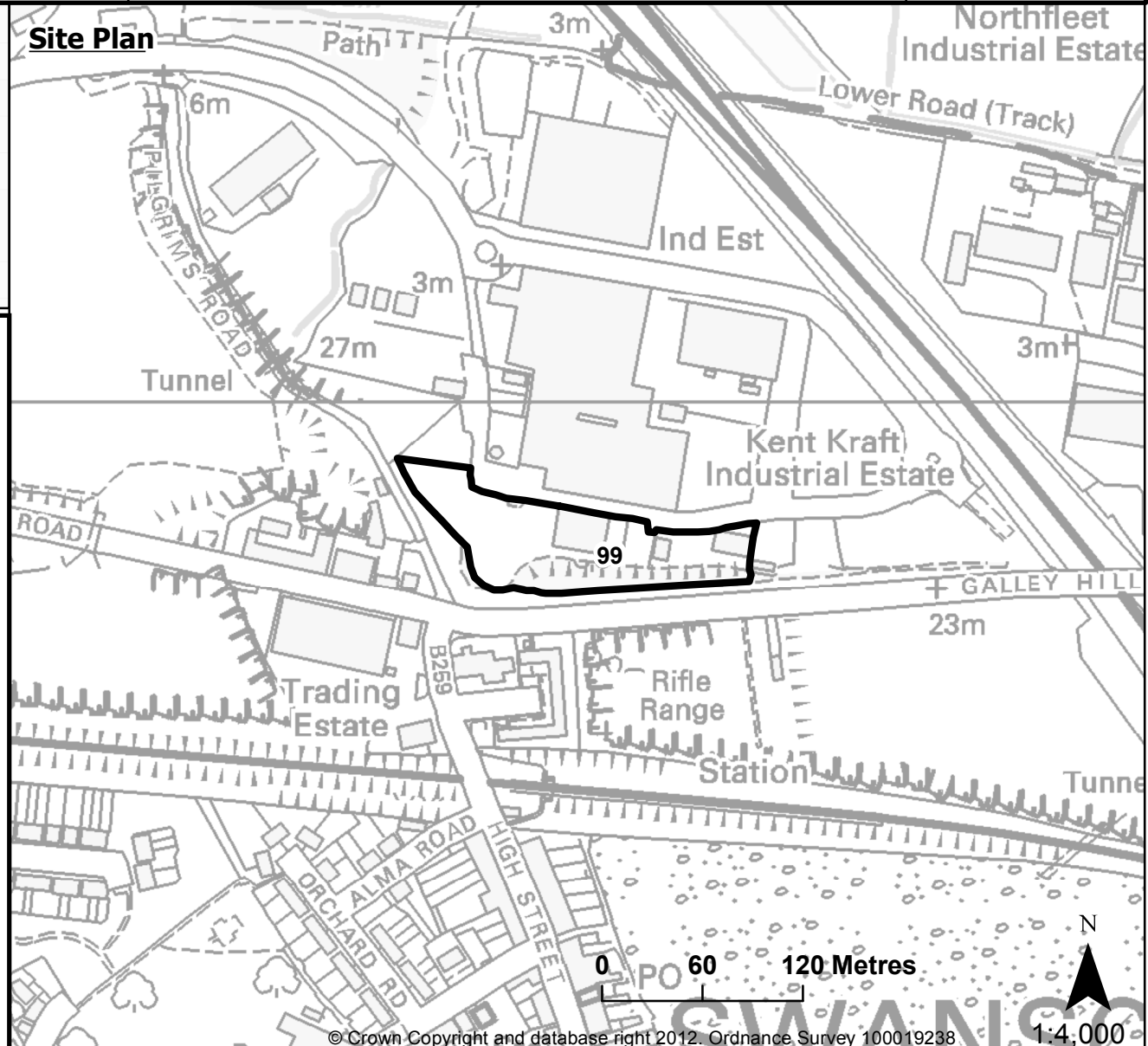


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Site Plan



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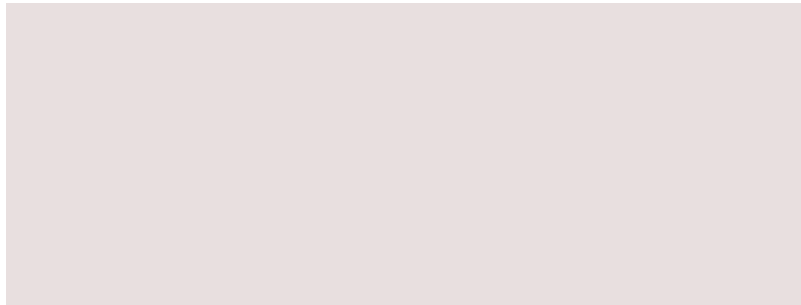
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Site Information

District/Borough	Dartford
Parish	Swanscombe & Greenhithe
Landowner	Broomway Limited
Operator	Lancebox Limited
Agent	Lee Evans Planning
Estimated Capacity	90,000 tonnes per annum
Life of Operation	Permanent
Access	Existing
Current Use	Construction and Demolition waste recycling

The development of this site will be supported subject to:- The need to enclose the development in order to meet the Dartford Core Strategy's aims and objectives for this part of Dartford.



Minerals Sites: Non Allocated

The following non-allocated sites are listed numerically by site reference number with a site map and a summary of the reasons why each site has not been allocated.

DRAFT

Site 3
Arnolds Lodge
Farm West,
East Peckham

Minerals Site

Sand and Gravel

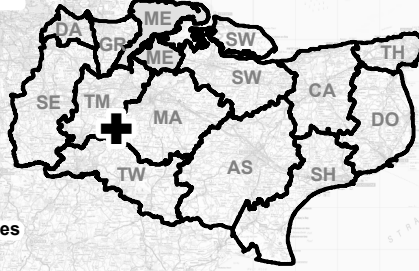
Designations on Site

Public Rights of Way
 Green Belt
 Regionally Important Geological/geomorphological Sites

Eastings 567483
Northings 149014

Site Area (Hectares)
15.0

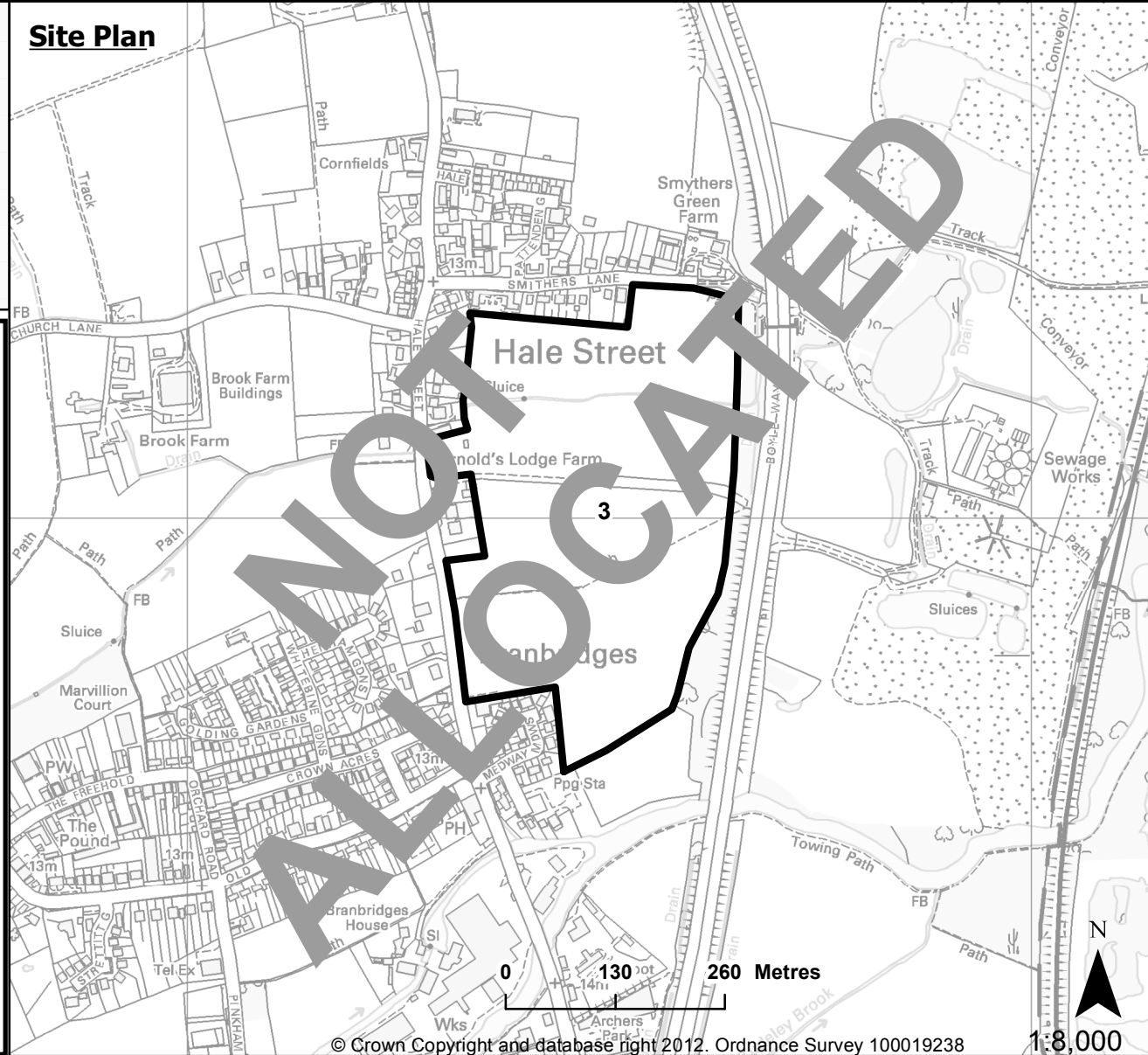
Site Location



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Site Plan



0 130 260 Metres

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Site Information

District/Borough	Tonbridge and Malling
Parish	East Peckham
Landowner	J Clubb Ltd
Operator	J Clubb Ltd
Estimated Output	82,500 tonnes per annum
Estimated Reserve	200,000 tonnes
Life of Operation	3 - 4 years
Access	Hayle Street onto Boyle Way

Reasons for not allocating site:-This site has been withdrawn by the operator as a permanent planning permission has been granted for the East Peckham mineral importation railhead facility. As part of that permission, the operator has agreed to reduce the amount of land-won aggregates that is extracted from this area with an eventual cessation of extraction of land-won sand and gravel at East Peckham Quarry.

Site 4
Woodfalls Farm,
Yalding

Minerals Site
 Sand and Gravel

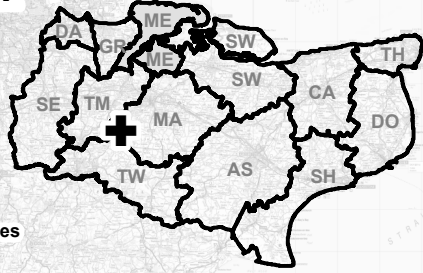
Designations on Site
 Local Wildlife Sites

Designations Close to the site
 Public Rights of Way
 Local Wildlife Sites

Eastings 568666
Northings 148992

Site Area (Hectares)
45.9

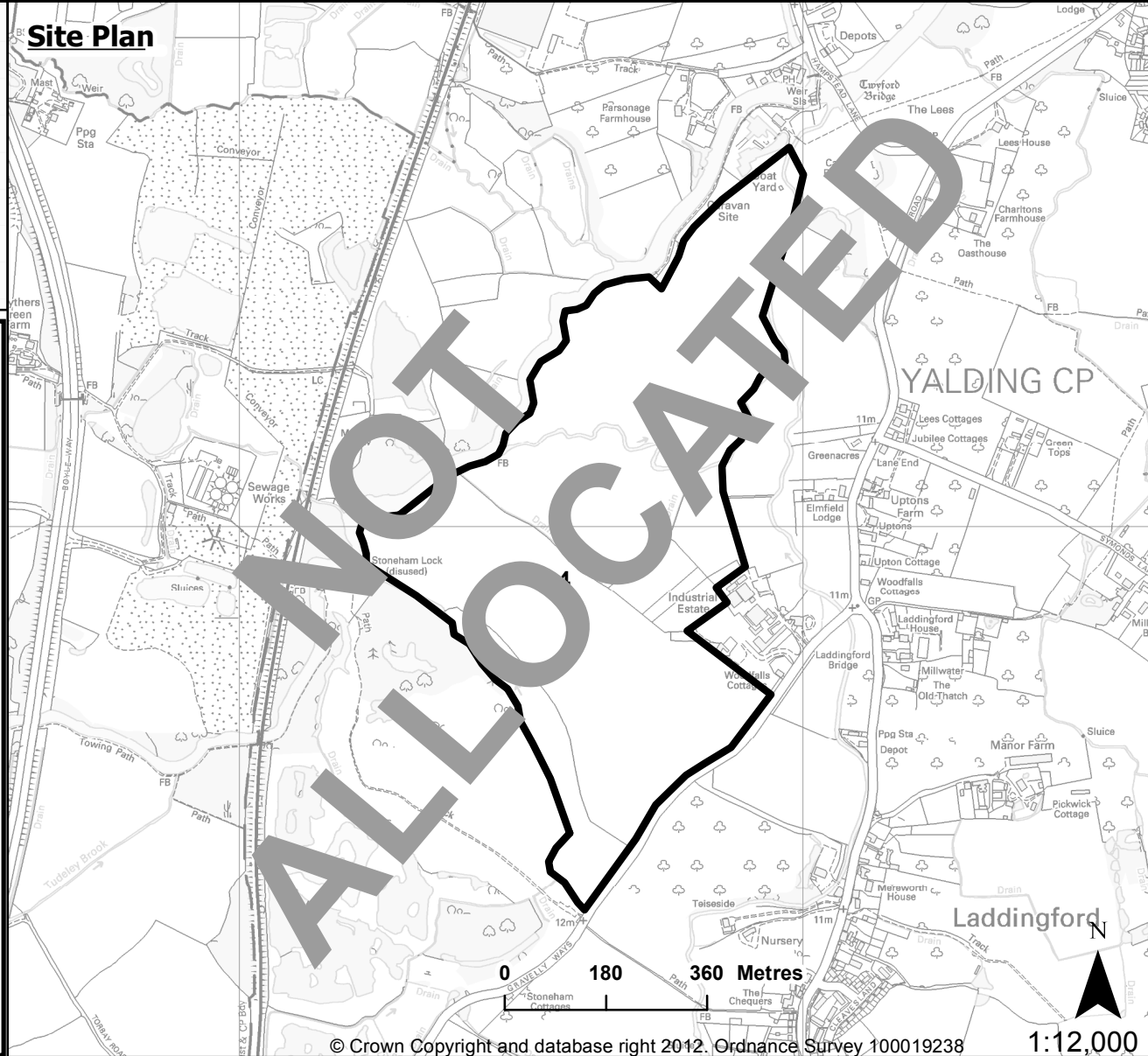
Site Location



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Site Plan



NOT ALLOCATED

Site Information

District/Borough	Maidstone
Parish	Yalding
Landowner	J Clubb Ltd
Operator	J Clubb Ltd
Estimated Output	82,500 tonnes per annum
Estimated Reserve	1,500,000 tonnes
Life of Operation	20 years
Access	Barged up river to existing processing plant

Reasons for not allocating site: It has been withdrawn by the operator as a permanent planning permission has been granted for the East Peckham mineral importation railhead facility. The operator has agreed to reduce the amount of land-won aggregates that is extracted from this area with an eventual cessation of extraction at East Peckham Quarry.

0 180 360 Metres

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Site 5
Filston Lane,
Shoreham

Minerals Site
 Sand and Gravel

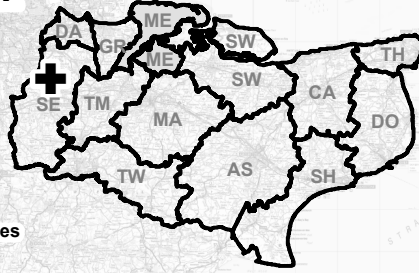
Designations on Site
 Green Belt
 Area of Outstanding Natural Beauty
 Groundwater Source
 Protection Zones 2 and 3

Designations Close to the site
 Public Rights of Way

Eastings 551951
 Northings 161224

Site Area (Hectares)
 7.2

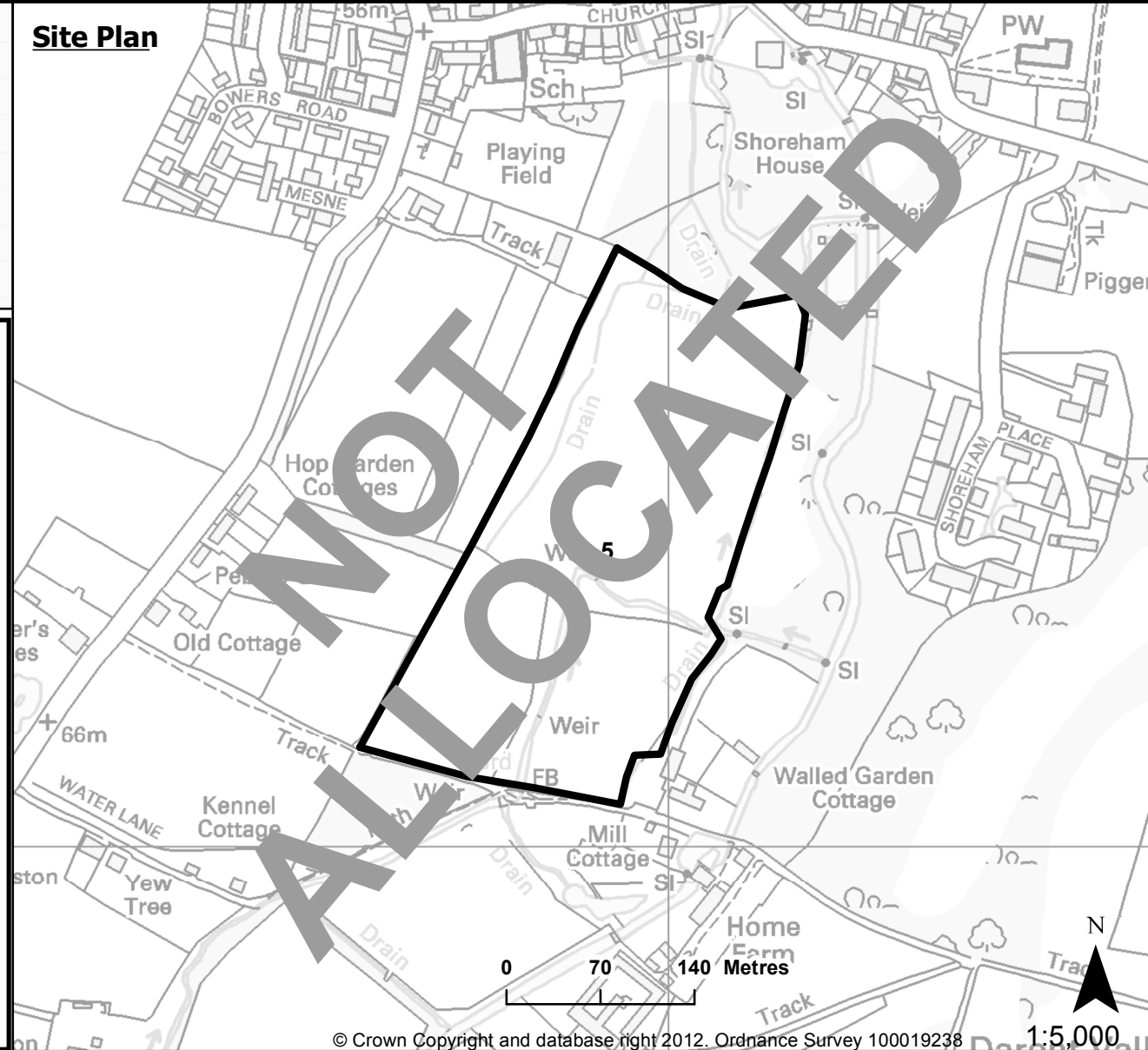
Site Location



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Site Plan



0 70 140 Metres

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Site Information

District/Borough	Sevenoaks
Parish	Shoreham
Landowner	J Clubb Ltd
Operator	J Clubb Ltd
Estimated Output	No details provided
Estimated Reserve	600,000 tonnes
Life of Operation	No details provided
Access	No details provided

Reasons for not allocating site:-This site lies in the Kent Downs AONB and in the Green Belt. Whilst mineral extraction need not be incompatible with the designation criteria for the Green Belt, mineral extraction here is unlikely to meet the 'exceptional circumstances' required under the NPPF regarding development in an AONB. There are other proposed sand and gravel sites which are not within the Kent Downs AONB, which are preferable. Also the site is not suitable due to poor highway access from the rural lane network.

