



Kent Minerals and Waste Local Plan Site Selection Methodology



Site Selection Methodology

Living draft October 2016



1 Introduction	1
2 Minerals and Waste Sites Plans - Preferred Options 2012	2
3 Refresh Call for Sites Exercise	3
4 Site Screening Process	6
5 Summary and Conclusion	9
6 Appendices	11

Contents

1 Introduction

1.1 The adopted Kent Minerals and Waste Local Plan 2013-30 (Kent MWLP) is part of the Development Plan for planning purposes. It sets out the overarching framework for the strategy and planning policies for sustainable minerals extraction, importation and recycling, and the management of all waste streams that are generated in Kent, together with their spatial implications. This includes consideration of the economic, social and environmental aspects of strategic minerals and waste planning within the county.

1.2 The Kent MWLP covers the period to 2030 and identifies and sets out the following:

- The long term Spatial Vision and Strategic Objectives for Kent's minerals supply and waste management;
- The strategic policies for minerals and waste planning which will enable the achievement of the Vision and Strategic Objectives;
- Two areas considered suitable for strategic mineral and waste development;
- The Development Management (DM) policies intended to ensure that local communities and the environment benefit from mineral supply or waste management and are protected from any unacceptable impacts; and
- The framework to enable monitoring implementation of the policies within the Plan

1.3 Whilst the adopted Plan sets the strategy and policy framework for minerals and waste proposals to be considered against, it does not allocate specific sites suitable for development (except for two strategic sites for cement production at Holborough in the Medway Valley and hazardous waste disposal at Norwood Quarry on the Isle of Sheppey). The adopted Kent MWLP expects suitable sites to be allocated in the separate Kent Minerals and Waste Sites Plans. Some work was previously undertaken on earlier versions of the Sites Plans and this is summarised in the next section.

1.4 Following the examination of the Kent MWLP, the County Council received the Independent Inspector's report in April 2016. It stated, subject to both the main and minor modifications, (which are incorporated into the Kent MWLP), -that " *the Kent Minerals and Waste Local Plan provides an appropriate basis for the planning of minerals and waste in the county...*". This allowed the Council to adopt the Plan and, now that this position has been reached work on the two Kent Minerals and Waste Sites Plans can recommence. Once adopted the Sites Plans will become part of the Development Plan for Kent.

1.5 This document sets out the methodology to be used for the identification and selection of sites (as shown in Figure 1) that, subject to consultation and examination, will become allocations in the Sites Plans. As Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise, these future allocations will play a key role in the delivery of mineral supply and waste management development in the county.

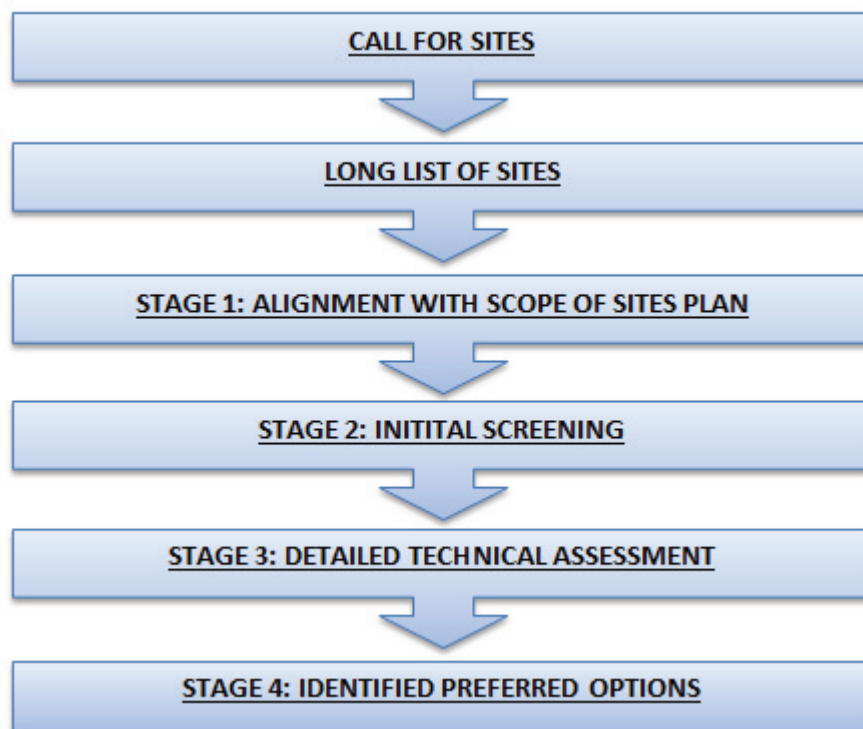


Figure 1: A flowchart showing the site selection process for the Call for Sites Exercise.

2 Minerals and Waste Sites Plans - Preferred Options 2012

2.1 The County Council previously undertook work on Minerals and Waste Sites Plans. This work had involved a 'Call for Sites' in 2010 and reached the Preferred Options Consultation Stage in May 2012. The Sites Plans were originally being produced in parallel with the Kent MWLP but in 2012, work ceased to allow focus on the Kent MWLP.

2.2 The 2012 Minerals and Waste Sites Preferred Options Consultation invited views on sites which were seen as acceptable in principle for the extraction, processing and importation (including secondary and recycled aggregates) of minerals, and the management of waste. The consultation set out the Preferred Options for a quantum of mineral and waste sites which were considered necessary to meet demands, as calculated at that time, until 2030.

2.3 The previous Sites Plan documents set out details of potential sites, their proposed use, the main planning issues, Strategic Environmental Assessment (SEA) and the overall conclusion of whether the site in question was acceptable in principle (i.e. reached 'Preferred Option' status) or was assessed as unsuitable for allocation. A summary of the reasons for why a site was considered unsuitable was included in the documentation.

2.4 All comments received on the Preferred Options were published on the County Council's website and can still be accessed at <http://www.kent.gov.uk/about-the-council/strategies-and-policies/environment-waste-and-planning-policies/planning-policies/minerals-and-waste-local-plan>. At this stage further work on the Sites Plans was halted to allow focus on the Kent MWLP.

3 Refresh Call for Sites Exercise

3.1 It is considered that preparation of the Sites Plans should involve a new Call for Sites exercise for a number of reasons, including:-

- The passage of time since 2012 may have resulted in changes to landowner and promoter views about whether sites can be developed for minerals and waste uses. Such views are important in determining whether a site can be assessed as deliverable;
- Changes in protected land designations such as new or revised Sites of Special Scientific Interest (SSSI) or Special Protection Areas (SPA). These constraints will not have previously been considered, so site suitability against them will need to be assessed;
- A number of sites allocated in the previous preferred options document have since obtained planning permission and/or been developed;
- The adopted Kent MWLP specifies the overall type and quantum of minerals and waste management development that sites identified in the Sites Plans need to accommodate. This includes the requirement that landbanks for landwon soft sand and sharp sand and gravel be calculated and considered separately.