Site 7
Hermitage Quarry
Westerly Extension,
Hermitage Lane,
Aylesford

Minerals Site

Crushed Rock

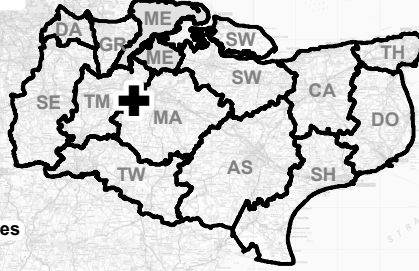
Designations on Site

Ancient Woodland
 Local Wildlife Site
 Public Rights of Way
 Groundwater Source Protection Zone 3

Eastings 571681
Northings 155631

Site Area (Hectares)
33.1

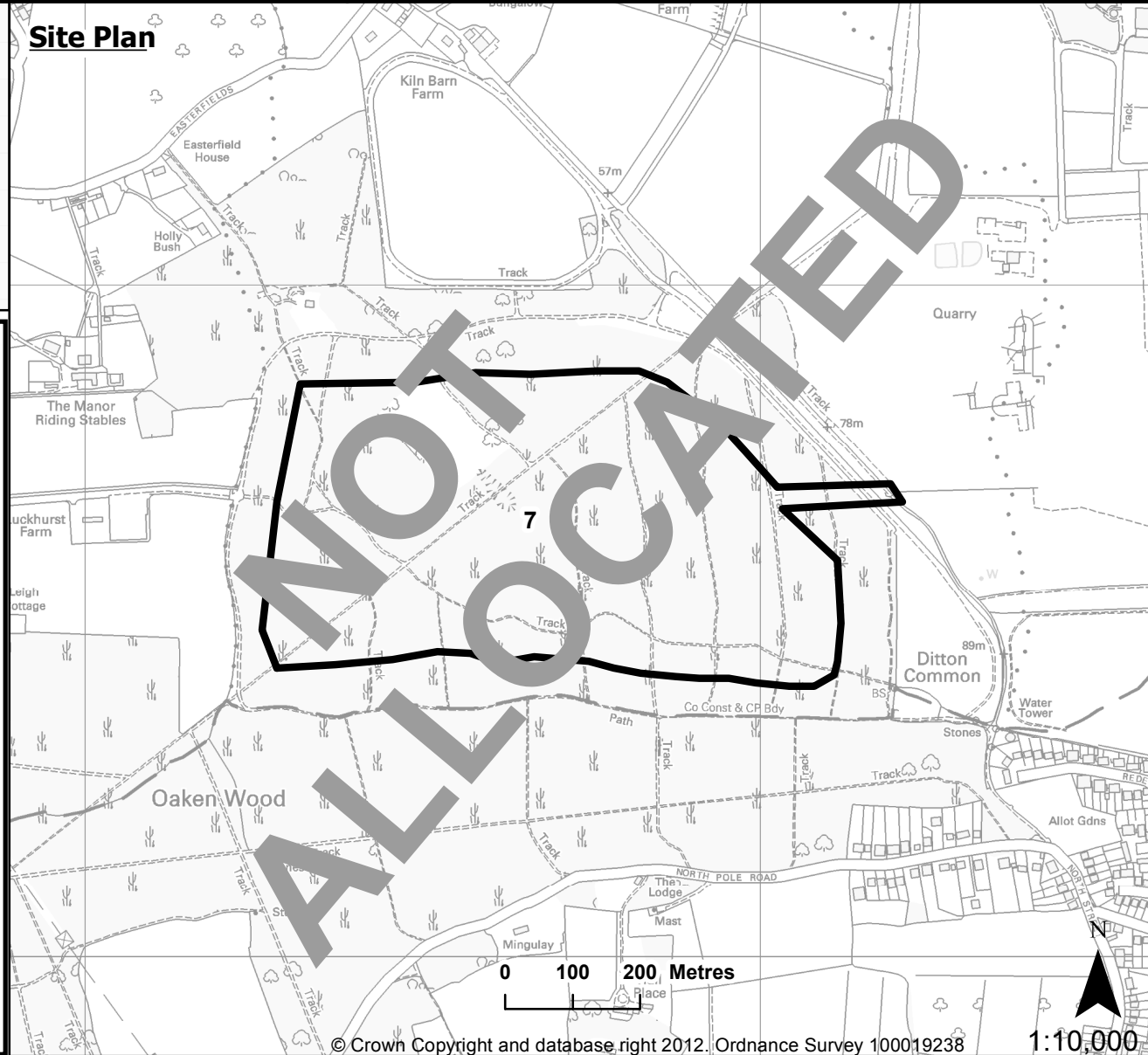
Site Location



0 10 20 Kilometres

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Site Plan



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Site Information

District/Borough	Tonbridge and Malling
Parish	Ditton
Landowner	Gallagher Aggregates Ltd
Operator	Gallagher Aggregates Ltd
Agent	Civitas Planning Ltd
Estimated Output	No details provided
Estimated Reserve	16 million tonnes
Life of Operation	No details provided
Proposed Restoration	Native woodland
Access	Existing quarry access
Current Use	Ancient woodland

Reasons for not allocating site:-The landbank of consented reserves of ragstone is more than sufficient for the plan period; no site allocations for crushed rock sites are necessary. However, it is acknowledged that there are technical and competition issues with the majority of the crushed rock reserves being held in one large site. These issues will be addressed through a policy in the Core Strategy.

Site 8
Chelsfield
Ammunition Depot,
Badgers Mount,
Shoreham

Minerals/ Waste Site

Secondary & Recycled Aggregates

Designations on Site

Green Belt
 Area of Outstanding Natural Beauty
 Local Wildlife Site
 Ancient Woodland
 Groundwater Source Protection Zone 3

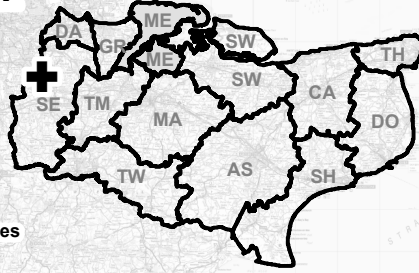
Designations Close to the site

Public Rights
 of Way

Eastings 549902
Northings 161778

Site Area (Hectares)
19.5

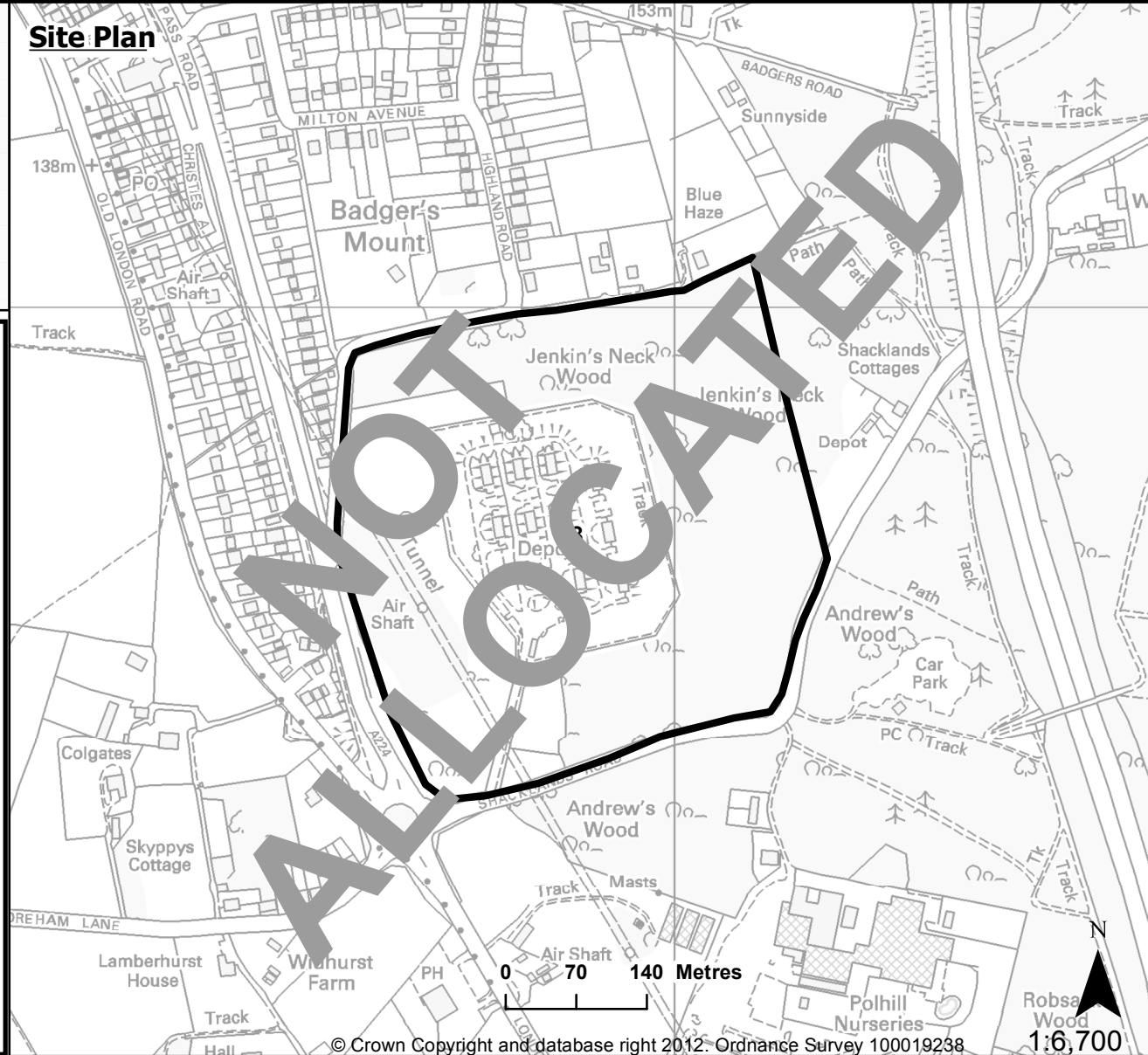
Site Location



0 10 20 Kilometres

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Site Plan



Site Information	
District/Borough	Sevenoaks
Parish	Shoreham and near to Halstead
Landowner	F M Conway Ltd
Operator	F M Conway Ltd
Estimated Capacity	No details provided
Life of Operation	No details provided
Access	Existing entrance onto Shackland Road
Current Use	Former MOD storage site

Reasons for not allocating site:-This is in the Green Belt and AONB and is surrounded on three sides by ancient woodland which is also a LWS. The decision notice for an appeal into a Sevenoaks Council Lawful Use Certificate for this site has recently been published; the appeal was allowed. The inner part of this site therefore has B8 use (storage or distribution uses). However, the use of this site for aggregate recycling would be a change from the lawful use and there are other proposed sites in Kent outside the Green Belt and AONB which are preferable.

0 70 140 Metres

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1:6,700

Site 10
Charing
Pluckley Road

Minerals Site

Soft Sand

Designations on Site

Public Rights of Way
 Groundwater Source
 Protection Zone 2

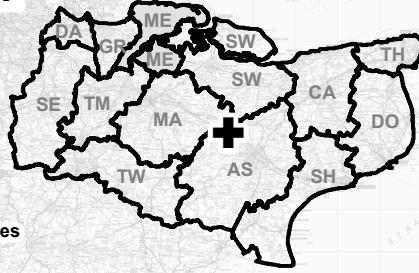
Designations Close to the site

Groundwater Source
 Protection Zone 1

Eastings 594107
Northings 148341

Site Area (Hectares)
10.5

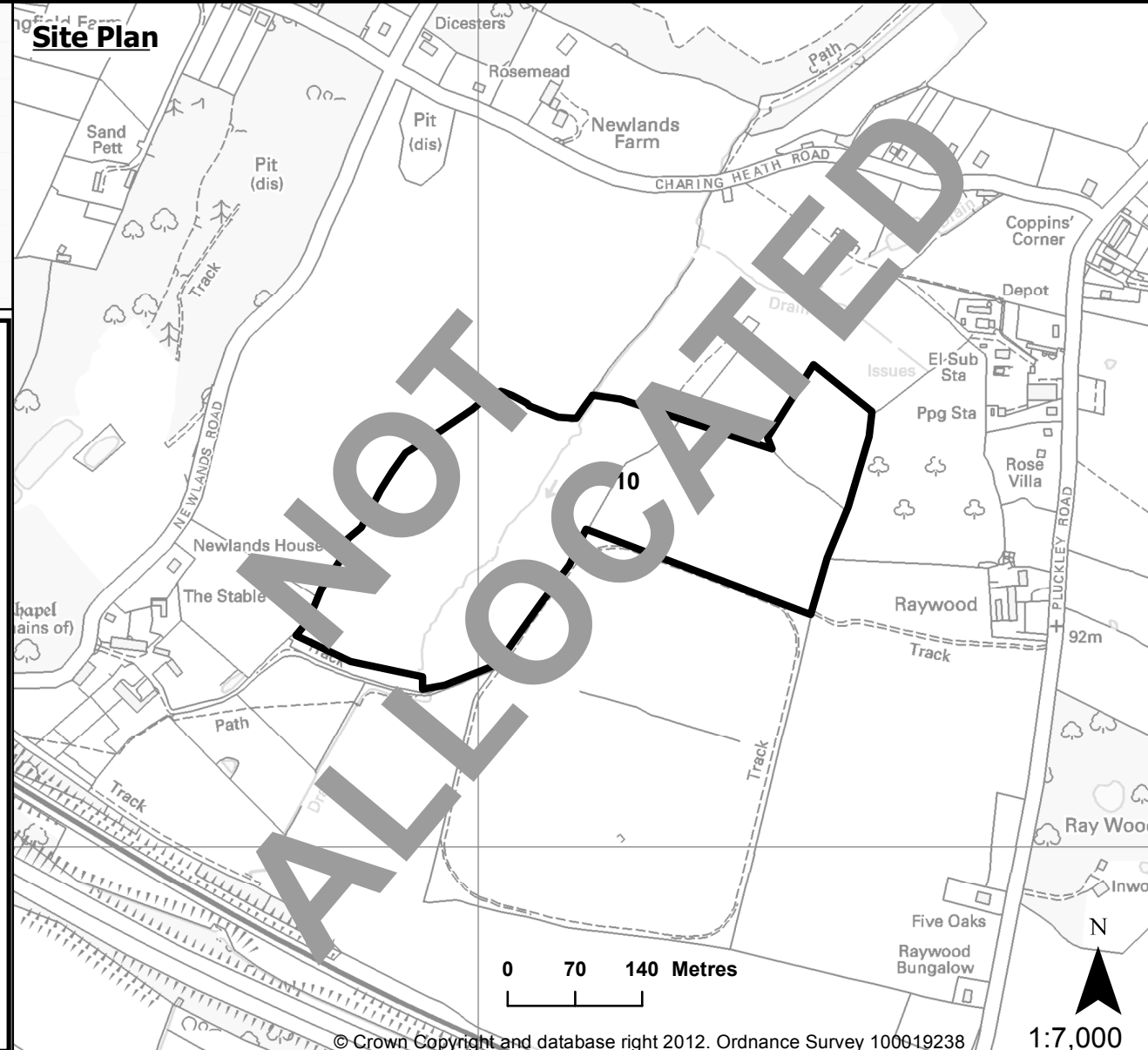
Site Location



0 10 20 Kilometres

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Site Plan



0 70 140 Metres

© Crown Copyright and database right 2012. Ordnance Survey 100019238

1:7,000

Site Information

District/Borough	Ashford
Parish	Charing
Landowner	Mr J Lam
Agent	Carter Jones LLP
Estimated Output	120,000 tpa
Estimated Reserve	2 million tonnes
Life of Operation	15 years
Access	Onto Pluckley Road

Reasons for not allocating site:- (1) This site is not a preferred option as there are other proposed soft sand sites in the locality which can offer better solutions for the routing of lorries to and from the extraction sites onto the A20. The preferred option sites avoid the need to route lorries through local villages. (2) The site has been withdrawn from the silica sand sites section of the plan by the operator. There is no technical information available to support its suitability for use for industrial/silica sand requirements.

Site 12
Newington
Industrial Estate,
London Road,
Newington

Minerals/ Waste Site

Secondary & Recycled Aggregates

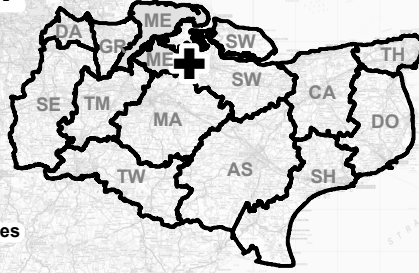
Designations on Site

Public Rights of Way
 Groundwater Source Protection Zones 2 and 3

Eastings 584902
Northings 164857

Site Area (Hectares)
11.0

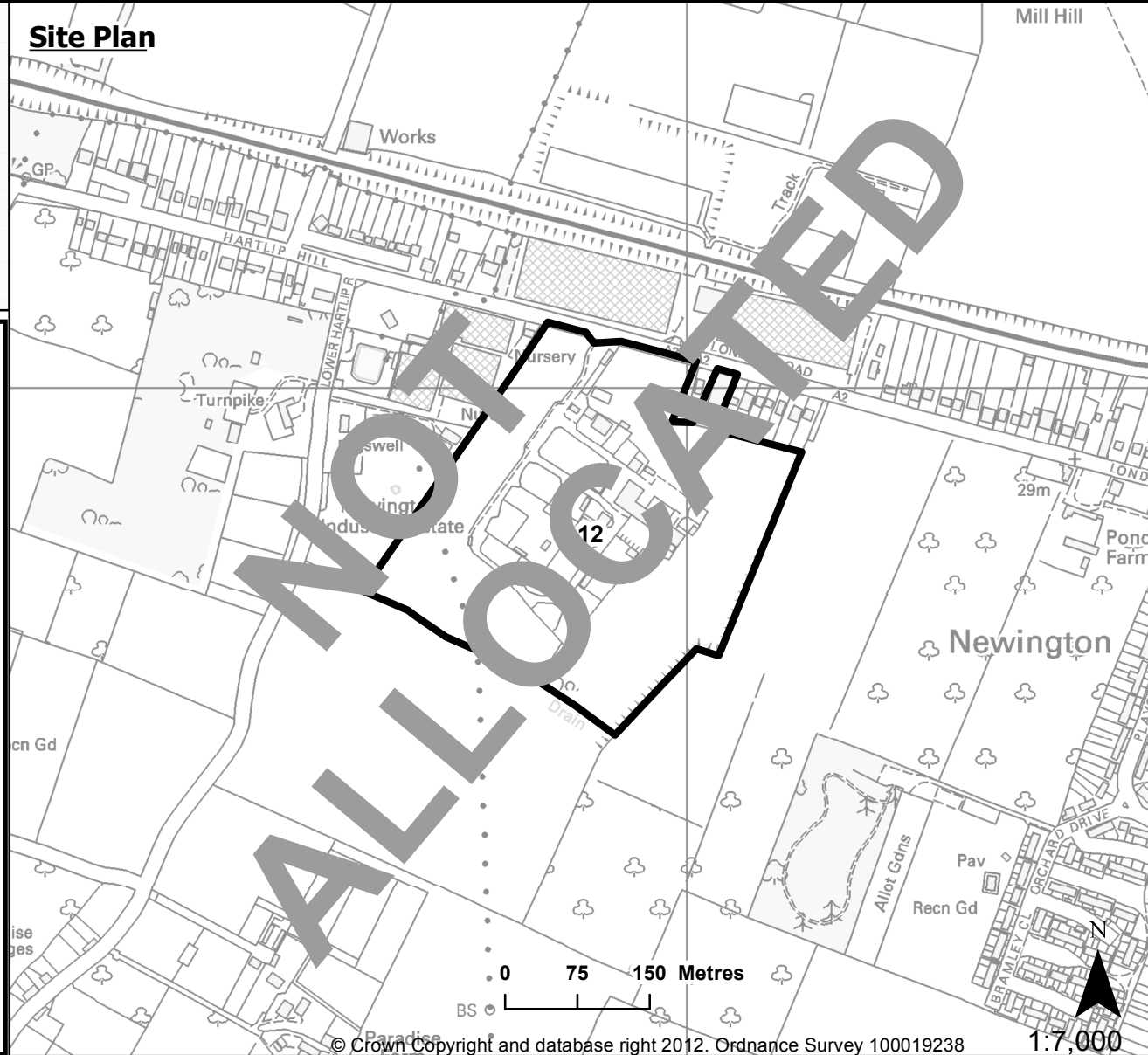
Site Location



0 10 20 Kilometres

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Site Plan



Site Information	
District/Borough	Swale
Parish	Newington and Hartlip
Landowner	W.T. Lamb Properties
Operator	No details provided
Agent	Fallowbond Limited
Estimated Capacity	50,000 tpa
Life of Operation	No details provided
Access	Onto London Road
Current Use	Unused industrial estate area

Reasons for not allocating site:-The area around the existing industrial estate area is restored mineral working which makes it a greenfield site in part, which should not be developed when there are other suitable brownfield sites that can be developed elsewhere in Kent. If the area were reduced to just to the boundary of the existing site, an allocation would sterilise it from being developed for industrial uses which would not be in the best interest of the Kent economy. However, there is no need to allocate a specific site here as this can be covered by the Core Strategy policy which will identify industrial sites suitable for waste management uses; this would not then preclude this estate from being used for industrial uses.

0 75 150 Metres

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1:7,000

Site 16
Beacon Hill
Quarry, Charing

Minerals/ Waste Site

Chalk site with inert landfill

Designations on Site

Area of Outstanding Natural Beauty
 RIGS
 Local Wildlife Site
 Ancient Woodland
 Groundwater Source Protection Zone 3

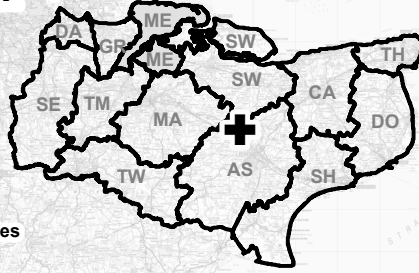
Designations Close to the site

Public Rights of Way

Eastings 597010
 Northings 149070

Site Area (Hectares)
9.2

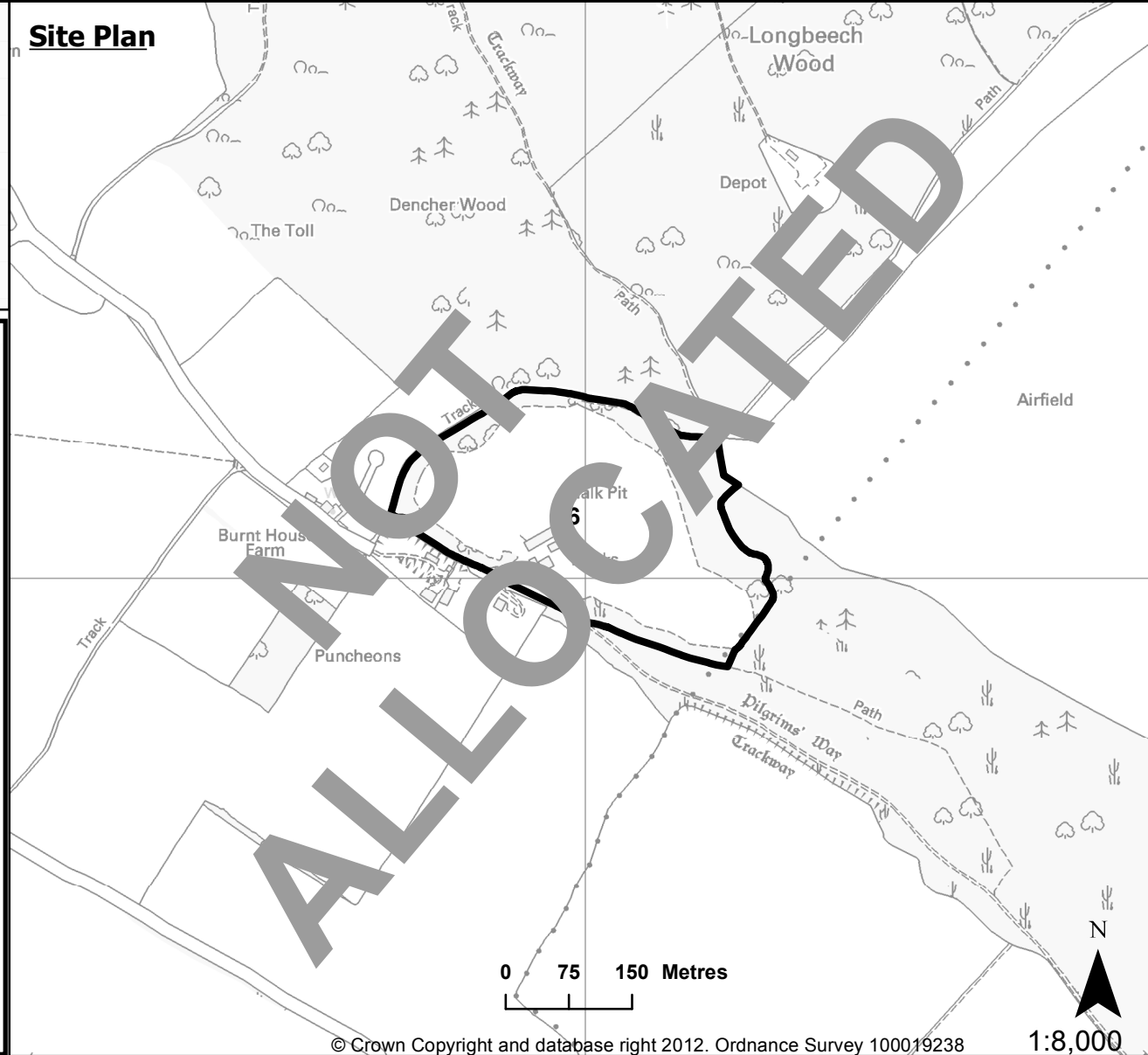
Site Location



0 10 20 Kilometres

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Site Plan



0 75 150 Metres

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1:8,000

Site Information

District/Borough	Ashford
Parish	Charing and Westwell
Landowner	John Bourne & Co Ltd
Operator	John Bourne & Co Ltd
Estimated Output	40,000 tpa
Estimated Reserve	650,000 tonnes
Life of Operation	20 years
Access	Existing

Reasons for not allocating site:- It is within the Kent Downs AONB and LWS. The proposed access road onto the A252 would cut through ancient woodland which is also a LWS, impact upon adjacent residential properties and impact on two ancient trackways as well as possible manorial boundary markers. An extension to a chalk extraction site in this sensitive location is unlikely to meet the NPPF test of 'exceptional circumstances' when alternative sources of chalk exist in the County. There is a potentially significant impact that this proposal will have on springs which are down gradient and domestic abstractions which could be impacted by deterioration in groundwater quality.

Site 25
Ham Farm,
Faversham

Minerals Site

Sand and Gravel

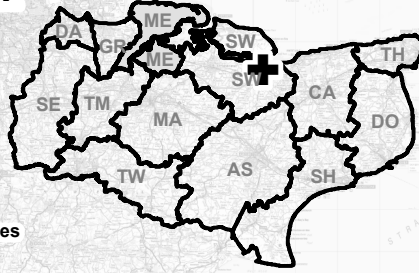
Designations on Site

Public Rights of Way
 Site of Special Scientific Interest
 Special Protection Area
 Ramsar Site

Eastings 602306
Northings 163262

Site Area (Hectares)
21.7

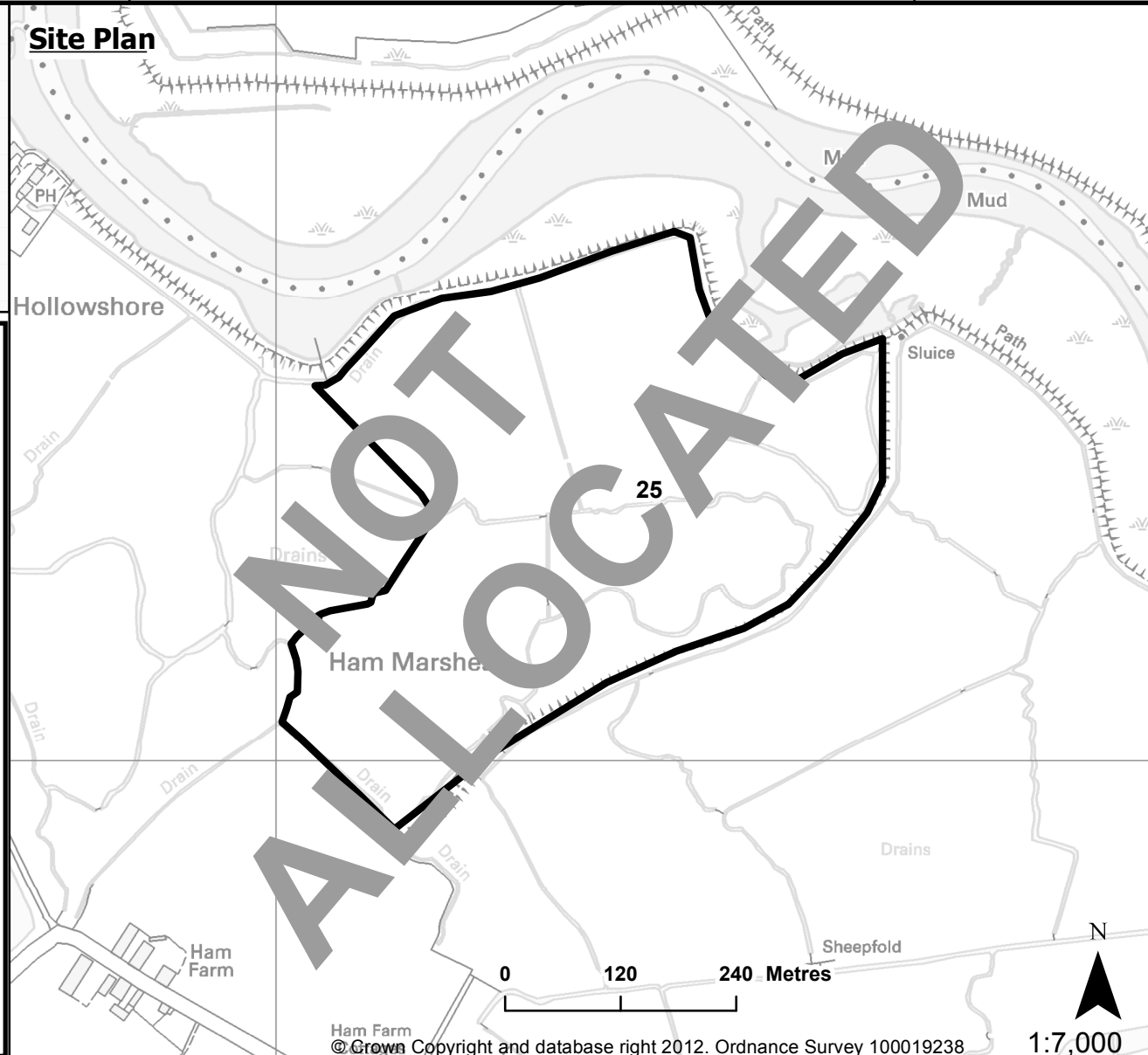
Site Location



0 10 20 Kilometres

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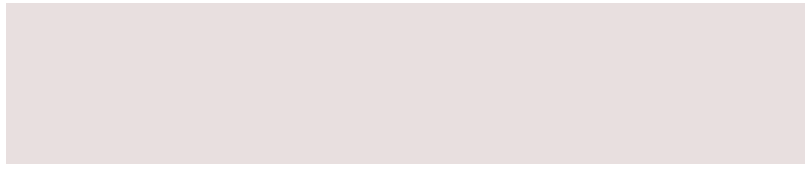
Site Plan



Site Information

District/Borough	Swale
Parish	Faversham
Landowner	Colonel GBH Wheler Will Trust
Operator	Brett Aggregates Limited
Estimated Output	40,000 tpa
Estimated Reserve	1 million tonnes
Life of Operation	1 year
Access	Existing

Reasons for not allocating site:- It was proposed for an extension to the existing quarry with subsequent infilling with inert waste. However, the sand and gravel deposit underlying the site was subsequently determined as uneconomic and the operator requested to withdraw the site from consideration.



Ham Farm
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1:7,000

Site 26
Hollowshore,
Faversham

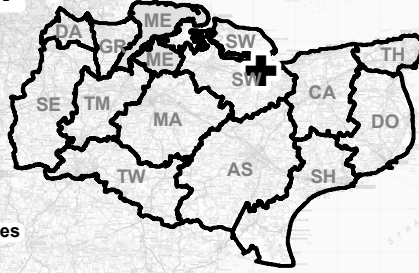
Minerals Site
 Sand and Gravel

Designations on Site
 Public Rights of Way
 Site of Special Scientific Interest
 Special Protection Area
 Ramsar Site

Eastings 601820
Northings 163232

Site Area (Hectares)
25.2

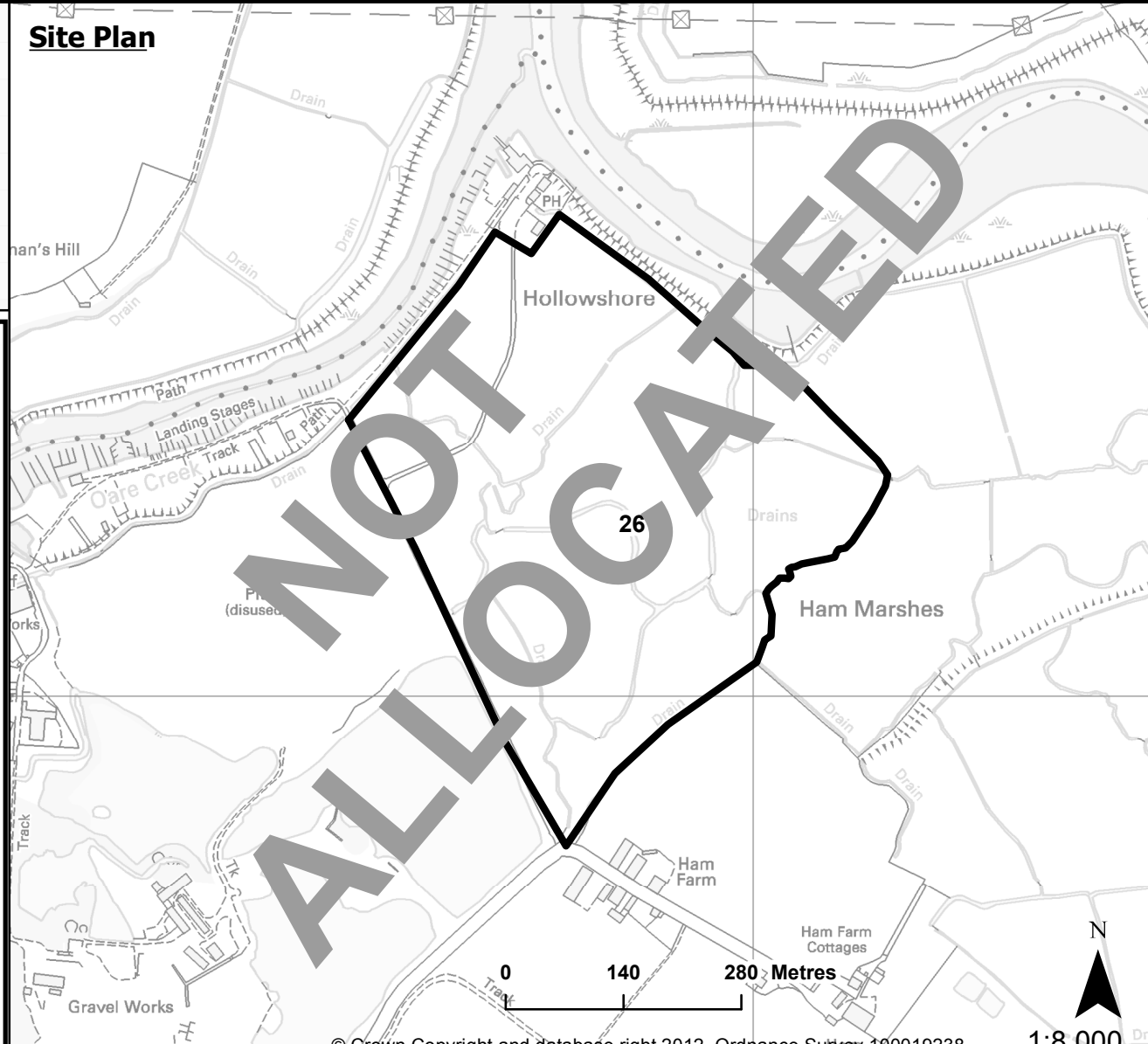
Site Location



0 10 20 Kilometres

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Site Plan



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1:8,000

Site Information

District/Borough	Swale
Parish	Faversham
Landowner	Colonel GBH Wheler Will Trust
Operator	Brett Aggregates Ltd
Agent	Dalcour Maclaren
Estimated Output	150,000tpa
Estimated Reserve	1.15 million tonnes
Life of Operation	7.7 years
Access	Dump truck to existing quarry

Reasons for not allocating site:-It forms a part of the Swale Estuary and Marshes SPA/ Ramsar site. Sand and gravel extraction will damage or destroy the Ramsar features on site and significantly disturb the SPA bird interest. There are alternative sites available. The inclusion of this site as a preferred option would not meet the requirements of the Conservation of Habitats and Species Regulations 2010.