3.2 The refreshed Call for Sites exercise follows the same approach as before, in that the County Council invites landowners and operators who have interests in Kent to promote any sites that they feel would be suitable for the minerals or waste development outlined above. The Council also welcomes suggestions for the expansion of existing minerals and waste sites, and for waste facilities reconfiguration that would lead to an increase in capacity in addition to those sites not currently occupied by minerals and waste activity. Suitable sites would be those that accord with the Kent MWLP.

3.3 Any interested party should complete a Site Allocation Proposals -Criteria Checklist (Appendix 1). This will enable the County Council to obtain essential information about the site such as: category, exact location, ownership information, methods of transport and status in Borough and District local plans, as well as more detailed information such as:

- Transport mode and volume of movements (annual and daily);
- Location of site access and route to Strategic Road Network (SRN) and Primary Road Network (PRN);
- Location and layout of any plant;
- Location of ancillary development;
- Extent of the development within a building;
- Biodiversity/habitat constraints and opportunities including where appropriate evidence of overriding public need;
- Landscape constraints and opportunities including where appropriate exceptional circumstances;

- flood risk management constraints and opportunities;
- Greenbelt considerations;
- groundwater information including protection zones;
- Proximity to adjacent land uses; and
- Hours of operation.

3.4 For Mineral development we will also consider:

- Geological resource data e.g grading analysis(trial pits and/or borehole logs data showing resource type for viability);
- Geological information (the formation/s within the recognised UK stratigraphy);
- Overburden thickness and type;
- Depth of any proposed working;
- Boundary of extraction area;
- End use of minerals;
- Annual output;
- Restoration and after-use arrangements including final contours; and
- If mineral import/export facility current operational area and indication of future extensions or proposed modification to site operations.

3.5 For waste development we will also consider:

- Annual Output;
- Waste categories (where appropriate);
- Waste sources (where appropriate); and
- Estimates of the amount of energy/heat yields (where appropriate)

3.6 For Landfill options we will also consider:

- Boundary of infill area;
- Landfill capacity;
- Infill rates; and
- Restoration and after-use arrangements including final contours.

3.7 In addition to this process, the County Council proposes to take a more proactive approach to site identification. This involves using available data to identify land where mineral and waste developments may be acceptable, and/or where opportunities exist that are not being actively promoted. This will assist in meeting the Strategy and Objectives of the Plan and could raise the potential for a wider pool of sites for consideration and aid in demonstrating that the most suitable, deliverable sites have been allocated at the future examination of the Sites Plans.

3.8 Following an assessment of site suitability against planning criteria, the relevant landowners can be identified via the Land Registry (if required) and contacted to discuss potential interest and invited to complete the Site Allocation Proposals Criteria Checklist. Sites invited in this pro-active way will have the same status as the other sites promoted and will be subject to the same assessment criteria. There is no presumption that pro-actively sought sites will perform better through the site assessment process.

3.9 The sites brought forward through the Call for Sites exercise will need to be screened. Ultimately, the output of the screening assessment will be the identification of Preferred Option sites to be promoted as emerging allocations in the Sites Plans and sites that will not be taken forward by the County Council, referred to as Non-Preferred Options. The work will be influenced by Sustainability Appraisal (SA) which will assess sites considered to be 'Reasonable Alternatives', that is those which pass the first stage of assessment.

Demand for Minerals and Waste in Kent

3.10 The Kent MWLP (adopted July 2016) sets out the mineral supply needs and waste management capacity provision over the period 2013-2030. Under the Call for Sites exercise the County Council will consider sites that meet the identified requirements as set out in the Kent MWLP. However, it may be that the requirements have changed ⁽¹⁾ ⁽²⁾ and this will need to be considered. National policy requires that for the Sites Plans to be sound they must be 'justified' – this means that the quantum of allocations properly reflects requirements and so a review of the requirements (set out in the Kent MWLP) will also be carried out.

3.11 The types of facility that the Kent MWLP envisages the need for additional capacity are as follows:

3.12 Minerals:

- Soft sand
- Sharp sand and gravel
- Brickearth
- Secondary & Recycled Aggregates production
- Chalk (engineering/agricultural purposes)

3.13 Waste:

- Non-Hazardous Waste Recovery
- Treatment Capacity for Green and Kitchen Wastes

1 Recent planning permissions at Addington Sandpit and Burleigh Farm affects the soft sand requirements detailed in CSM 2.

2 Recent planning permission at Kemsley Mill affects the need for the waste recovery capacity detailed in Policy CSW 7.

- Dredgings disposal to land
- Asbestos disposal to land

4 Site Screening Process

4.1 There are four stages against which sites will be assessed. The activity in these stages are set out below. The flow chart in Figure 2 illustrates the site selection process.