Site 45
Dunbrik Depot,
Sundridge

Minerals Site

Secondary & Recycled Aggregates

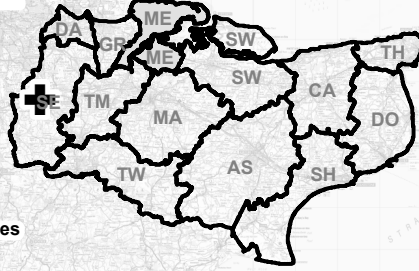
Designations on Site

Green Belt
 Area of Outstanding Natural Beauty
 Groundwater Source Protection Zone 3

Eastings 549397
 Northings 155901

Site Area (Hectares)
 0.7

Site Location

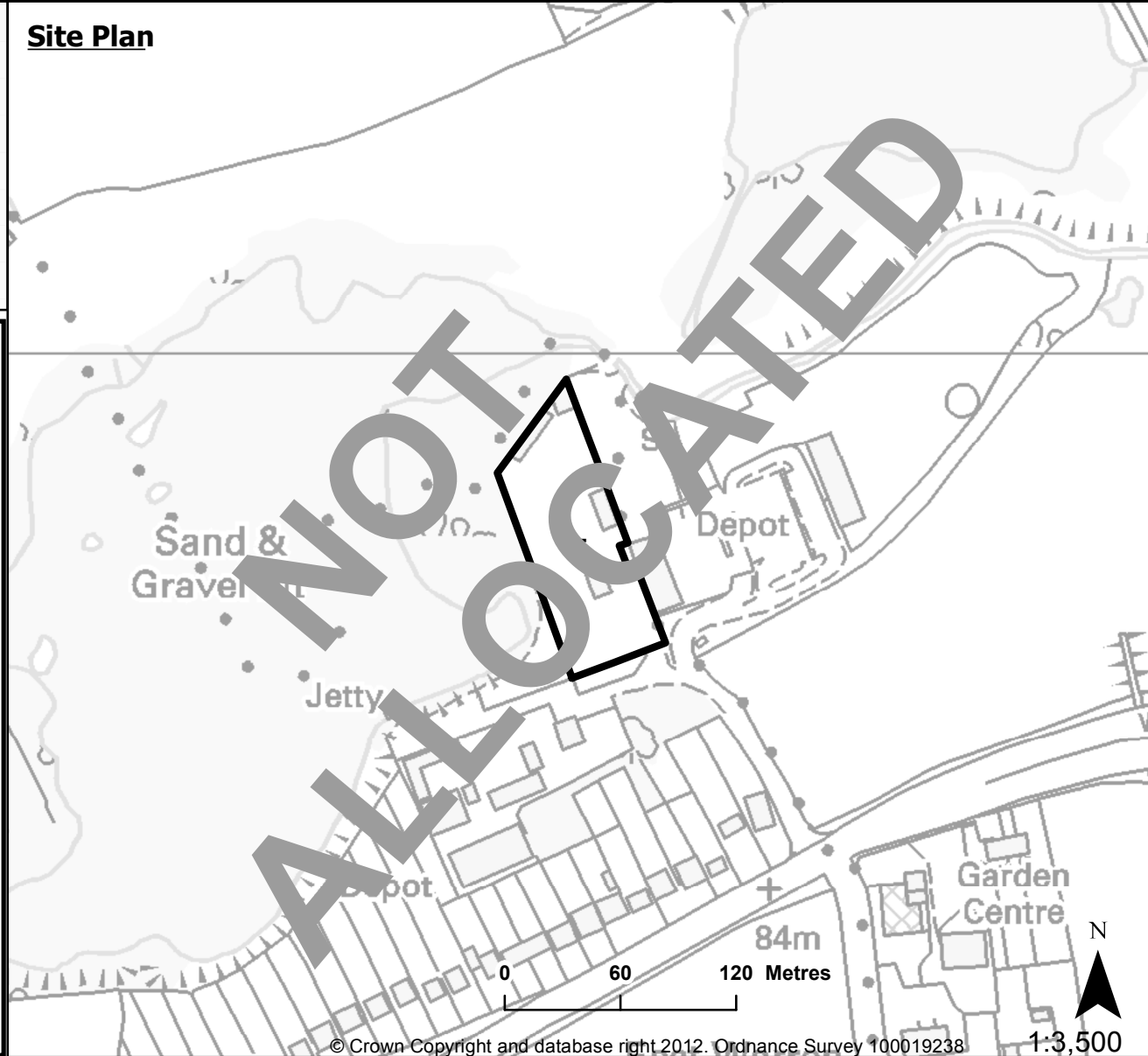


0 10 20 Kilometres



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Site Plan



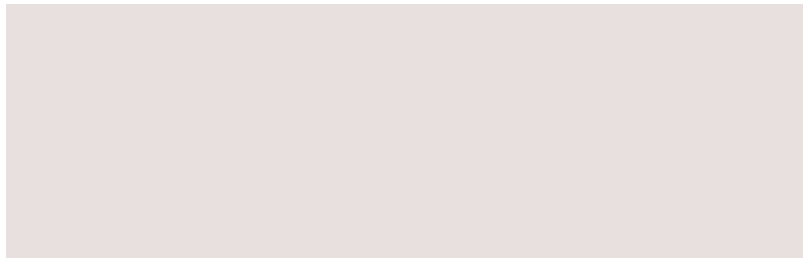
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1:3,500

Site Information

District/Borough	Sevenoaks
Parish	Sundridge with Ide Hill
Landowner	O'Keefe Construction Ltd
Operator	O'Keefe Construction Ltd
Agent	SLR Consulting Ltd
Estimated Capacity	50,000 tpa
Life of Operation	No details provided
Access	Existing
Current Use	Builder's yard

Reasons for not allocating site:-This site is within the Green Belt and AONB and the use for aggregate recycling would be a change from the existing use. There are other, suitable, better located sites outside the AONB and Green Belt.



Site 50
Ightham Sand
Pit Western Extension

Minerals/ Waste Site

Soft Sand with inert landfill

Designations on Site

Green Belt
 Area of Outstanding Natural Beauty
 Historic Parks Gardens
 Groundwater Source
 Protection Zone 3

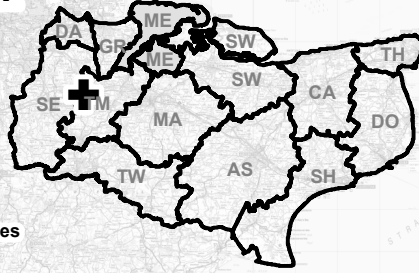
Designations Close to the site

Listed Building

Eastings 559772
 Northings 157500

Site Area (Hectares)
 10.2

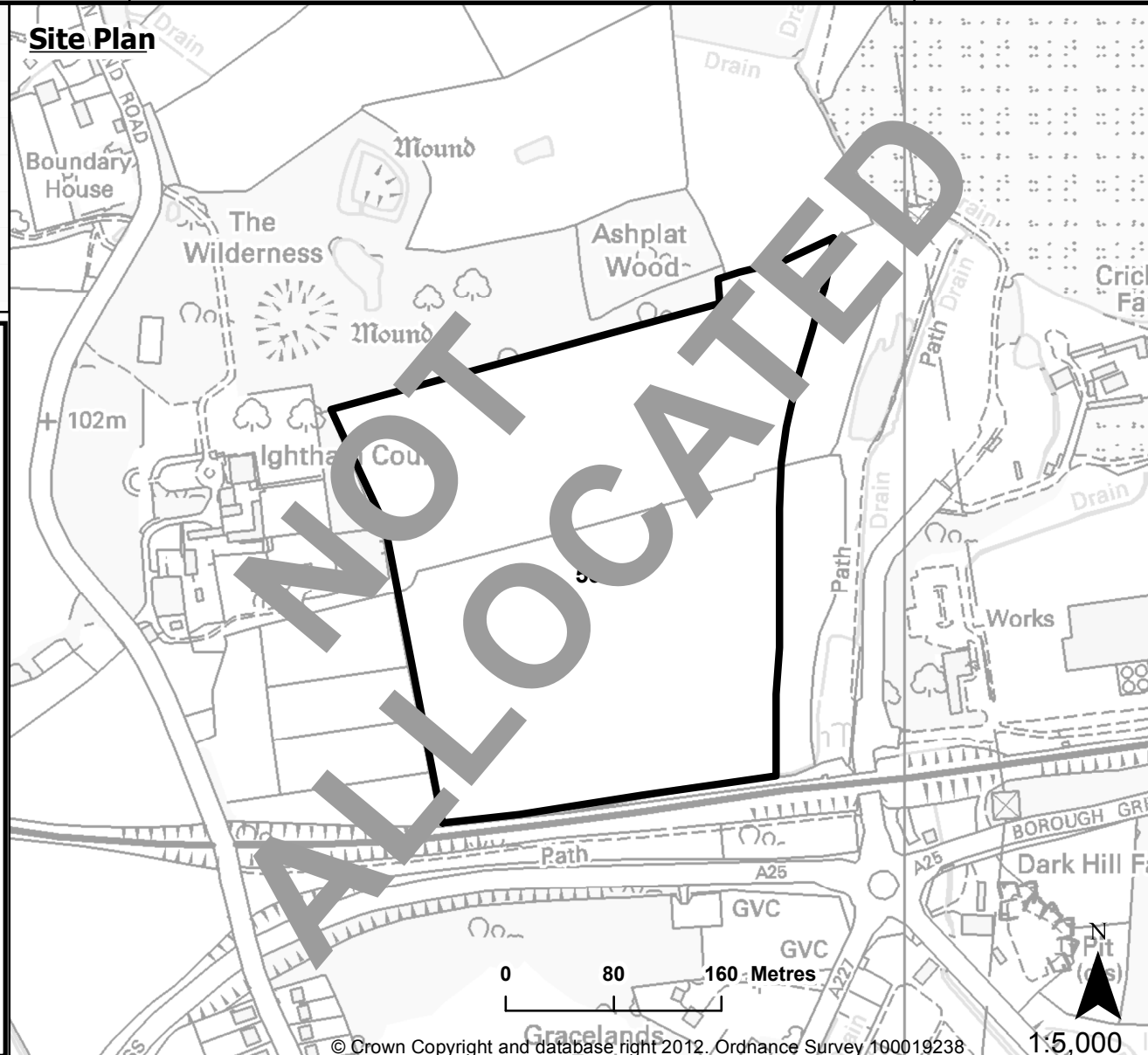
Site Location



0 10 20 Kilometres

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Site Plan



0 80 160 Metres

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1:5,000

Site Information

District/Borough	Tonbridge and Malling
Parish	Ightham
Landowner	H&H UK Ltd
Operator	H&H UK Ltd
Agent	Peer Spanner
Estimated Output	48,000 tonnes per annum
Estimated Reserve	4,000,000 tonnes
Life of Operation	Not known
Access	Existing H&H blockworks entrance

Reasons for not allocating site:- This quarry extension is situated within the Kent Downs AONB and part of the site forms a part of a Historic Park and Garden. Quarrying here would substantially affect the Park and Garden and adjoining Listed Building (Ightham Court). Mineral extraction here is unlikely to meet the 'exceptional circumstances' required under NPPF. This states that, 'Local Planning Authorities should, as far as is practical, ensure sufficient levels of permitted reserves are available from outside...Areas of Outstanding Natural Beauty...' There are other proposed soft sand sites which are not within the Kent Downs AONB which are preferable.

Site 52
Adjacent Weatherlees
Wastewater Treatment
Works, Cliffsend,
Minster

Minerals/ Waste Site

Secondary & Recycled Aggregates

Designations on Site

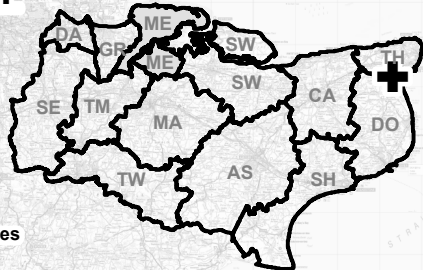
Designations Close to the site

Site of Special Scientific Interest
 Ramsar Site
 Local Wildlife Site

Eastings 633193
Northings 162564

Site Area (Hectares)
9.2

Site Location

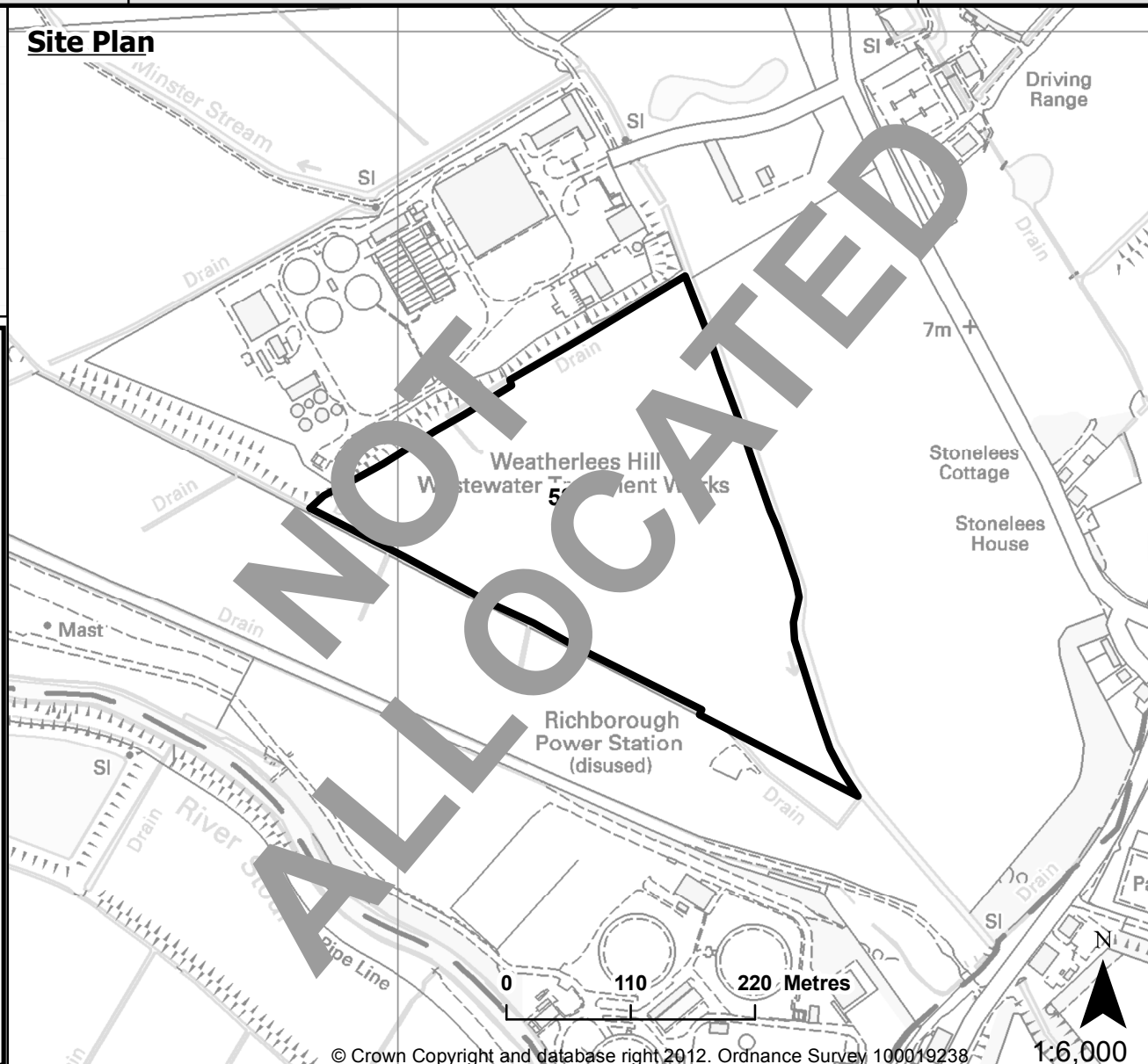


0 10 20 Kilometres

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1:1,832,193

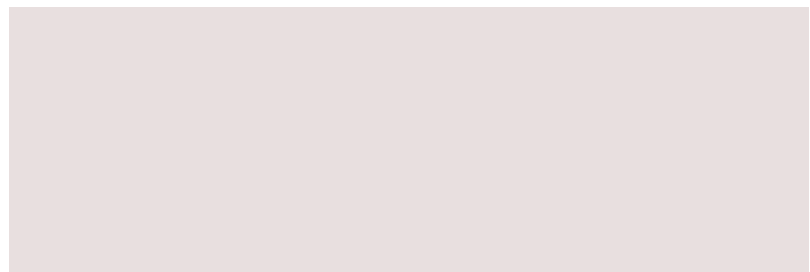
Site Plan



Site Information

District/Borough	Thanet
Parish	Minster
Landowner	JB Pace, AR Pace & PC Pace
Operator	Thanet Waste Services
Agent	Lee Evans Planning
Estimated Output	No details
Estimated Reserve	Not applicable
Life of Operation	No details
Access	No details

Reasons for not allocating site:-The site is adjacent to SSSI and near a Ramsar site. It is a green-field site which should not be developed whilst there are brownfield sites elsewhere in Kent.



0 110 220 Metres

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1:6,000

Site 56
Hegdale Quarry,
Challock

Minerals Site

Chalk
 Secondary & Recycled Aggregates

Designations on Site

Area of Outstanding Natural Beauty
 Groundwater Source
 Protection Zone 2

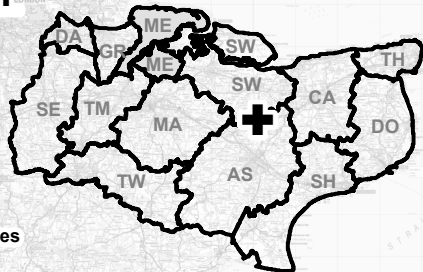
Designations Close to the site

Ancient Woodland

Eastings 601071
 Northings 152582

Site Area (Hectares)
 2.0

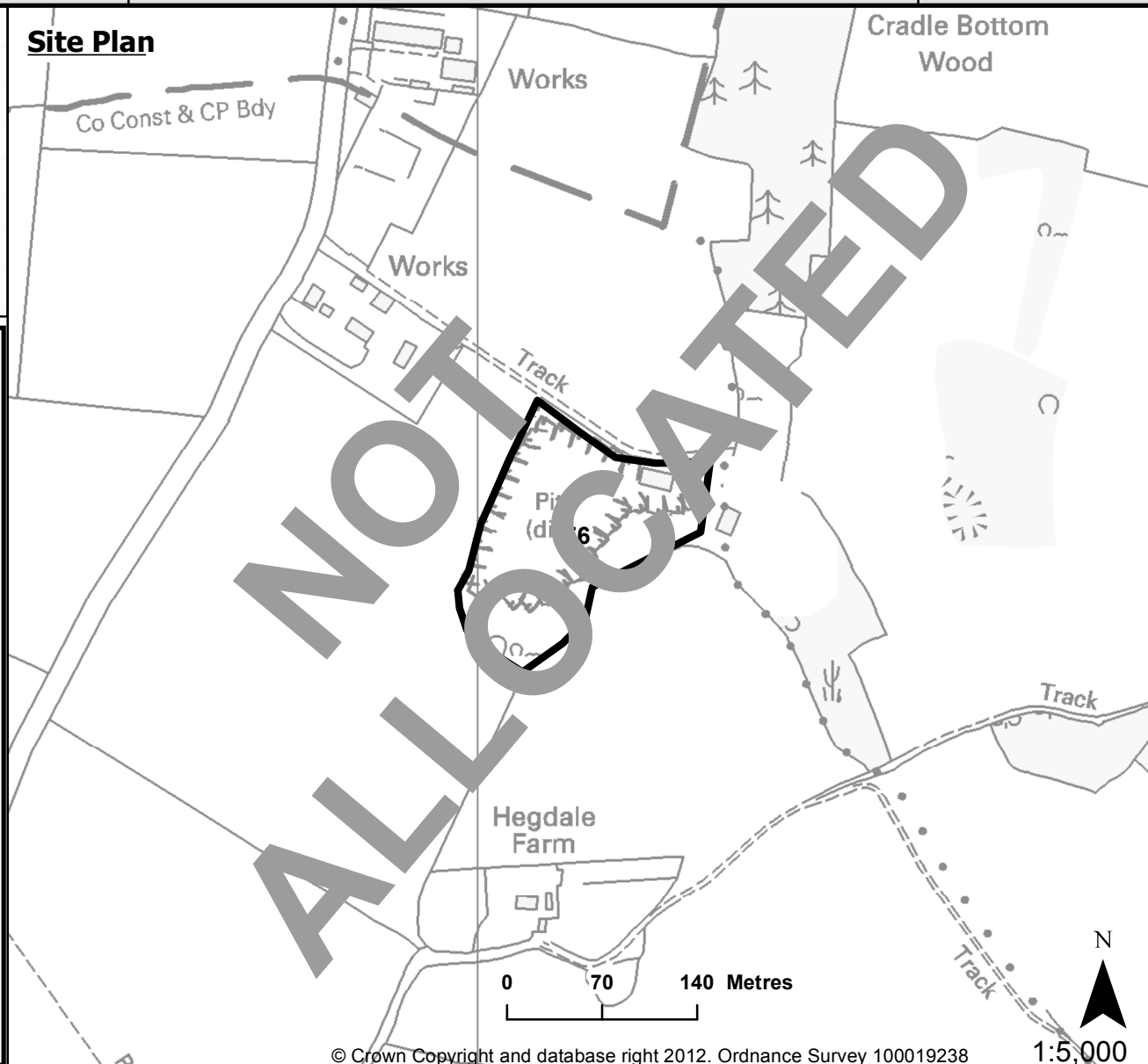
Site Location



0 10 20 Kilometres

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Site Plan



Site Information

District/Borough	Ashford
Parish	Challock
Landowner	R H Ovenden Ltd
Operator	R H Ovenden Ltd
Estimated Output	No details provided
Estimated Reserve	No details provided
Life of Operation	5 - 10 years
Access	Existing

Reasons for not allocating site:-It is within the Kent Downs AONB and adjacent to an area of ancient woodland. It has an agreed scheme of working and restoration requiring the restoration of the adjacent valley feature removing some 10,000m3 of spoil tipped without planning permission. An extension to a chalk extraction site in this sensitive location is unlikely to meet the NPPF test of 'exceptional circumstances' when alternative sources of chalk exist in the County. The site is also sensitive given its proximity to the chalk aquifer.

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1:5,000

Site 62
Newlands Farm,
Charing Heath Road,
Charing

Minerals Site

1. Soft Sand
2. Silica Sand
(see text below)

Designations on Site

Public Rights of Way
 Groundwater Source
 Protection Zones 1,2 and 4

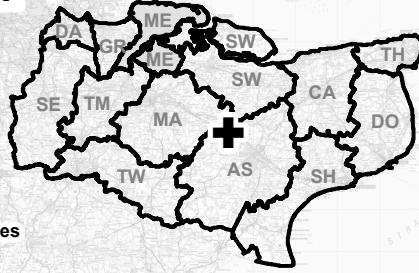
Designations Close to the site

Local Wildlife Site

Eastings 594088
Northings 148543

Site Area (Hectares)
23.9

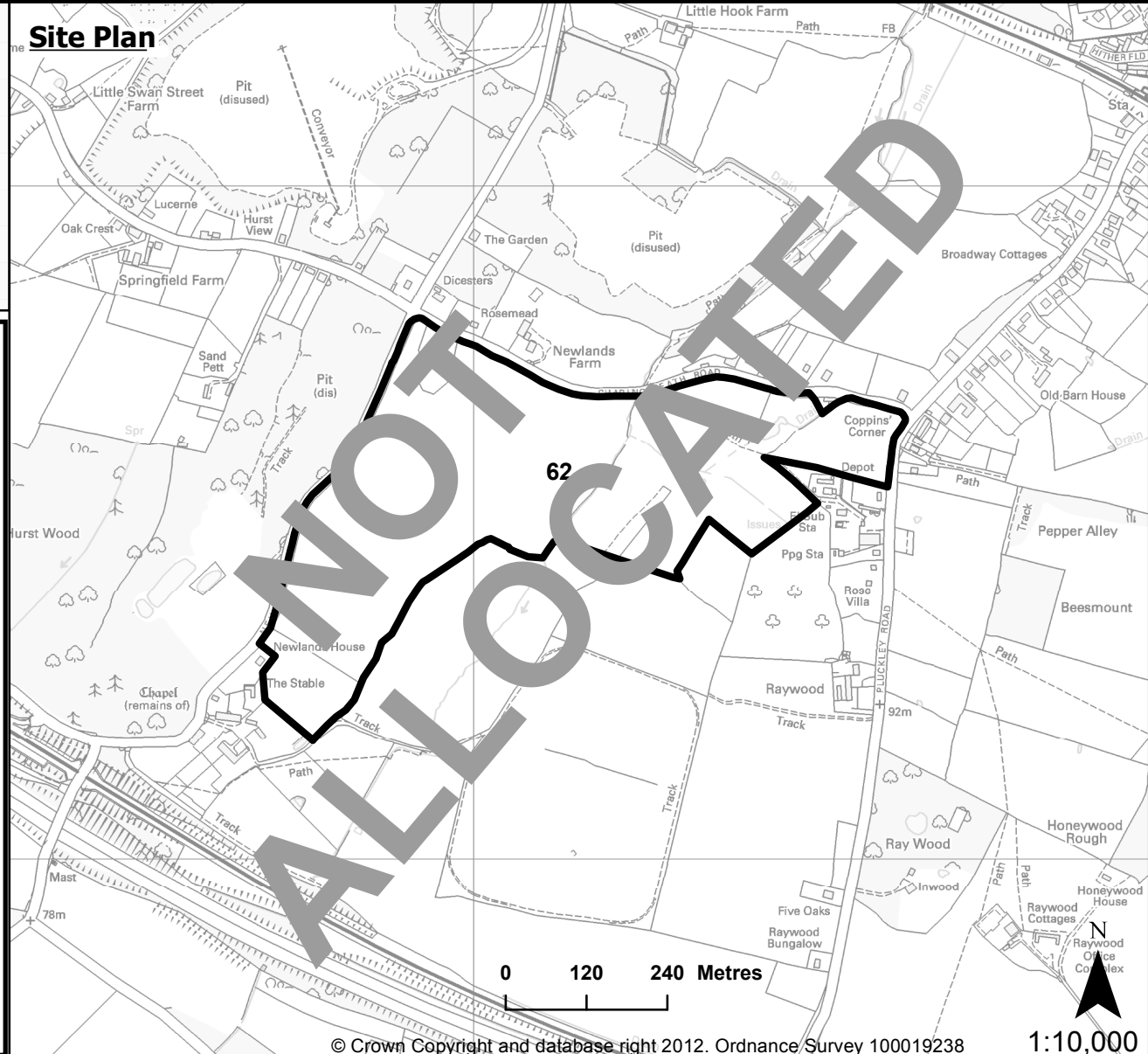
Site Location



0 10 20 Kilometres

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Site Plan



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1:10,000

Site Information

District/Borough	Ashford
Parish	Charing
Landowner	Cemex
Operator	Cemex
Estimated Output	180,000tpa
Estimated Reserve	2.796 million tonnes
Life of Operation	14 years
Access	via Hook Lane or Charing Heath Road

1. Reasons for not allocating site:-There are other proposed soft sand sites in the locality which can offer better solutions for the routing of lorries to and from the extraction site onto the A20. The preferred option sites avoid the need to route lorries through local villages.

2. Reasons for not allocating site:-This site has been withdrawn from the silica sand sites section by the operator. There is no technical information available to support its suitability for use for industrial/silica sand requirements.

Site 69
Burleigh Farm,
Charing Heath Road,
Charing, Ashford

Minerals Site

Soft Sand

Designations on Site

Public Rights of Way
 Groundwater Source
 Protection Zones 2,3 and 4
 Listed Buildings

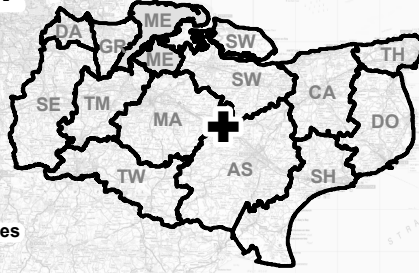
Designations Close to the site

Listed Building

Eastings 592906
Northings 149889

Site Area (Hectares)
25.4

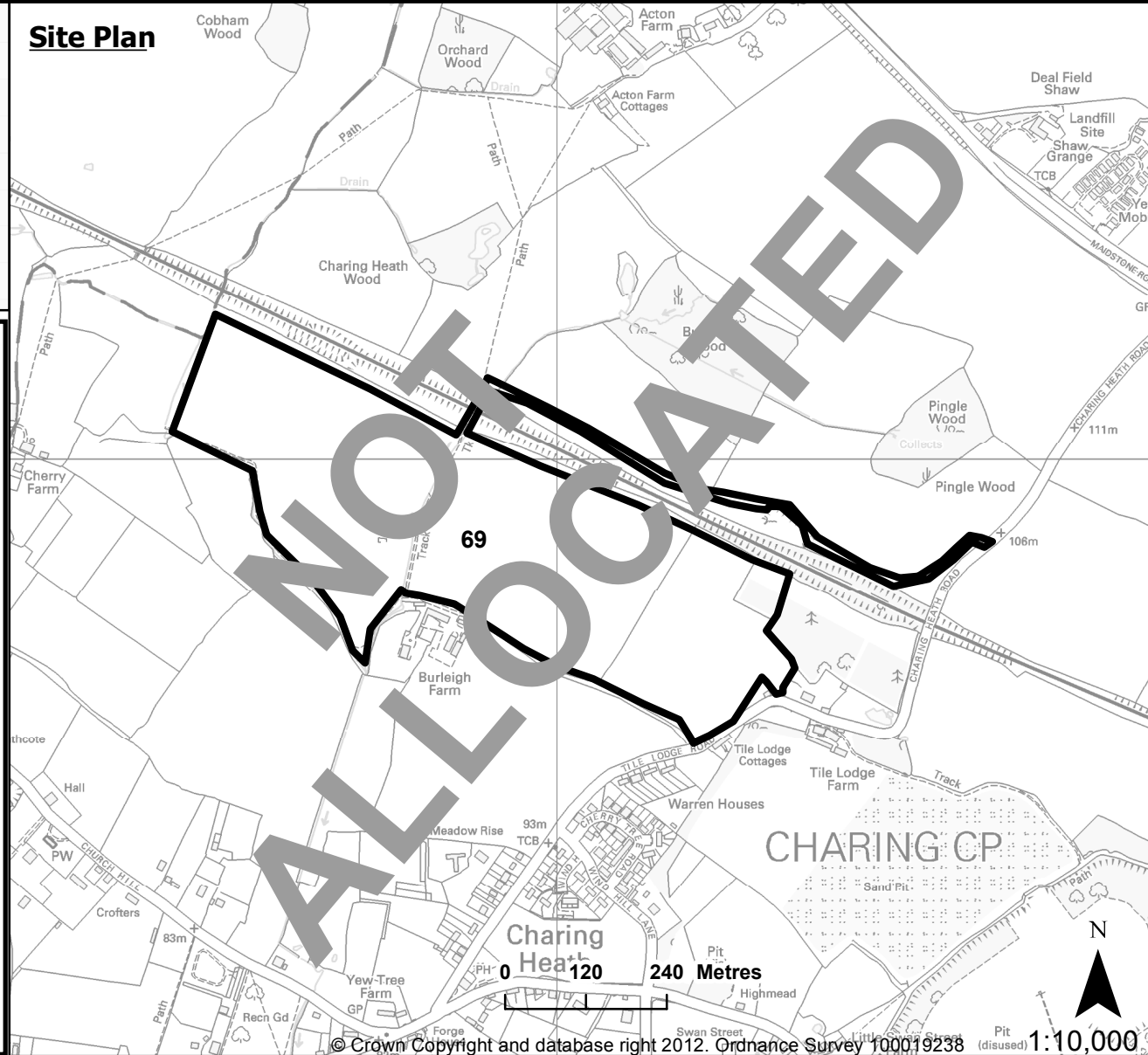
Site Location



0 10 20 Kilometres

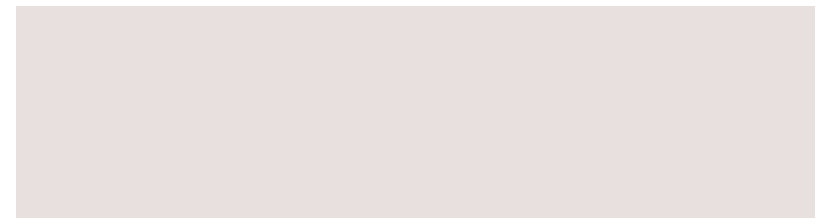
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Site Plan



Site Information	
District/Borough	Ashford
Parish	Charing
Landowner	Mr and Mrs T R Hills
Operator	Lafarge Aggregates Ltd
Estimated Output	100,000-120,000 tpa
Estimated Reserve	2.1 million tonnes
Life of Operation	20-25 years
Access	New haul road onto Charing Heath Road

Reasons for not allocating site:- It covers most of the same area as Site 77 (Burleigh Farm & Tile Lodge, Charing) which is a preferred option allocation. The route from the site to the A20 via the existing Charing Quarry entrances using the existing plant and infrastructure, as proposed in site 77, is a better solution than this option.



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Site 73 (E)
Lydd Quarry,
Allens Bank Quarry
Extension Area,
Lydd

Minerals Site

Sand and Gravel

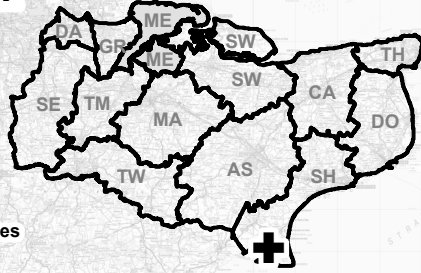
Designations on Site

Site of Special Scientific Interest

Eastings 604540
Northings 121595

Site Area (Hectares)
7.6

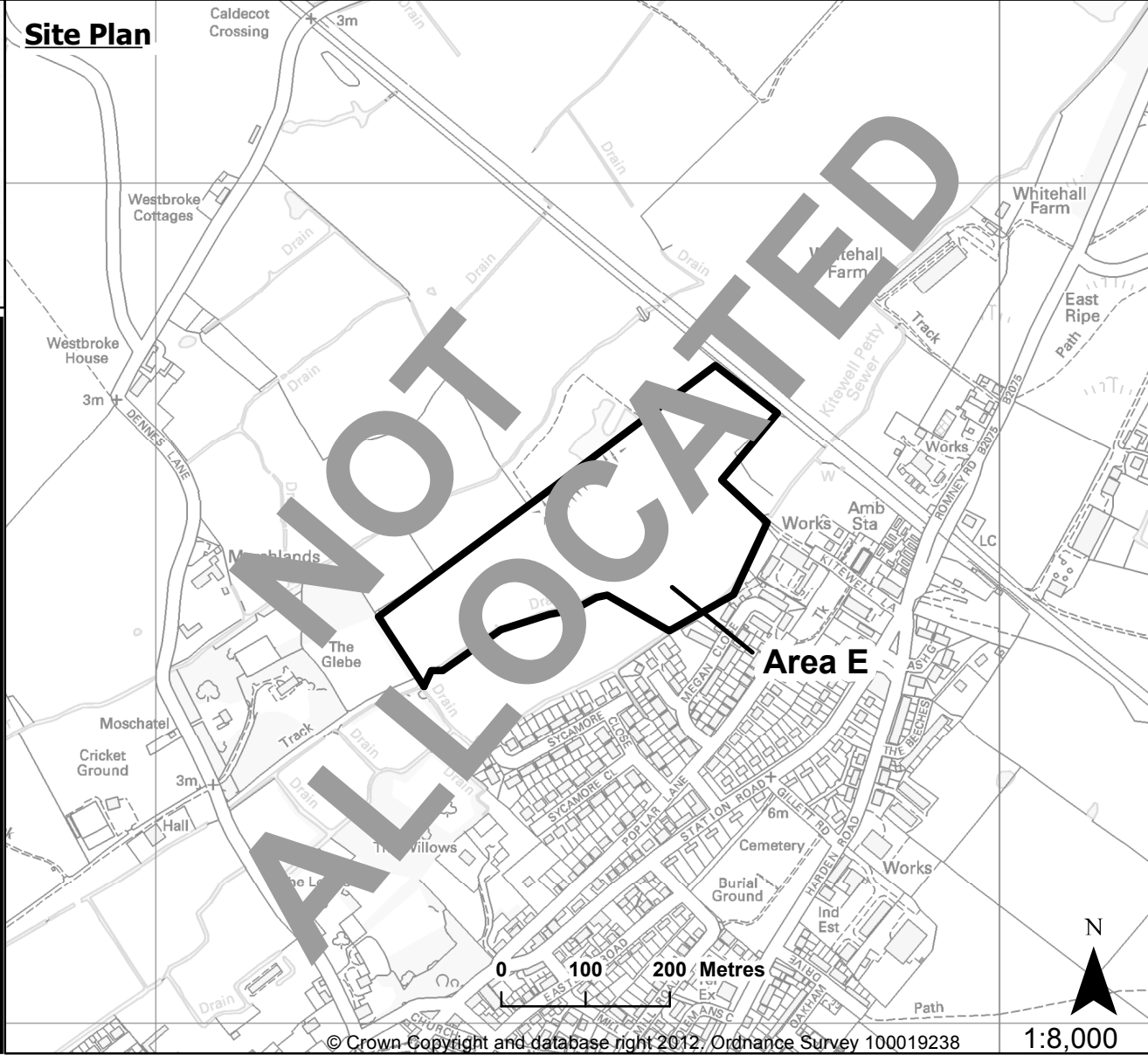
Site Location



0 10 20 Kilometres

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Site Plan



Site Information	
District/Borough	Shepway
Parish	Lydd
Landowner	All Souls College
Operator	Brett Aggregate Ltd
Estimated Output	250,000tpa
Estimated Reserve	0.3 million tonnes
Life of Operation	1 year
Proposed Restoration	Open water bodies
Access	Mineral to be taken off site by rail
Current Use	Agricultural

Reasons for not allocating site:-It is adjacent to the Allens Bank Quarry Area. The Allens Bank permission, granted over 10 years ago, requires the mineral to be taken off site by rail. Apart from some initial permission implementation works, this site has not been operational. The addition of this small extension would be unlikely to affect the deliverability of the main deposit. Quarrying would impact upon known extensive important archaeological remains, particularly of Roman and medieval date. A geophysical survey has identified a large, well defined area of enclosures, ring ditches and clusters of pits within this site. There is possibly a settlement or industrial activity on a shingle ridge upon which the site lies. An earthwork enclosure also lies within the site and a moated site has been investigated in the quarry to the north.