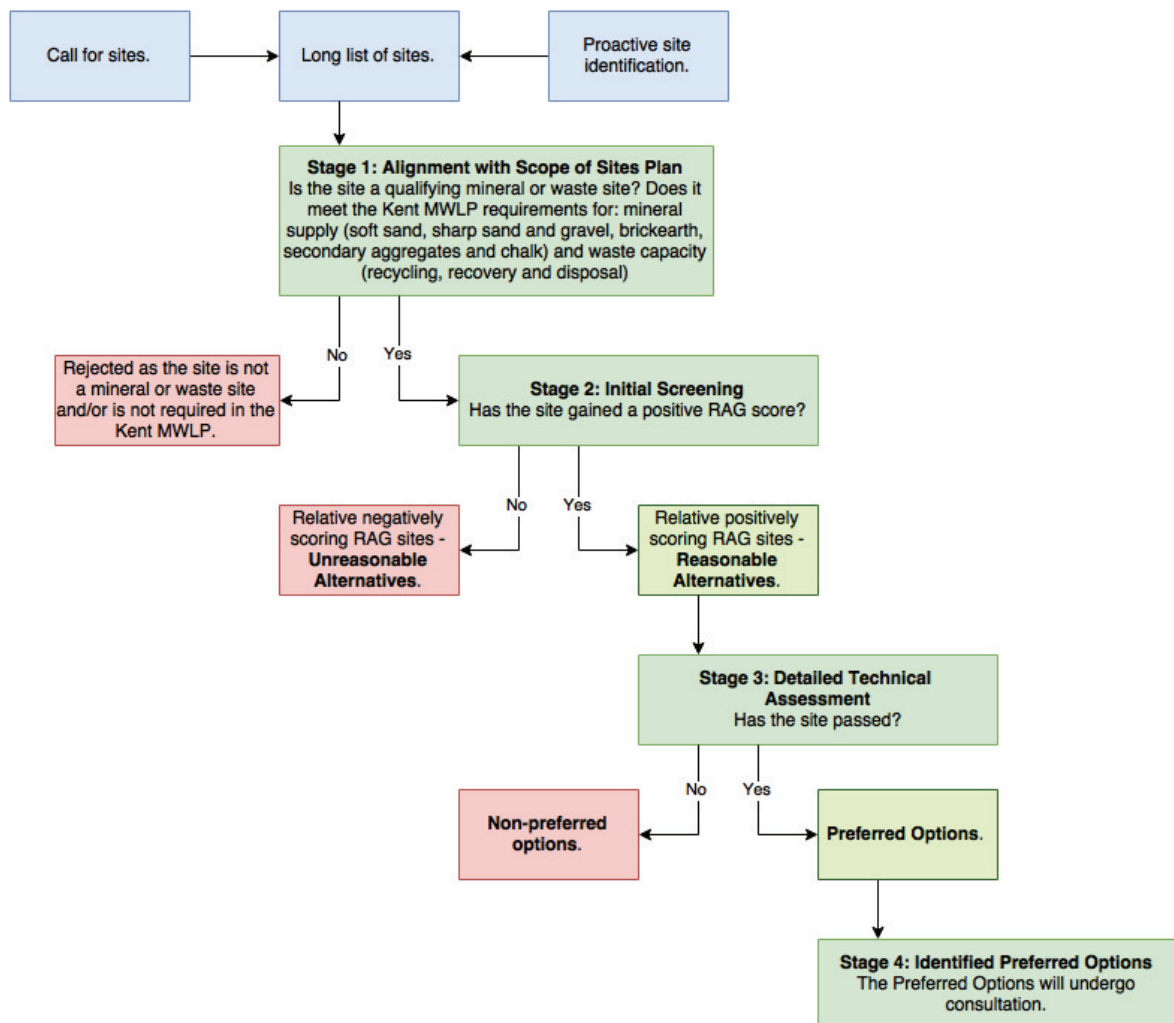


Figure 2: A flowchart showing the site selection process

Stage 1 - Alignment with Scope of Sites Plan

4.2 This stage will assess sites against two matters as follows:

1. whether a promoted site is for a form of mineral and/or waste management relevant to the Mineral or Waste Sites Plans;
2. whether the promoted site can, in principle, accommodate development of the type that should be included in the Sites Plan as set out in the Kent MWLP.

Where the assessment establishes that the site falls within the scope of the Sites Plans work, then it can progress to Stage 2 for initial screening.

Stage 2 - Initial Screening

4.3 This involves initial screening of the sites using a ‘traffic light’ system based on a refined Red, Red-Amber, Amber, Amber-Green and Green (RAG) rating methodology (table 3) to determine which sites will go forward to the Detailed Technical Assessment stage. The RAG stage will act as a scoping stage to highlight sites where there might be a significant effect, alone or in combination which would then require appropriate assessment to be undertaken. It is primarily a desk based procedure, although site visits may be conducted to ensure full and proper screening. The scoring methodology is outlined in Table 3 below and detailed in Appendix 2.

4.4 Table 3 below describes the different RAG scoring factors.

Sensitivity Score	Description	Possible Mitigation
RED	The impact or issue is so severe that it would be unlikely to be adequately mitigated and no evidence has been provided on the potential mitigation or any relevant exceptional circumstances test demonstrating it to be in the public interest. It is considered that the site is unlikely to be able to proceed	Mitigation in order to make the site acceptable is unlikely
RED-AMBER	There is a major impact or issue which may be acceptable subject to mitigation as demonstrated	Likely to require high levels of mitigation in order to make the site acceptable
AMBER	There is a moderate impact or issue which may be acceptable subject to mitigation as demonstrated	Likely to require medium levels of mitigation in order to make the site acceptable
GREEN-AMBER	There is a minor impact or issue which may be acceptable subject to mitigation as demonstrated	Likely to require low levels of mitigation in order to make the site acceptable
GREEN	There are no impacts or issues that require mitigation	Likely to require negligible to no mitigation in order to make the site acceptable

Table 1 : General RAG Assessment Methodology

4.5 A standardised proforma will be used and each site will be RAG assessed against the following criteria:

- Landscape designations and potential visual impacts upon such designations (for sites in the AONB the 'exceptional circumstances' test⁽³⁾ will be applied)
- Nature conservation interests and geodiversity (for sites affecting internationally and nationally recognised sites the overriding public interest tests will be applied⁽⁴⁾);
- Historic environment;
- Green Belt (for sites in the Green Belt the 'very special circumstances' test⁽⁵⁾ will be applied);
- Water environment including flooding;
- Air quality;
- Soil quality;
- Public Rights of Way (PRoW);
- Transport (including access);
- Services and utilities;
- Health and Amenity i.e. noise, dust, odour, vibration impacts etc.;
- Cumulative impacts; and
- Airport safeguarding.

4.6 The way in which the RAG scoring factors would be applied to each assessment criteria is detailed in Appendix 2. How well a site performs against each criteria will determine whether it progresses to the next assessment stage. In practice, the degree to which individual sites score on the Amber, Amber-Green and Green spectrum will determine the more sustainable solutions likely to progress to the next assessment stages. Sites that receive a Red score in the assessment are likely to be ruled out at Stage 2 on the basis that they raise issue(s) of such severity that they are unlikely to be able to be adequately mitigated. The assessment process does not however automatically exclude sites that are assessed as red-amber from Stage 3 on the basis that mitigation may be an option. However, where a site scores Red-Amber against a number of criteria it is less likely to progress to the next stage as it may be that the overall extent of mitigation required to make the site acceptable is so great that it would make the site undeliverable. The RAG scoring methodology is intended to provide an indication of a sites suitability or unsuitability.

4.7 Once the sites which represent potentially sustainable options for minerals and waste developments have been identified via the RAG initial screening they will go forward to Stage 3 as the 'Reasonable Alternatives'.

Stage 3 - Detailed Technical Assessment

4.8 This stage involves a detailed technical assessment of those sites identified from Stage 2 as the Reasonable Alternatives for potential site allocations. These are then considered against a more vigorous technical assessment stage including sustainability appraisal to demonstrate their potential as possible 'Preferred Options' for allocation in the Minerals and Waste Site Plans. The detailed technical assessments are a statutory requirement in plan making and will include:

3 See KMWLP Policy DM2
 4 See KMWLP Policy DM2
 5 See KMWLP Policy DM4 and NPPF

- Habitat Regulations Assessment;
- Landscape and Visual Impact Assessment;
- Transport Assessment;
- Strategic Flood Assessment;
- National Planning Policy;
- Green Belt Assessment; and
- Sustainability Appraisal.

Stage 4 – Identification of Preferred and Non-Preferred Site Options.

4.9 At this stage, the County Council will be in a position to identify those sites that it considers should be allocated as Preferred Options for site allocation in the Mineral and Waste Sites Plans and those sites that it does not propose to take forward. In the case of the latter, the reasoning behind the non-preferred option status shall be set out.

4.10 Consultation on the Preferred Options will take place in accordance with the Statement of Community Involvement (SCI).

5 Summary and Conclusion

5.1 The recent adoption of the Kent Minerals and Waste Plan 2013-30 means that Kent now has an up to date overarching framework for sustainable mineral and waste development that includes a strategy and planning policies. It provides a sound basis for the recommencement of preparation of the Mineral and Waste Sites Plans. Given the passage of time since the previous Sites Preferred Options Consultation in May 2012, it is considered that a new Call for Sites exercise is now required. The earlier emerging Site Plan allocations were not independently examined and are no longer considered a sound basis for plan making.

5.2 A new call for sites exercise and a proactive search of the county for suitable locations will produce a list of sites being promoted for minerals and waste developments. These will be subject to a cascading 4 staged assessment process. Initially there would be a compiled list of sites being proposed that would be considered against whether or not they are developments of either a minerals and/or waste nature and that meet the identified requirements for mineral supply and new waste management capacity that is defined by the Kent MWLP (Stage 1).

5.3 Those sites that move to Stage 2 will be subject to a system of sensitivity scoring against criteria that test whether the site is sustainable and if it has inherent problems that cannot be adequately mitigated. In the case of sites being promoted in international and national landscape and habitat designated land, the County Council will need to be satisfied that the need for the development is sufficient to outweigh the preservation of the designation. A case will need to be made setting out why the development is in the public interest.

5.4 The criteria also include such matters as the historic environment, water environment, air quality, highways and transportation impacts (see Appendix 2). Colour coding from red (least suitable) to green (most suitable) will be part of the overall sensitivity scoring approach. Once RAG scoring has been completed each site will have an individual Proforma showing how the site scored against the 13 criteria, and an overall assessment as to whether the site should be considered a Reasonable Alternative that can go forward to the next stage.

5.5 The Reasonable Alternatives then progress to Stage 3 for the Detailed Technical Assessment stage. They will undergo more rigorous assessment as to their suitability for allocation in a sites plan. On completion of Stage 3 there will be the ability to divide the sites into a list of Preferred Options and Non-Preferred Options with explanatory reasoning per site. The identified Preferred Options (stage 4) will then be subjected to consultation at Regulation stage 18 of the statutory plan making regulations.

6 Appendices

Appendix 1 - Site Allocation Criteria Checklist

Site Allocation Criteria Checklist 2016 1

1 Site Allocation Criteria Checklist 2016

Section 1 - Basic Site Information

Please provide as much information as possible regarding the site you wish to promote.

Section 1 should be filled out for all site proposals.

Section 2 should be filled out for sites which are being promoted for mineral proposals.

Section 3 should be filled out for sites which are being promoted for waste proposals.

If a site is being promoted for both minerals and waste uses, sections 2 and 3 should both be filled out. Please only complete 1 checklist per site.

S1Q1: Category of site or proposal

(please select all that apply)

- Minerals
- Waste
- Both

S1Q2: Site Name

1 Site Allocation Criteria Checklist 2016

S1Q3: **Address and Postcode**

S1Q4: **Grid Reference**

S1Q5: **Size of Site (ha)**

Site Allocation Criteria Checklist 2016 1

S1Q6: District and Parish (if applicable)

S1Q7: Is the proposal an extension to/or intensification/redevelopment of an existing site? If so, what is the name of the site?

S1Q8: Is the proposed site allocated within a local plan?

(please select one answer)

Yes No

If yes, please provide details:

1 Site Allocation Criteria Checklist 2016

S1Q9: Who is promoting the site?

(please select all that apply)

- Agent
- Landowner
- Operator/Developer
- Other (Please Specify)

S1Q10: Operator/Developer Details (name, address and contact details)

S1Q11: Landowner Details

S1Q12: Is the landowner aware/supportive of the proposal? If yes, please provide a separate letter from the landowner that confirms this

(please select one answer)

- Yes No

Site Allocation Criteria Checklist 2016 1

S1Q13: Please provide details of who to contact regarding the answers in this form

1 Site Allocation Criteria Checklist 2016

Section 2 - Minerals Sites

Please fill out this section if you are promoting a site for mineral use. For any questions which you consider irrelevant to your proposal please clearly state "N/A"

S2Q1: Type of mineral proposal (extraction, wharves etc.)

S2Q2: Type of mineral (if the proposal relates to mineral extraction then details of the geological formation should be given)

S2Q3: Estimated workable mineral reserves

Site Allocation Criteria Checklist 2016 1

S2Q4: Estimated annual output

S2Q5: Soil thickness, quality and details

S2Q6: Overburden thickness and details

1 Site Allocation Criteria Checklist 2016

S2Q7: Average depth of mineral working

S2Q8: Details of any boreholes/trial pits carried out

S2Q9: Technical Analyses of boreholes/trial pits (provide on separate sheet if necessary)

Site Allocation Criteria Checklist 2016 1

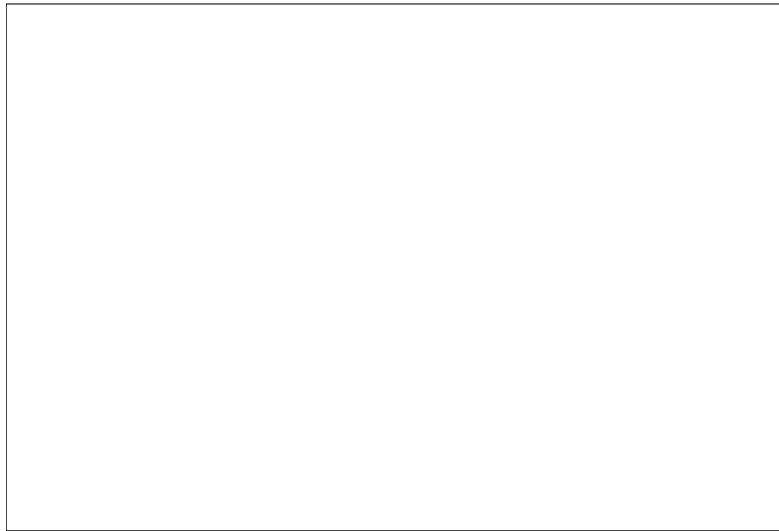
S2Q10: Estimated hours of operation

S2Q11: Estimated duration of site operations (months/years)

S2Q12: Estimated daily vehicle movements including those relating to staff and maintenance of equipment (HGVs and other vehicles to be specified)

1 Site Allocation Criteria Checklist 2016

S2Q13: **Groundwater contour details (heights of the water table)**



Site Allocation Criteria Checklist 2016 1

S2Q14: Any proposed restoration and afteruses

S2Q15: Will the site require importation of inert waste for restoration? If so, how much?

S2Q16: When is the site anticipated to come forward as a planning application

1 Site Allocation Criteria Checklist 2016

S2Q17: When is the site likely to commence operations?