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Site 74
Charing Quarry
Extension,
Charing

Minerals Site

Soft Sand

Designations on Site

RIGS
 Groundwater Source
 Protection Zone 2

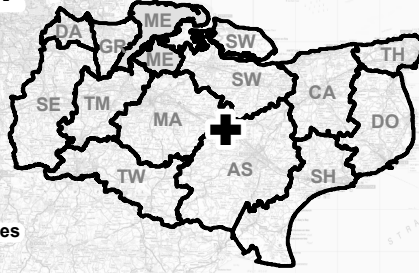
Designations Close to the site

Public Rights of Way

Eastings 593460
 Northings 149218

Site Area (Hectares)
 0.7

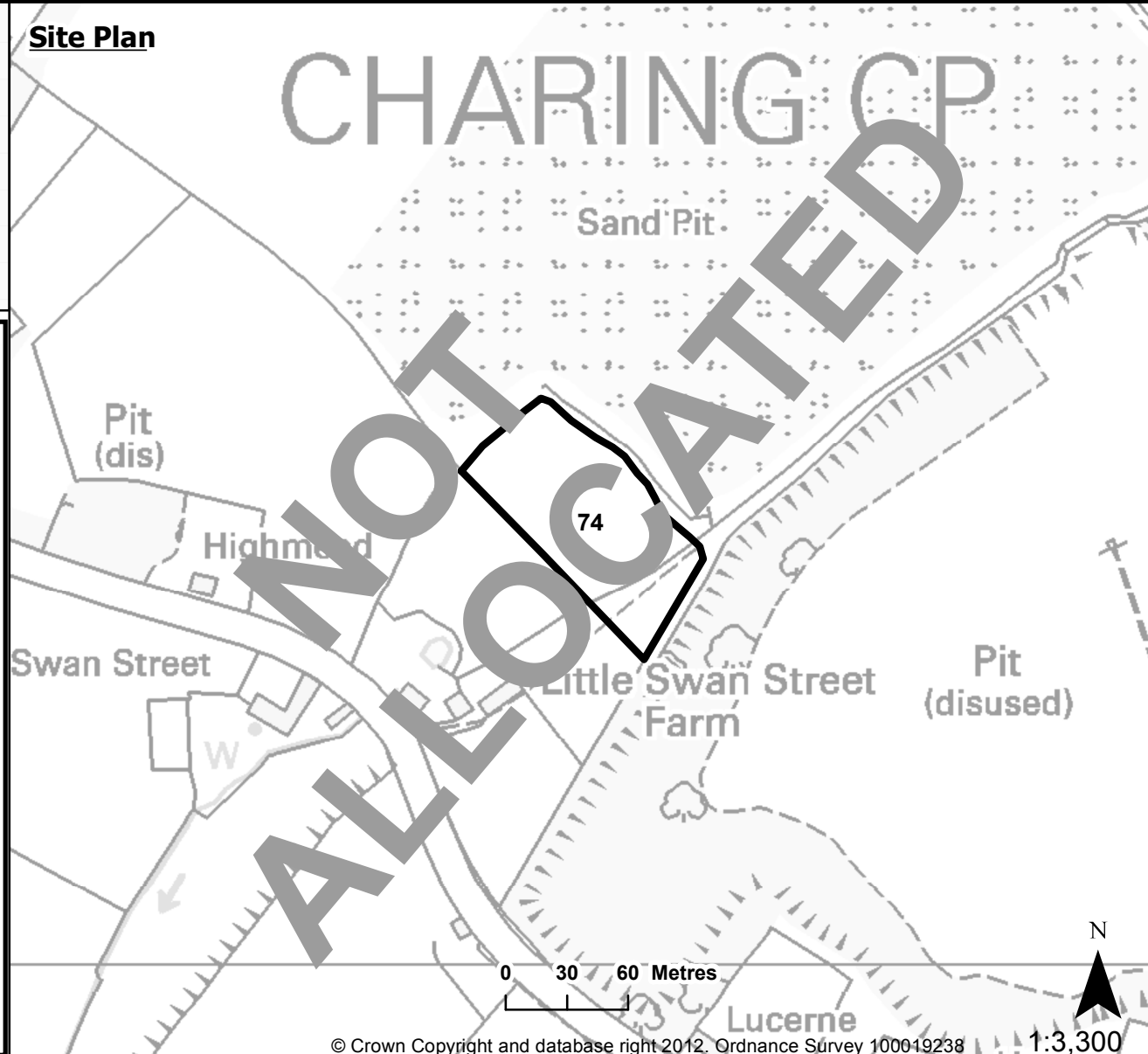
Site Location



0 10 20 Kilometres

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Site Plan



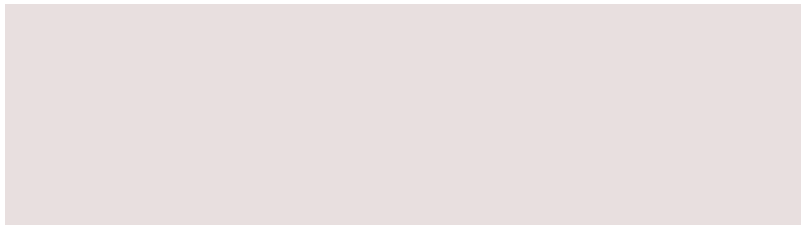
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1:3,300

Site Information

District/Borough	Ashford
Parish	Charing
Landowner	Mrs Clark
Operator	Brett Aggregates Ltd
Estimated Output	100,000 tpa
Estimated Reserve	80,000 tonnes
Life of Operation	12 months
Access	Existing

Reasons for not allocating site:-This small extension to an existing quarry would impact upon important archaeological remains. As it is situated in the garden of a listed building it would affect the setting of the building. A stream which feeds into the Great Stour crosses this site and would have to be diverted. Any benefits in terms of need for this relatively small amount of mineral are not proportionate to the impacts that its extraction would cause.



Site 78
Richborough
Limestone Mine,
Sandwich

Minerals Site

Crushed Rock

Designations on Site

Local Wildlife Site
 Public Rights of Way

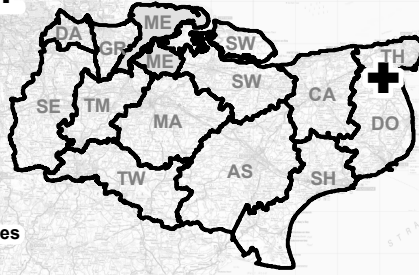
Designations Close to the site

Site of Special Scientific Interest
 Scheduled Monument

Eastings 630907
Northings 161916

Site Area (Hectares)
492.1

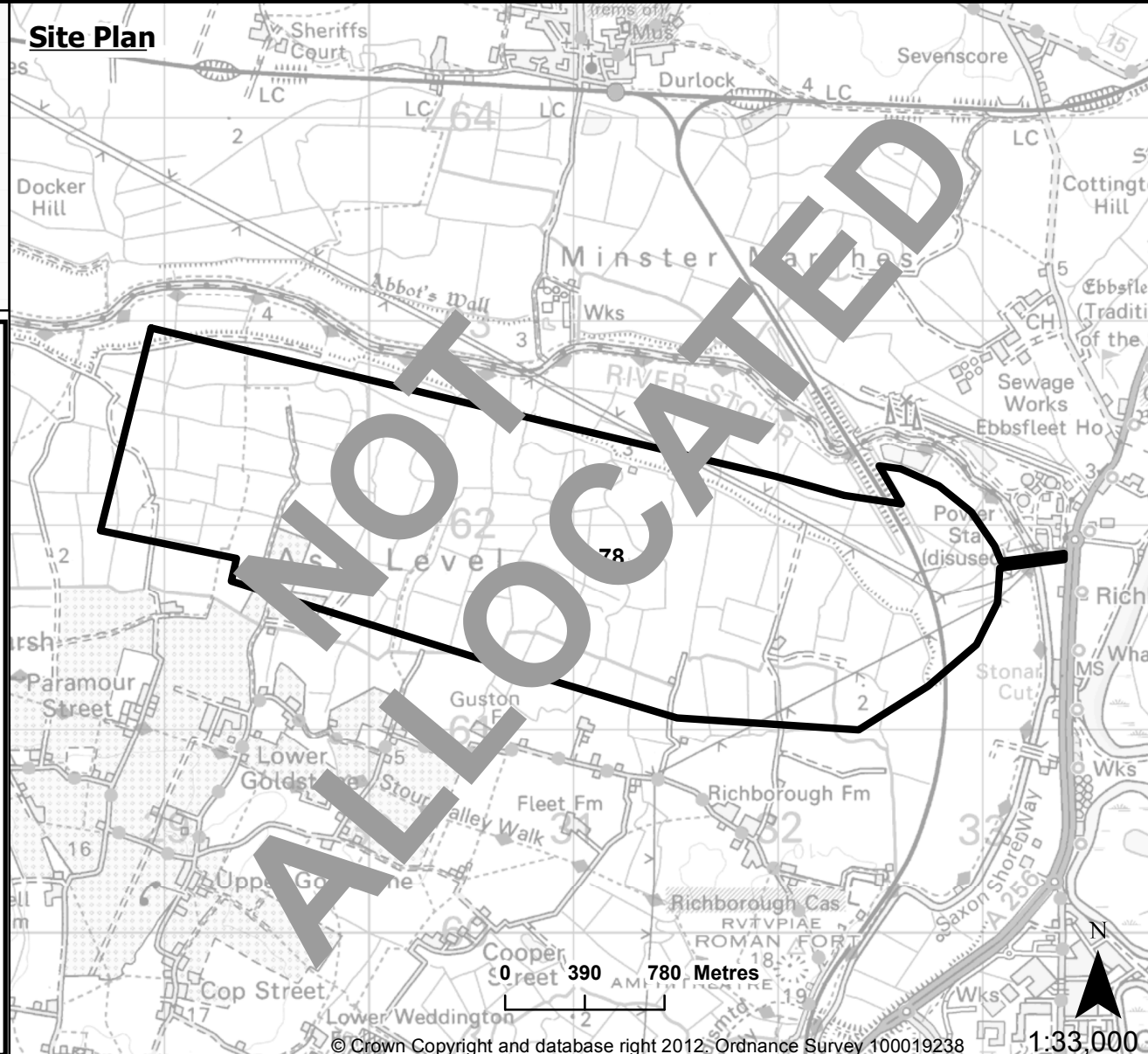
Site Location



0 10 20 Kilometres

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Site Plan



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1:33,000

Site Information

District/Borough	Dover
Parish	Ash and Sandwich
Landowner	The Quex Park Estates Company Ltd
Operator	Brett Aggregates Ltd
Estimated Output	No details provided
Estimated Reserve	47 million tonnes
Life of Operation	No details provided
Proposed Restoration	Return surface to existing condition
Access	Onto Ramsgate Road
Current Use	Mostly agriculture

Reasons for not allocating site:-The landbank of consented reserves for crushed rock is more than sufficient for the plan period; no site allocations for additional crushed rock sites are necessary. However, it is acknowledged that there are technical and competition issues with the majority of the crushed rock reserves being held in one large ragstone site. These issues will be addressed through a policy in the Core Strategy. A policy supporting the prospecting of this underground limestone resource will also be in the Core Strategy.

Site 79
Tilmanstone Colliery
Old Spoil Tip,
Pike Road, Eythorne

Minerals/ Waste Site

Secondary & Recycled Aggregates

Designations on Site

RIGS
 Groundwater Source
 Protection Zone 2

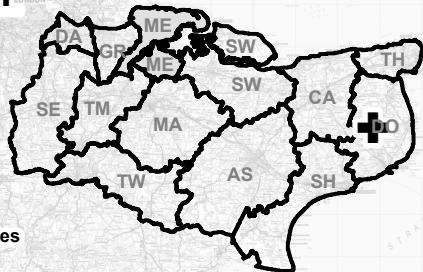
Designations Close to the site

Public Rights of Way

Eastings 628499
Northings 150827

Site Area (Hectares)
40.5

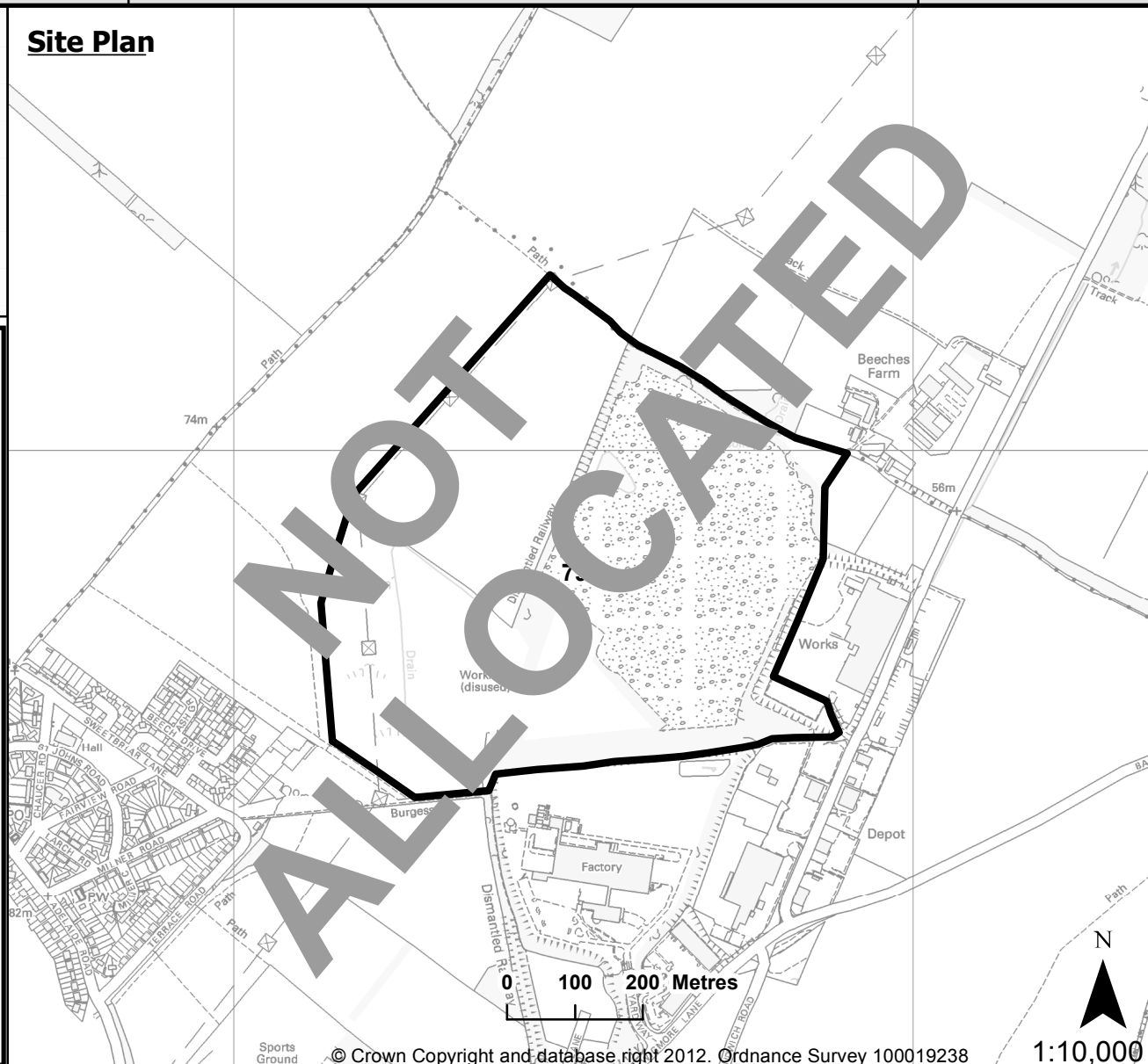
Site Location



0 10 20 Kilometres

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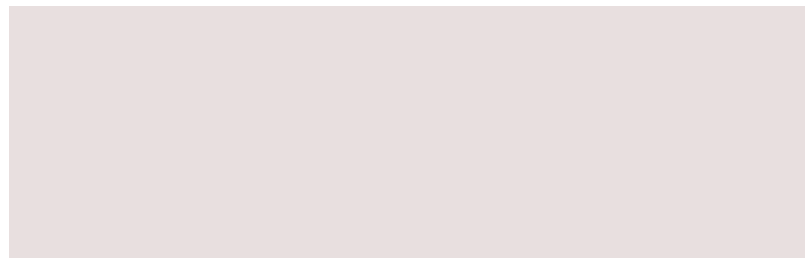
Site Plan



Site Information

District/Borough	Dover
Parish	Eythorne
Landowner	Ovenden Plant Hire Ltd
Operator	Ovenden Plant Hire Ltd
Estimated Capacity	No details provided
Life of Operation	No details provided
Access	Onto Pike Road
Current Use	Partially excavated former colliery tip

Reasons for not allocating site:- It will be considered appropriate in principle under Core Strategy policy CSM5 (regarding the development of waste management uses on identified industrial estates). There is therefore no need to allocate it in the Sites Plan and by not allocating it specifically for waste uses, it can be developed for industrial uses also.



Sports Ground

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1:10,000

Site 80
Faversham Quarry,
Oare Road,
Faversham

Minerals Site

Secondary & Recycled Aggregates

Designations on Site

No national planning constraints

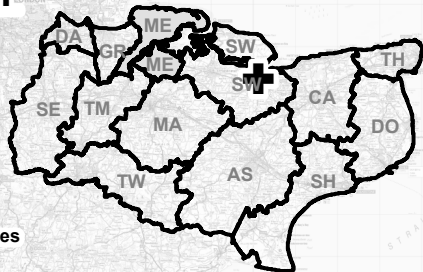
Designations Close to the site

Listed Buildings

Eastings 601263
 Northings 162475

Site Area (Hectares)
 0.8

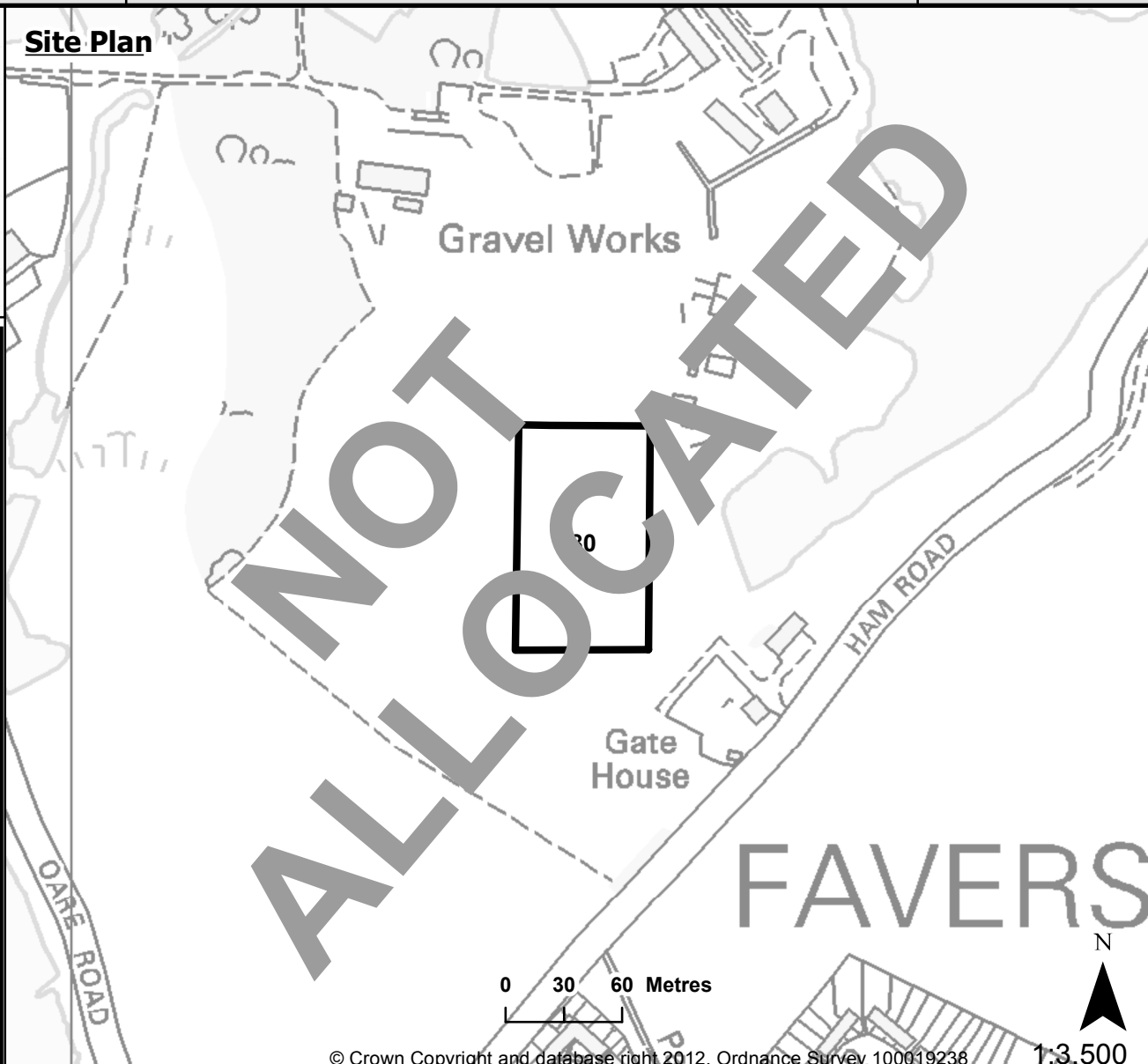
Site Location



0 10 20 Kilometres

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Site Plan



0 30 60 Metres

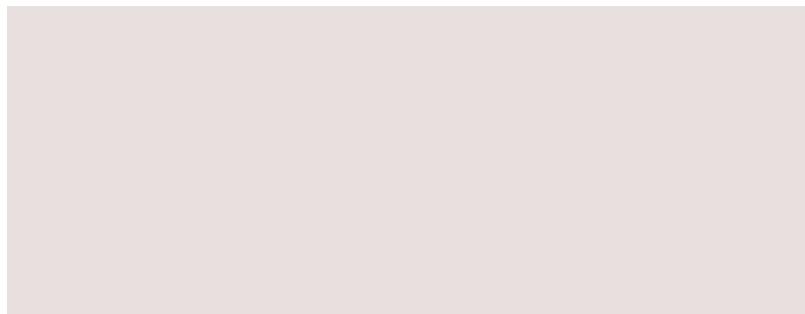
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1:3,500

Site Information

District/Borough	Swale
Parish	Faversham
Landowner	Robert Brett & Son Ltd
Operator	Brett Aggregates Ltd
Estimated Capacity	40,000 tpa
Life of Operation	Permanent
Access	Existing

Reasons for not allocating site:-It has an approved restoration scheme and does not justify permanent development as it is effectively a greenfield site which should not be developed whilst there are suitable, deliverable brownfield sites elsewhere in Kent.