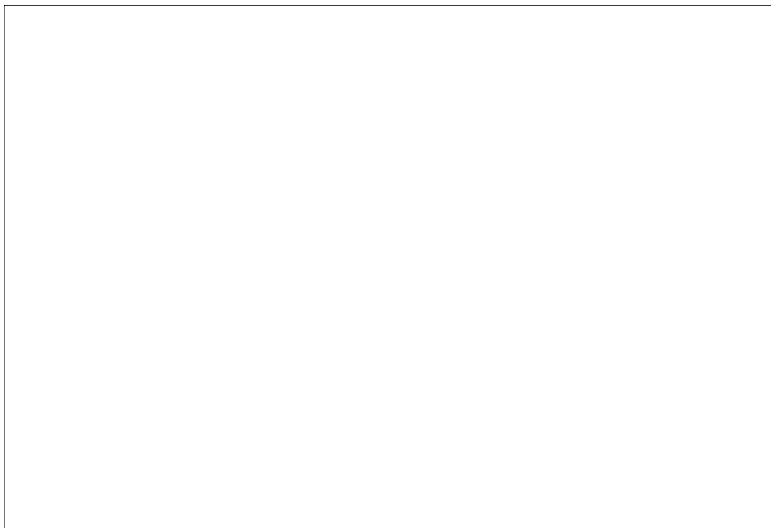
S2Q18: Does the site fall within, or is it adjacent to, an Area of Outstanding Natural Beauty (AONB)? If yes, please provide further details on which AONB and the proximity

S2Q19: Is the site within an area of open countryside?

Site Allocation Criteria Checklist 2016 1

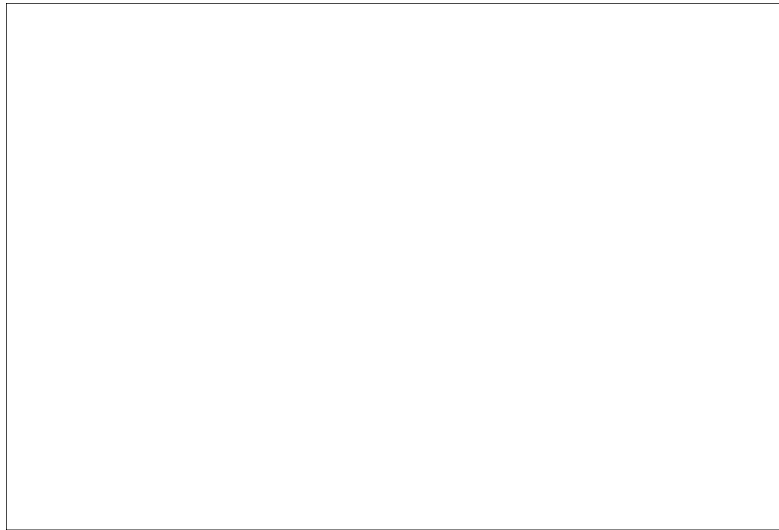
S2Q20: Please provide details on the proximity of the site to any of the following (separate document if necessary):

- Special Areas of Conservation (SAC)
- Special Protection Areas (SPA)
- Ramsar sites
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves
- Regionally Important Geological and Geomorphological Sites (RIGS)
- Local Wildlife Sites
- Sites of Nature Conservation Interest (SNCI)
- Ancient Woodland
- Biodiversity Action Plan (BAP) Habitats under section 41 of the Natural Environment and Rural Communities (NERC) Act (2006)



1 Site Allocation Criteria Checklist 2016

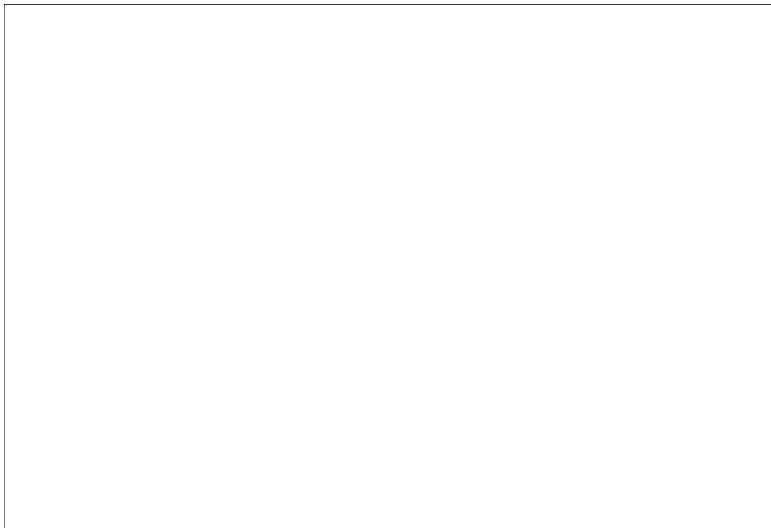
Please detail any enhancement opportunities that the proposal may present to any of the aforementioned designations (separate document if necessary)



Site Allocation Criteria Checklist 2016 1

S2Q21: Please provide details of the proximity of the site to any of the following:

- Listed Buildings
- Conservation areas
- Historic Parks and Gardens
- Any sites within the Ancient Monuments and Archaeological Areas Act 1979



1 Site Allocation Criteria Checklist 2016

S2Q22: Please detail the status and proximity of the site in relation to the following:

- Source Protection Zones (SPZ)
- Minor/major aquifers
- Vulnerable water bodies
- Flood Zones

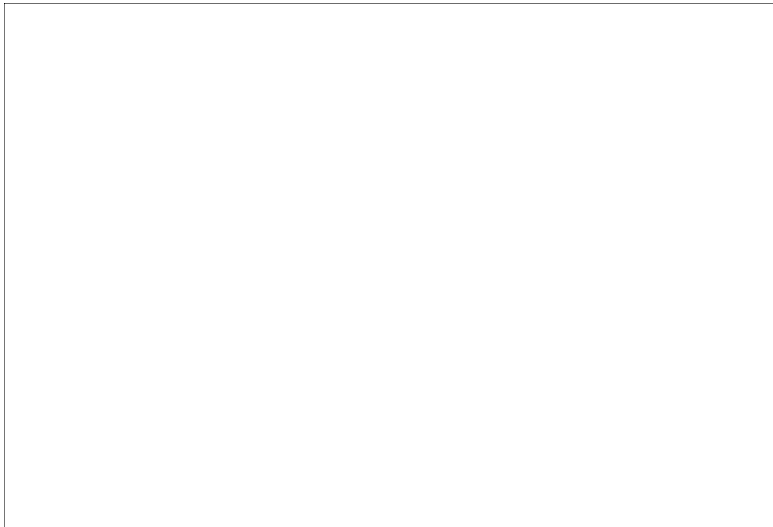
Do you believe that the proposal may provide an opportunity for flood water storage?

Site Allocation Criteria Checklist 2016 1

S2Q23: Please provide information on the proximity of the site to any Air Quality Management Areas (AQMA)



S2Q24: Please provide details on the proximity and access arrangements to the Strategic and Primary Road Networks



1 Site Allocation Criteria Checklist 2016

S2Q25: Please provide details on the proximity of the site to any Public Rights of Way (PROW)

Site Allocation Criteria Checklist 2016 1

S2Q26: Please detail whether the proposal will have any interference with the following utilities:

- Water mains
- Gas pipelines
- Electricity distribution network (above and below ground)
- Telecommunications
- Oil pipelines
- Aviation fuel pipelines
- Sewage mains

S2Q27: Please provide details on the proximity of the site to any Airport Safeguarding Zones

1 Site Allocation Criteria Checklist 2016

S2Q28: Please provide details on the proximity of the site to any other land uses (commercial, residential, industrial etc.) within the locality

S2Q29: Is the site within the Green Belt?

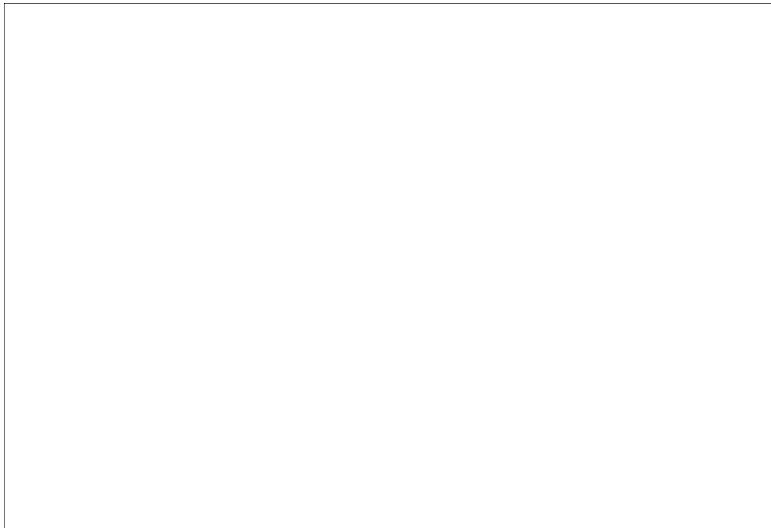
(please select one answer)

Yes No

Site Allocation Criteria Checklist 2016 1

If the answer is yes, please see paragraphs 79 - 92 of the National Planning Policy Framework (NPPF) and consider whether the proposal would constitute inappropriate development within the Green Belt.

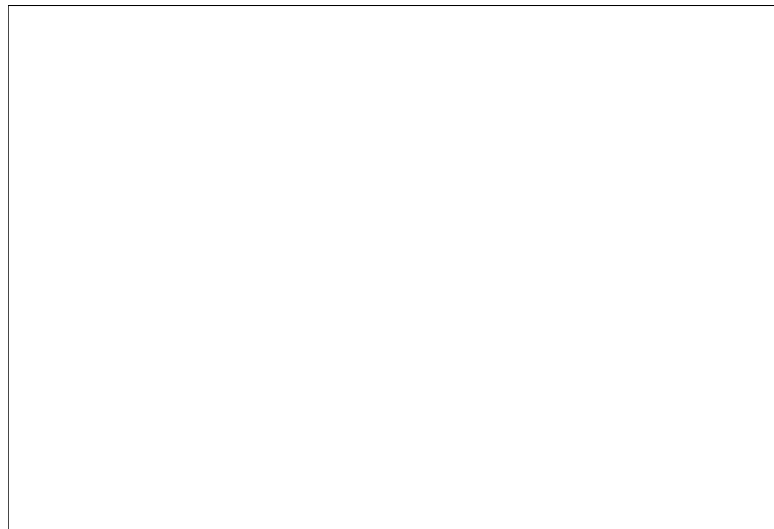
If so, please provide a case for Very Special Circumstances using the space below or attached as a separate document.



1 Site Allocation Criteria Checklist 2016

S2Q30 : Where possible or relevant, please provide maps illustrating the following information:

- Site location
- Site layout, including:
 - Location of plant
 - Any ancillary development
 - Access to highway
 - If land-won minerals; boundary of extraction area
 - If minerals import/export facility; current and proposed operational area
- Route and to strategic and primary road networks
- Location of other land uses
- Agricultural land classification
- Flood zones and source protection zones
- Biodiversity or geodiversity designations- any information relating to S2Q20
- Heritage assets on or near site- any information relating to S2Q21
- Protected or notable species on or near site
- If land-won minerals; any restoration proposals including final contours



Site Allocation Criteria Checklist 2016 1

Section 3 - Waste Sites

Please fill this section out if you are promoting a site for waste use. For any questions which you consider irrelevant to your proposal please clearly state "N/A"

S3Q1: Nature of waste use proposed**S3Q2: Categories of waste to be handled****S3Q3: Define the proposal within the recognised waste hierarchy****S3Q4: Waste capacity (million tonnes per annum)**

1 Site Allocation Criteria Checklist 2016

S3Q5: Source of waste(s)

S3Q6: Amount of energy/heat to be obtained from the waste management process

S3Q7: Estimated hours of operation

S3Q8: Estimated duration of site operations (months/years)

S3Q9: Estimated daily vehicle movements including those relating to staff and maintenance of equipment (HGVs and other vehicles to be specified)

S3Q10: When is the site anticipated to come forward as a planning application?

Site Allocation Criteria Checklist 2016 1

S3Q11: When is the site likely to commence operations?

S3Q12: Does the site fall within, or is it adjacent to, an Area of Outstanding Natural Beauty (AONB)? If yes, please provide further details on which AONB and the proximity (continue on separate sheet if necessary)

S3Q13: Is the site within an area of open countryside?

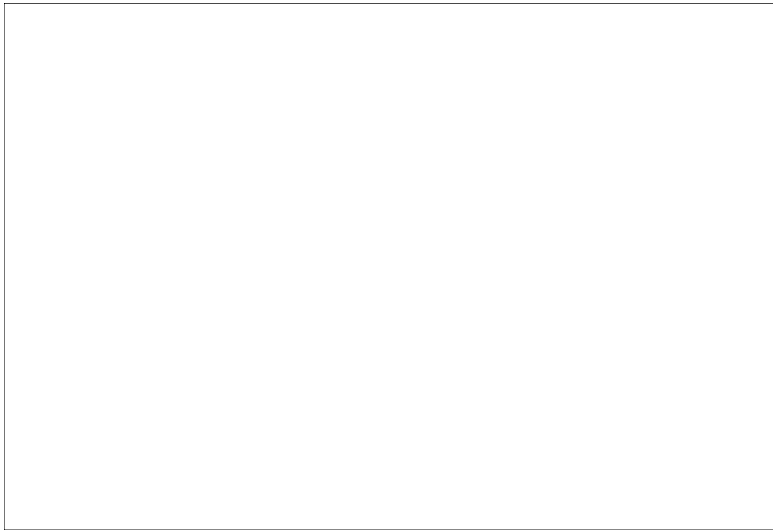
1 Site Allocation Criteria Checklist 2016

S3Q14: Please provide details on the proximity of the site to any of the following (continue on a separate document if necessary):

- Special Areas of Conservation (SAC)
- Special Protection Areas (SPA)
- Ramsar sites
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves
- Regionally Important Geological and Geomorphological Sites (RIGS)
- Local Wildlife Sites
- Sites of Nature Conservation Interest (SNCI)
- Ancient Woodland
- Biodiversity Action Plan (BAP) Habitats under section 41 of the Natural Environment and Rural Communities (NERC) Act (2006)