Site 81
Milton Manor
Farm 1, Ashford Road,
Chartham

Minerals Site

Secondary & Recycled Aggregates

Designations on Site

Local Wildlife Sites
 Public Rights of Way
 Groundwater Source Protection Zone 1

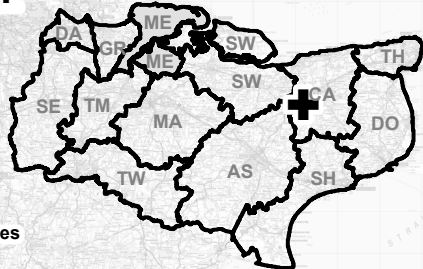
Designations Close to the site

Listed Buildings

Eastings 611926
Northings 155640

Site Area (Hectares)
2.9

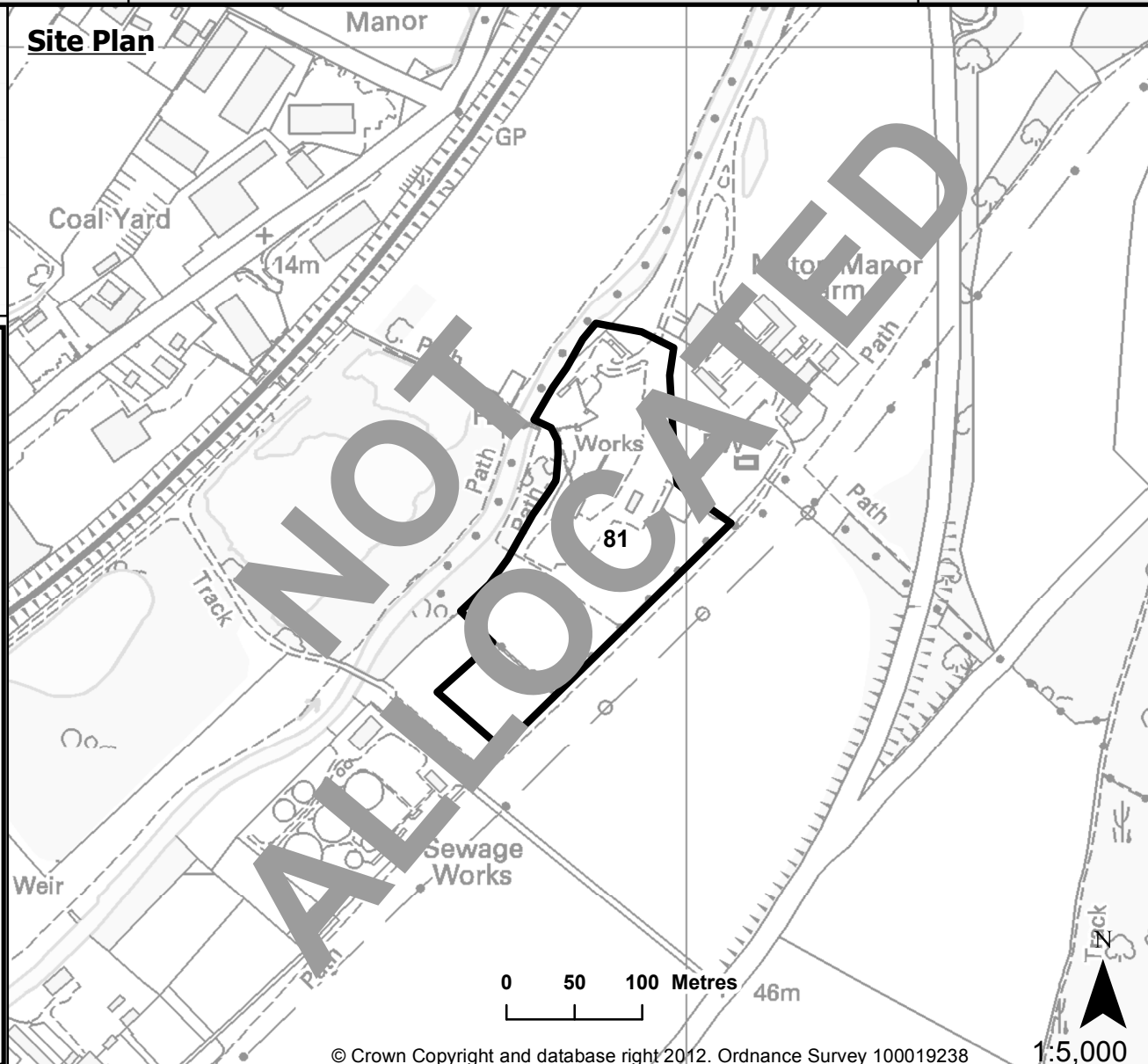
Site Location



0 10 20 Kilometres

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Site Plan



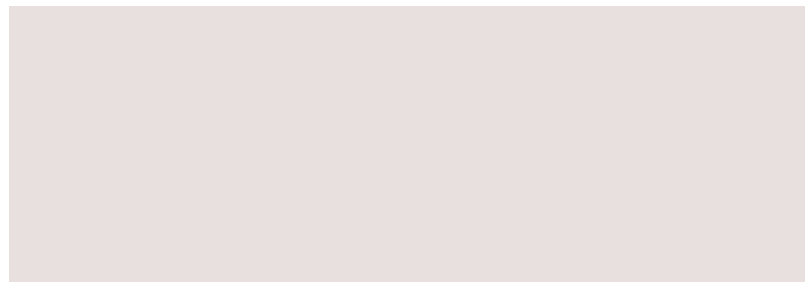
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Site Information

District/Borough	Canterbury
Parish	Thanington Without and Chartham
Landowner	Robert Brett & Sons Ltd
Operator	Brett Aggregates Ltd
Estimated Capacity	50,000 tpa
Life of Operation	Permanent
Access	Existing

Reasons for not allocating site:- It has an approved restoration scheme and does not justify permanent development as it is effectively a greenfield site which should not be developed whilst there are suitable, deliverable brownfield sites elsewhere in Kent.



Site 86
Charing Quarry
(waste 2) Charing
Heath Road,
Charing

Minerals Site

Secondary & Recycled Aggregates

Designations on Site

Groundwater Source
 Protection Zone 2

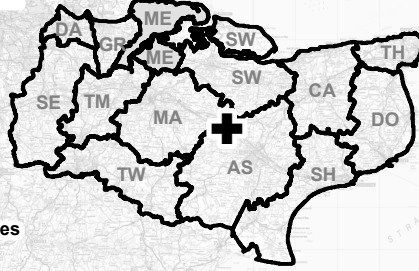
Designations Close to the site

Local Wildlife Site

Eastings 593806
Northings 148979

Site Area (Hectares)
2.2

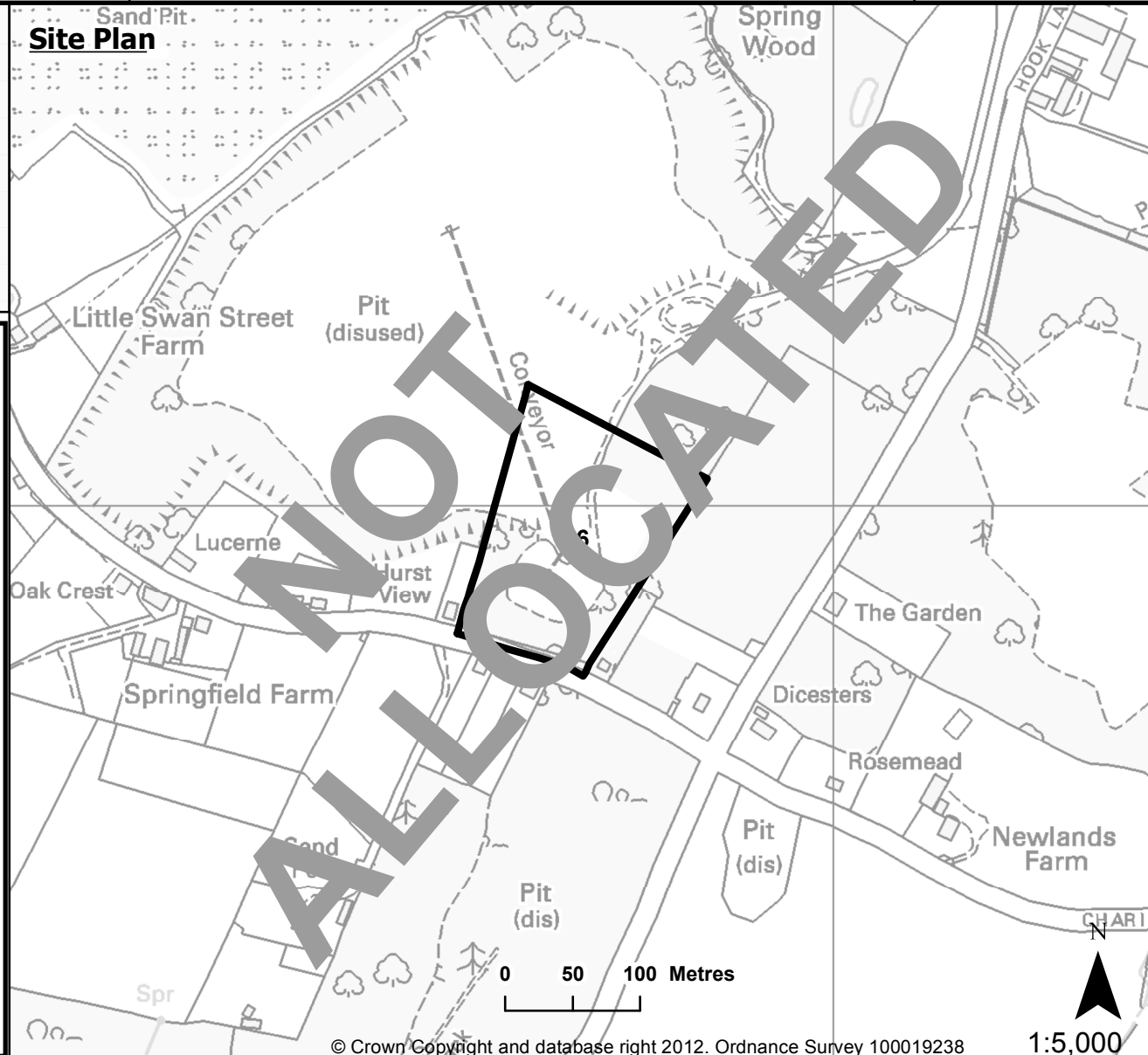
Site Location



0 10 20 Kilometres

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Site Plan



Site Information

District/Borough	Ashford
Parish	Charing
Landowner	Robert Brett and Sons Ltd
Operator	Brett Aggregates Ltd
Estimated Capacity	No details provided
Life of Operation	No details provided
Access	Existing entrance onto Hook Lane
Current Use	Part of operational quarry

Reasons for not allocating site:-The site has an approved restoration scheme and does not justify permanent development as it is effectively a greenfield site which should not be developed whilst there are suitable deliverable brownfield sites elsewhere in Kent.

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Site 92
Land at Bax Farm,
Tonge, Swale

Minerals Site

Brickearth

Designations on Site

No national planning constraints

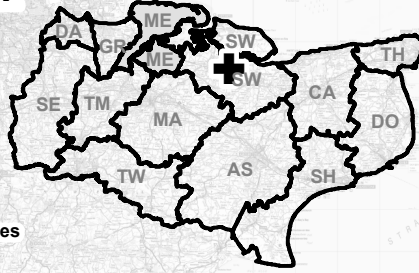
Designations Close to the site

Listed Building

Eastings 594270
 Northings 163687

Site Area (Hectares)
 4.9

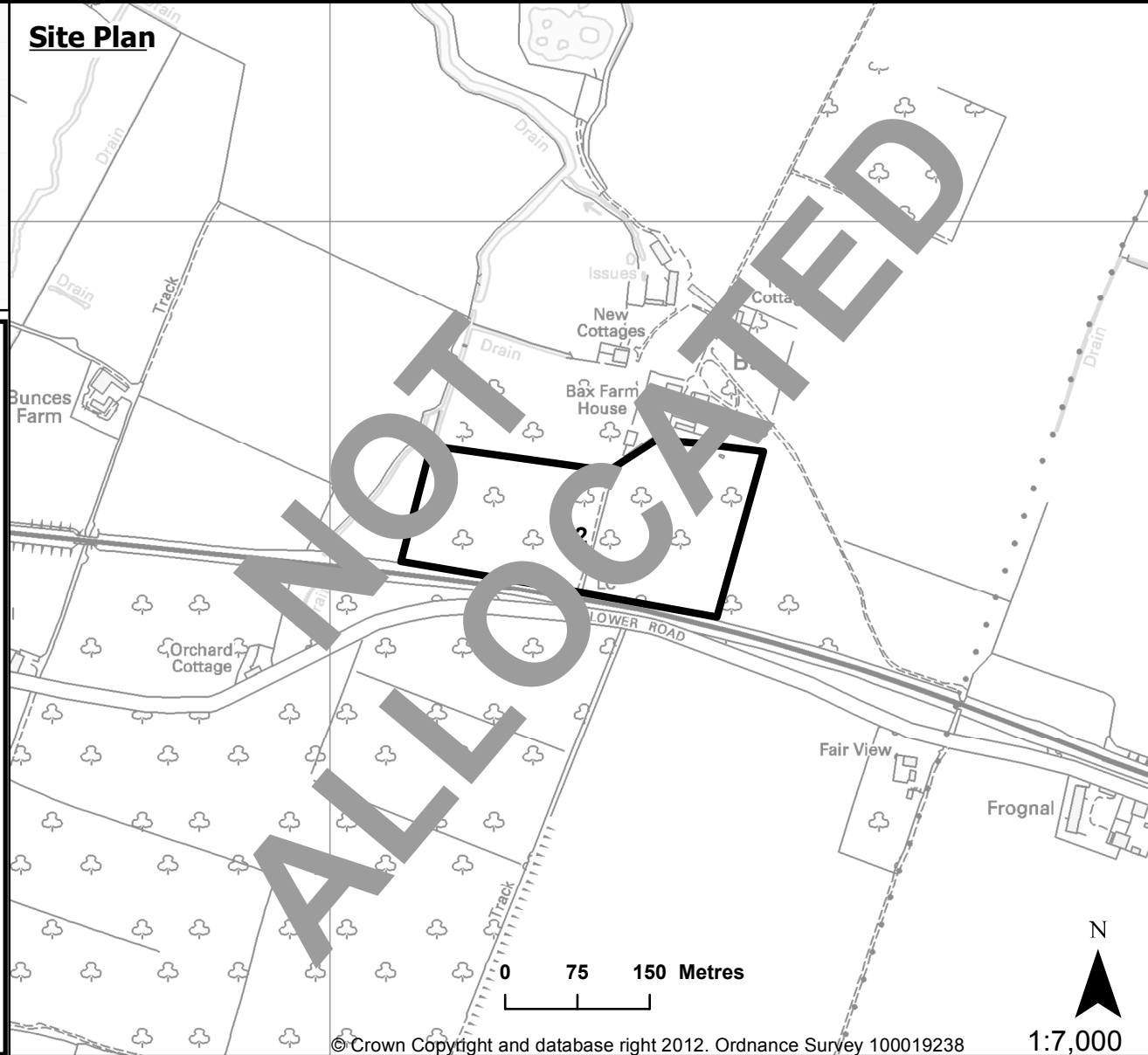
Site Location



0 10 20 Kilometres

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Site Plan



0 75 150 Metres

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Site Information

District/Borough	Swale
Parish	Tonge
Landowner	GH Dean & Co Ltd
Operator	No operator
Agent	Paul Sharpe Associates Ltd
Estimated Output	No details provided
Estimated Reserve	No details provided
Life of Operation	No details provided
Proposed Restoration	Agricultural Use
Access	No details provided
Current Use	Soft fruit orchard

Reasons for not allocating site:- No geological details have been provided for this site so there is no certainty regarding the amount or quality of brickearth that this site contains (the ability of this site to deliver mineral reserves is therefore in doubt). Access along Lower Road, and either Hempstead Lane, Froggnal Lane or Station Road is likely to be inappropriate for regular movement of lorries, being relatively narrow over considerable lengths of the route and with restricted junctions to negotiate.