Site Allocation Criteria Checklist 2016 1

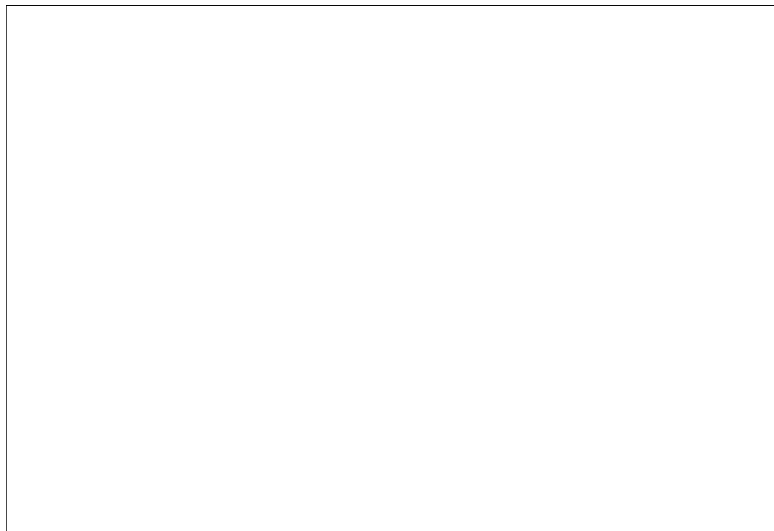
*Please detail any enhancement opportunities that the proposal may present to any of the
aforementioned designations (continued on a separate document if necessary)*



1 Site Allocation Criteria Checklist 2016

S3Q15: Please provide details of the proximity of the site to any of the following (continue on separate sheet if necessary):

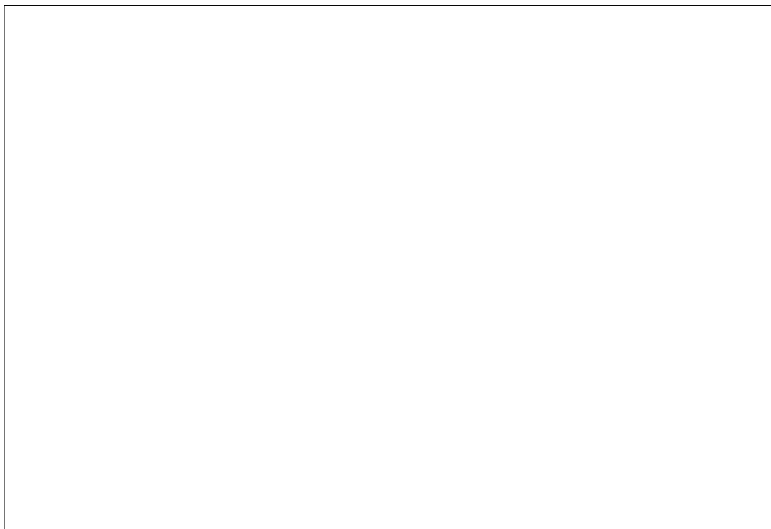
- Listed Buildings
- Conservation Areas
- Historic Parks and Gardens
- Any sites within the Ancient Monuments and Archaeological Areas Act 1979



Site Allocation Criteria Checklist 2016 1

S3Q16: Please detail the status and proximity of the site in relation to the following (continue on separate sheet if necessary):

- Source Protection Zones (SPZ)
- Minor/major aquifers
- Vulnerable water bodies
- Flood zones

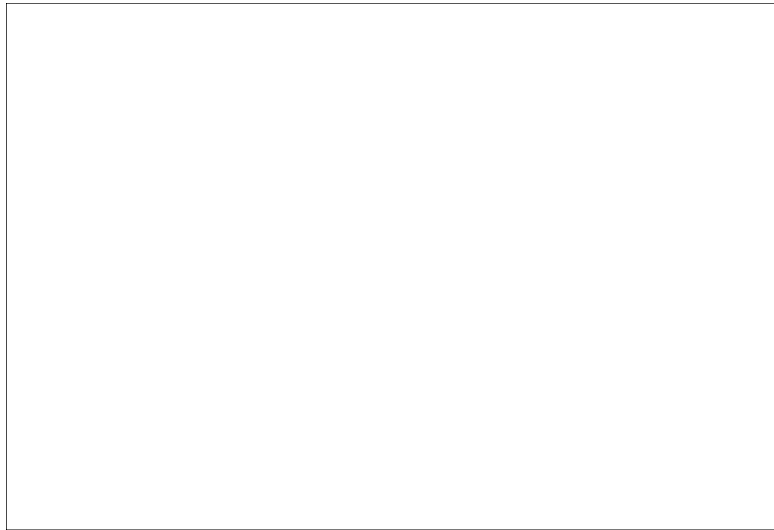


S3Q17: Please provide information on the proximity of the site to any Air Quality Management Areas (AQMA)



1 Site Allocation Criteria Checklist 2016

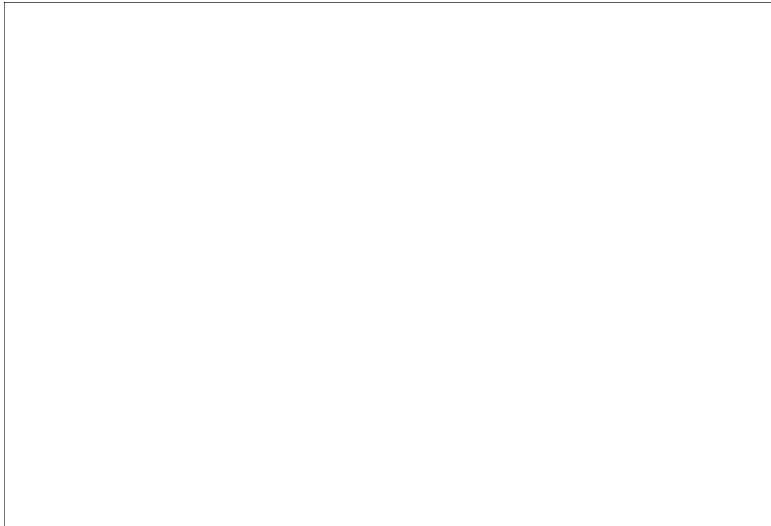
S3Q18: Please provide details on the proximity and access arrangements to the Strategic and Primary Road Networks



Site Allocation Criteria Checklist 2016 1

S3Q19: If your site is a waste disposal to land proposal, please provide the following information (continue on separate sheet if necessary):

- Underlying geological formation
- Overall void calculation
- Estimated annual capacity
- Existing topsoil thickness quality and storage/maintenance details
- Details of any investigative boreholes/trial pits carried out
- Technical analyses of boreholes/trial pits
- Hydrological characteristics of the site
- Any proposed restoration and afteruses
- Will the site require the importation of inert waste for restoration? If so, how much?