Site 100
Double Quick
Farm, Charing,
Ashford

Minerals Site

Soft Sand with inert landfill

Designations on Site

Groundwater Source
 Protection Zone 3

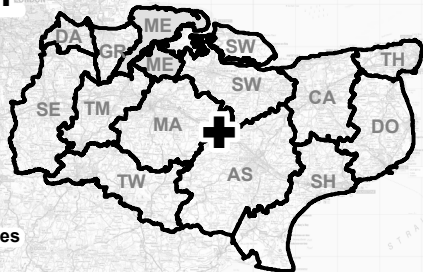
Designations Close to the site

Public Rights of Way

Eastings 592056
 Northings 149831

Site Area (Hectares)
 2.3

Site Location

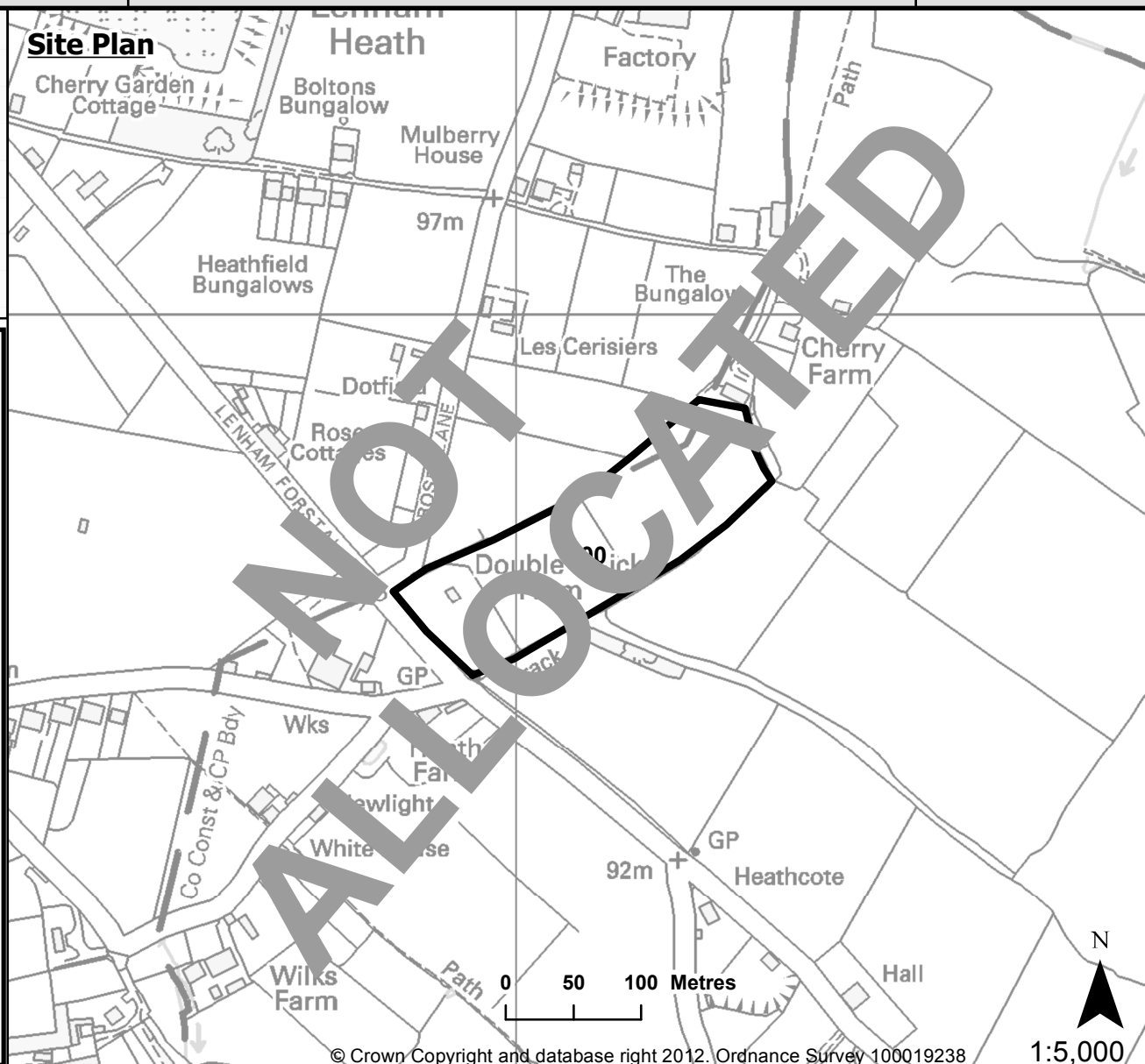


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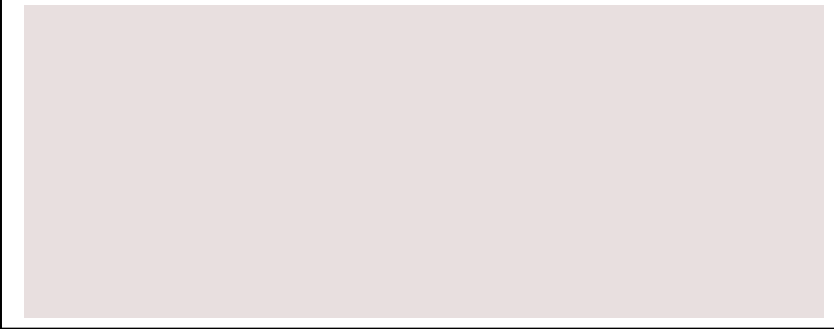
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Site Plan



Site Information	
District/Borough	Ashford and Maidstone
Parish	Charing and Lenham
Landowner	Lenham Oak Limited
Operator	G. Riordon
Estimated Output	200,000 tonnes per annum
Estimated Reserve	1.2 million tonnes
Life of Operation	5 - 6 years
Access	Lenham Forstal Road
Reasons for not allocating site:-Approach roads to the site from the A20 either via Lenham Forstal Rd/ Forstal Rd or through Charing Heath are not wide enough to accommodate lorries.	



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A	
Aggregate	Inert particulate matter which is suitable for use (on its own or with the addition of cement or bituminous material) in construction as concrete, mortar, finishes, road stone, asphalt, or drainage course, or for use as constructional fill or railway ballast.
Aggregates / Soils Recycling	Rubble, hardcore and soil from construction and demolition projects can often be re-used on-site. Alternatively, it can be taken to purpose built facilities for crushing, screening and re-sale. There are also temporary facilities at some quarries landfill sites where material can be recovered for re-sale or use on site.
Amenity	Elements that contribute to the overall character or enjoyment of an area.
Annual Monitoring Report (AMR)	Records progress in implementing the Local Development Scheme and the performance of adopted plan policies.
Appropriate Assessment	As assessment of whether a development proposal 'either alone or in combination with other proposed sites' would have a significant, adverse effect on the integrity of a European site against the site's conservation objectives.
B	
Biodiversity	The variety of all life on earth (such as mammals, birds, fish, invertebrates, plants).
Brownfield Site	Site previously used for or affected by development. It may be abandoned or in a derelict condition.
C	
Commercial waste	Waste from premises used mainly for trade, business, sport, recreation or entertainment, as defined under section 5.75 (7) of the 1990 Environmental Protection Act. May include paper, card, plastic, glass timber, metal, paints, textiles, chemicals, oils and food waste.
Composting	The breakdown of plant matter by the action of micro-organisms and other organisms into usable end-products. It is an important method of processing organic waste because it reduces the amount of potentially polluting waste going to landfill or incineration.

Construction waste (Also see Demolition Waste)	Waste arising from any development such as vegetation and soils from land clearance, remainder materials and off-cuts from building sites, road schemes and landscaping projects. Mostly consists of stone, concrete, rubble and soils but may include some timber, metal and glass.
D	
Demolition waste (Also see Construction Waste)	Masonry and rubble wastes arising from the demolition or reconstruction of buildings or other civil engineering structures.
Dene-hole	Underground structure consisting of a number of small chalk caves entered by a vertical shaft.
Development Framework	Portfolio of planning documents. Collective term for key Plans, the Local Development Scheme, the Statement of Community Involvement, Annual Monitoring Report and any supplementary planning documents.
E	
Energy from Waste (EfW)	Generation of heat and power from burning waste, the production of fuels from other forms of treatment, and the combustion of landfill gas and gas from anaerobic digestion to create electricity.
European Sites	The collective term for Special Areas of Conservation (SACs) and Special Protection Area (SPAs) designations that comprise the Natura 2000 pan-European network.
European Protected Species	Species listed in Annex IV of the EU Habitats Directive, transposed into UK law by The Conservation of Habitats and Species Regulations 2010.
Examination in Public (EiP)	All Plans will be subject to an independent examination before a planning inspector. The inspector's report is binding on the local authority.

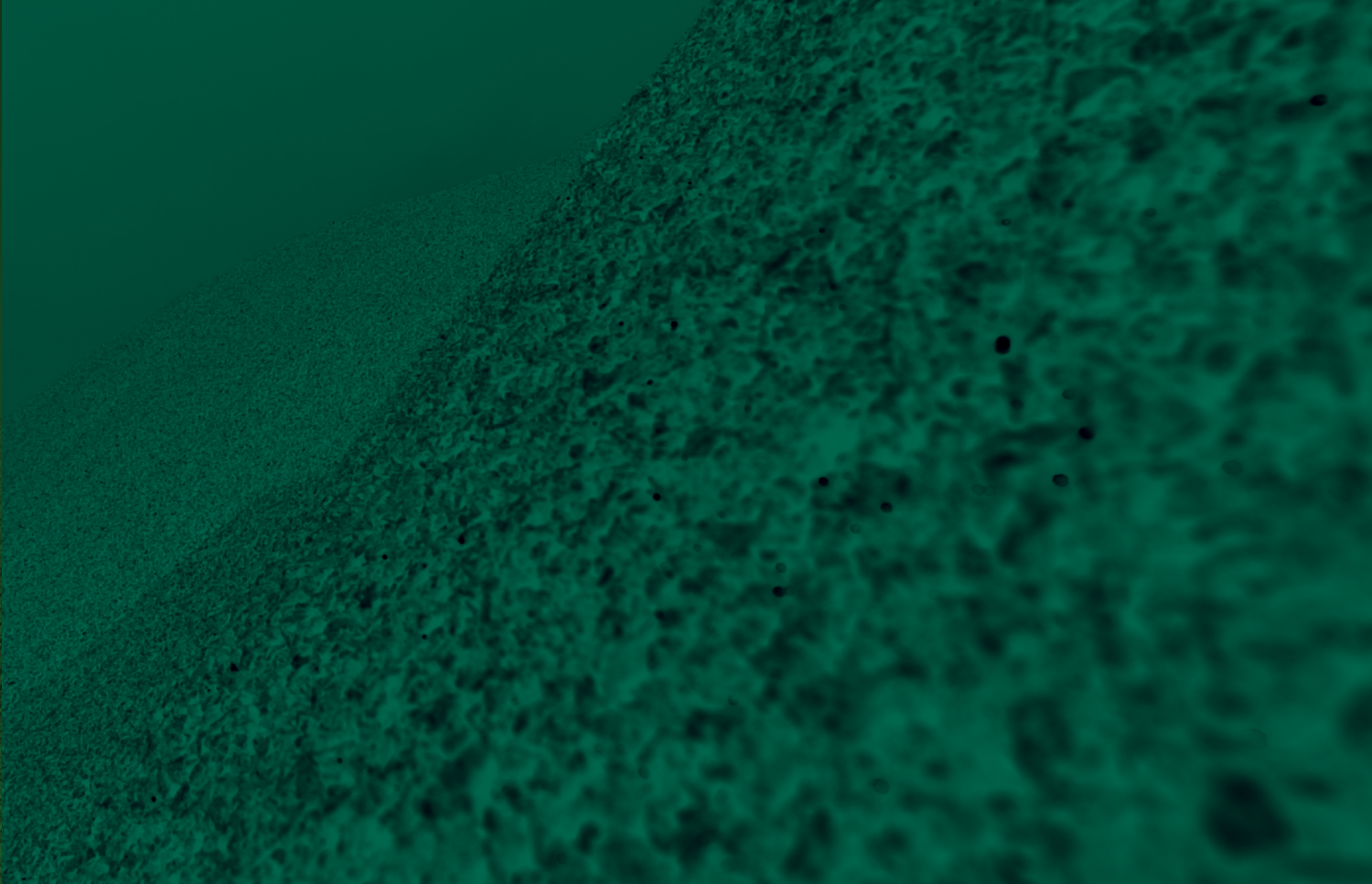
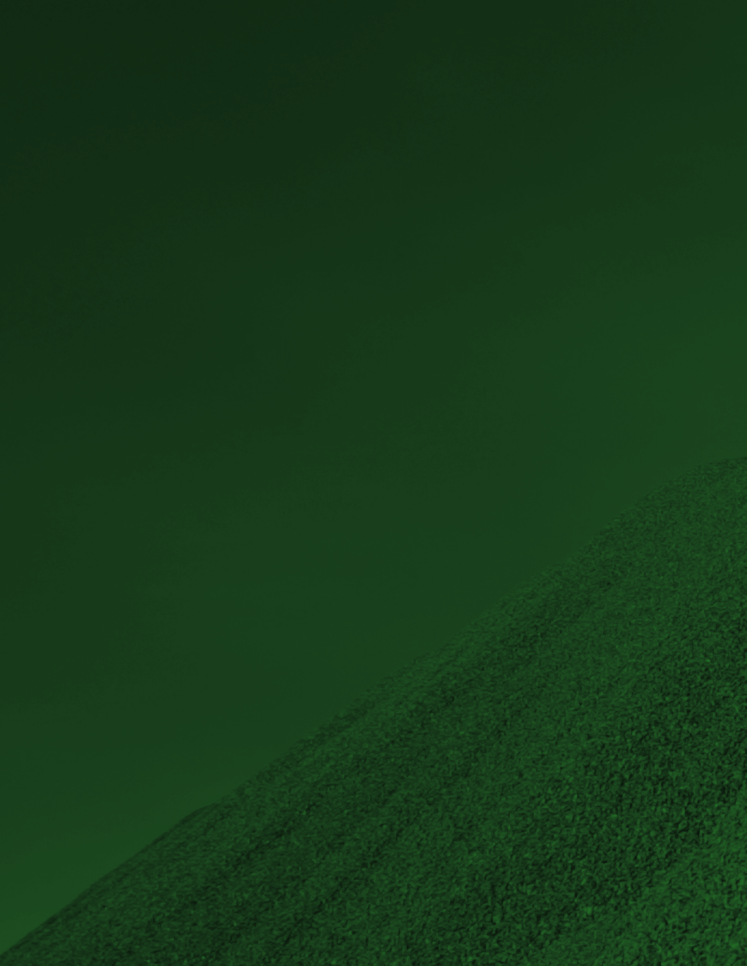
F	
Flood Zones	The Environment Agency produces a flood map showing areas where there is the potential to flood. There are four different Flood Zones; Flood Zone 1, 2, 3a and 3b. These show the scale of the probability of flooding. Flood Zone 1 has a low probability of flooding (less than 1 in 1,000 annual probability of flooding) increasing up to Flood Zone 3b, which has a high probability (1 in 20 or greater annual probability of flooding).
G	
Groundwater Source Protection Zones	Groundwater source catchments designated by the Environment Agency to protect groundwater from contamination. Divided into Zones 1, 2, 3 and 4 depending on distance from the extraction point.
H	
Habitat Regulation Assessment (HRA)	Assessment required under European Legislation (Habitat Regulations, 1992) to determine whether a plan, either alone or in combination with other relevant projects and plans, is likely to result in a significant effect upon European sites. Where is significant effect cannot be ruled out in the initial stages of plan making, a subsequent stage of the HRA known as Appropriate Assessment will be required.
Hazardous waste	Controlled waste that is dangerous or difficult to treat, keep, store or dispose of, so that special provision is required for dealing with it. Hazardous wastes are the most dangerous wastes and include toxic wastes such as ; acids, alkaline solutions, asbestos, fluorescent tubes, batteries, oil, fly ash, industrial solvents, oily sludges, pesticides, pharmaceutical compounds, photographic chemicals, waste oils and wood preservatives. If improperly handled, treated or disposed of, a waste that, by virtue of its composition, carries the risk of death, injury or impairment of health, to humans or animals, the pollution of waters, or could have an unacceptable environmental impact.
I	
Industrial waste	Waste from any of the following premises: factory; provision of transport services (land, water and air); purpose of connection of the supply of gas, water, electricity, provision of sewerage services, provision of postal or telecommunication services.
Inert waste	Waste which will not biodegrade or decompose. Types of materials include uncontaminated topsoil, subsoil, clay, sand, brickwork, stone, silica and glass.

L	
Landfill	The deposition of waste onto hollow or void space in the land, usually below the level of the surrounding land or original ground level in such a way that pollution or harm to the environment is prevented. Former mineral workings have historically been used for this purpose.
Local Protected Species	Species designated in the 2007 Biodiversity Action Plan (BAP) list; birds designated as Red or Amber in the Birds of Conservation Concern 3 listing; species listed in the Kent Red Data Book.
M	
Mineral Resource	A concentration or occurrence of material of intrinsic economic interest in or on the Earth's crust in such a form, quality and quantity that they are reasonable prospects for eventual economic extraction.
'Mothballed'	Sites that are currently inactive.
N	
National Nature Reserve (NNR)	Areas designated with the aim of securing protection and appropriate management of the most important areas of wildlife habitat, and to provide a resource for scientific research. These Reserves are a selection of the very best parts of England's Sites of Special Scientific Interest (SSSI) as designated by Natural England.
R	
Ramsar Sites	Sites of international importance to birds which inhabit wetlands. Ramsar is the name of the place where the Wetlands Convention was signed.
Recycled aggregates	Aggregates produced from recycled construction waste such as crushed concrete and planings from road surfacing.
Recycling	The collection and separation of materials from waste and subsequent processing to produce new marketable products.
Restoration	Operations to return an area to an acceptable environmental state, whether for the resumption of the former land use or for a new use following mineral working.

S	
Safeguarding	Protecting sites that have potential for relevant development (waste and minerals) from other development.
Sharp Sand and Gravel	Naturally occurring mineral deposit in Kent. Once extracted it is mainly used in the production of concrete products.
Scheduled Ancient Monument (SAM)	Nationally important monuments and archaeological areas that are protected under the Ancient Monuments and Archaeological Areas Act.
Sites of Special Scientific Interest (SSSIs)	Sites designated by Natural England for their flora, fauna, geological or physiographical features of special interest under the Wildlife and Countryside Act 1981 (amended 1985).
Site Allocations	Sites which are generally well defined and where there is an implied presumption in favour of their being developed during the plan period
Strategic Environmental Assessment	An evaluation process for assessing the environmental impacts of plans and programmes as set out in the Environmental Assessment of Plans and Programmes Regulations 2004.
Strategic Site	A key site of importance for minerals or waste uses, potentially of county-wide significance.
Submission	A stage of the plan preparation process where the document is 'submitted' to the Secretary of State for independent examination by a planning inspector. The document is first published for public consultation prior to submission.
Sustainability Appraisal (SA)	An evaluation process that systematically identifies and evaluates the economic, social and environmental impacts of a plan. It incorporates the requirements of a Strategic Environmental Assessment.
Sustainability	A widely quoted definition of sustainable development is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. Sustainability seeks to balance social, economic and environment issues including the efficient use of natural resources.

U	
UK Protected Species	Animals and plants protected under the Protection of Badgers Act 1992 and the Wildlife and Countryside Act 1981.
W	
Waste	The Town and Country Planning Act 1990 has been amended so there is no dispute over whether 'waste', in terms of the planning regime, is defined in accordance with European law. It states that: "Waste" includes anything that is waste for the purposes of Directive 2006/12/EC of the European Parliament and of the Council on waste, and that is not excluded from the scope of that Directive by Article 2(1) of that Directive." Waste is therefore defined as any substance or object which the holder or the possessor either discards or intends or is required to discard. ⁽³⁸⁾
Waste Planning Authority (WPA)	A Local Authority with responsibility for waste planning, including the determination of waste related planning applications. In areas with two tiers of local government (counties and districts), the County Councils are the WPAs. National Parks are also WPAs. Unitary Authorities, such as Medway Council, deal with waste planning and all other planning issues within their areas.
Waste Recovery	The collection, reclamation and separation of materials from the waste stream.
Waste Transfer	Facilities which receive waste (normally from a local area), where the waste is bulked up and transported further afield in larger lorries (or in some cities by barges) for disposal or recovery. Some transfer stations sort out the recoverable wastes, such as construction waste and scrap metal prior to onward transportation for disposal or processing.

38 This definition is inserted into s.336(1) of the TCPA 1990, as part of the consequential amendments made by the Environmental Permitting (England and Wales) Regulations 2007 SI 2007/3528 (the "EPR 2007"), as from 6 April 2008. See Schedule 21, para 19 of the EPR 2007 (and its commencement - see reg.1).



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