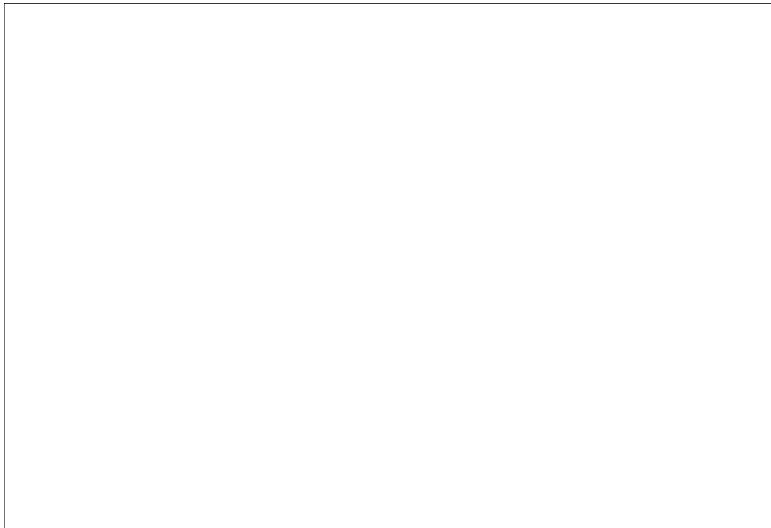
1 Site Allocation Criteria Checklist 2016

S3Q20: Please provide details on the proximity of the site to any Public Rights of Way (PROW)

Site Allocation Criteria Checklist 2016 1

S3Q21: Please detail whether the proposal will have any interference with the following utilities:

- Water mains
- Gas pipelines
- Electricity distribution network
- Telecommunications
- Oil pipelines
- Aviation fuel pipelines
- Sewage mains



1 Site Allocation Criteria Checklist 2016

S3Q22: Please provide details on the proximity of the site to any Airport Safeguarding Zones

S3Q23: Please provide details on the proximity of the site to any other surrounding land uses (commercial, residential, industrial etc.)

S3Q24: Is the site within the Green Belt?

(please select one answer)

Yes No

Site Allocation Criteria Checklist 2016 1

If the answer is yes, please see paragraphs 79 - 92 of the National Planning Policy Framework (NPPF) and consider whether the proposal would constitute inappropriate development within the Green Belt.

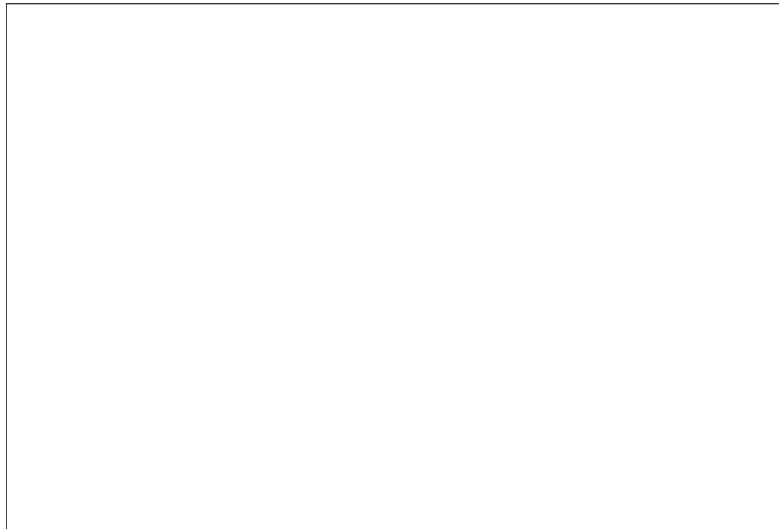
If so, please provide a case for Very Special Circumstances using the space below or attached as a separate document.

S3Q25: Please provide details on the soil quality

1 Site Allocation Criteria Checklist 2016

S3Q26: **Where possible or relevant, please provide maps illustrating the following information:**

- Site location
- Site layout, including:
 - Location of plant
 - Any ancillary development
 - Access to highway
 - If waste disposal to land; boundary of void
- Route to strategic and primary road networks
- Location of other land uses
- Agricultural land classification
- Flood zones and source protection zones
- Biodiversity or geodiversity designations on or near site- any information relating to S3Q14
- Heritage assets on or near site- any information relating to S3Q15
- Protected or notable species on or near site
- If waste disposal to land; restoration proposals including final contours



Appendix 2 - RAG Sensitivity Scoring Criteria

		RAG Sensitivity Score					Information Source (1)
Opportunity/Constraint		RED	RED-AMBER	AMBER	AMBER-GREEN	GREEN	
<p>Landscape Designations/Visual Impact</p> <p>The significance of any landscape and visual impact is dependent on a number of factors, such as the proximity to sensitive viewpoints, presence of screening features, direct effect on landscape fabric, existing landforms and the proximity to Kent's landscape designations of national importance.</p> <p>Kent has two nationally important landscape designations- the Kent Downs and the High Weald Areas of Outstanding Natural Beauty (AONB).</p>	<p>RED</p> <p>The site is in the AONB, there are no exceptional circumstances (6) and the development cannot be demonstrated to be in the public interest.</p>	<p>RED-AMBER</p> <p>The site is in the AONB but there may be exceptional circumstances and it may be in the public interest.</p> <p>The site is adjacent to or within the setting of the AONB and could have a major adverse impact on the landscape designation that could require high level mitigation.</p> <p>The site falls outside the AONB and could have a major adverse impact on the landscape that could be difficult to mitigate.</p> <p>The site is considered to have a major impact upon local sensitivity receptors.</p>	<p>AMBER</p> <p>The site is the AONB, and there are exceptional circumstances and it is in the public interest but it could have an adverse impact on the landscape designation.</p> <p>The site is adjacent or within the setting of an AONB and could have a moderate adverse impact on the landscape designation, that could require medium level mitigation.</p> <p>The site falls outside the AONB and could have a moderate adverse impact on the landscape that could require medium level mitigation.</p> <p>The site is considered to have a moderate impact upon local sensitivity receptors.</p>	<p>AMBER-GREEN</p> <p>The site is adjacent to or within the setting of the AONB and could have a minor adverse impact on the landscape designation, requiring low level mitigation.</p> <p>The site falls outside the AONB and could have a minor adverse impact on the landscape that could require low level mitigation.</p> <p>The site is considered to have a minor adverse impact upon local sensitivity receptors.</p>	<p>GREEN</p> <p>The site is not within the AONB or its setting and would have no impact on the landscape designation.</p> <p>The site falls outside the AONB and could have a very minor impact on the landscape designation that could be addressed with mitigation.</p> <p>The site is considered to have no impact upon local sensitivity receptors.</p>	<p>GIS Data</p> <p>The Kent Landscape Assessment Parts 1 and 2 (2003) Landscape character area design guidance (Kent Downs AONB & High Weald AONB)</p> <p>Consultation with landscape specialists.</p> <p>Promoter of site</p>	

6 NPPF paragraph 118 stipulates that in order for development to be permitted in the AONB, an exceptional circumstances test must be met

Strategy for Minerals and Waste Sites Plans

RAG Sensitivity Score	
<p>Nature Conservation and Geodiversity⁽²⁾</p> <p>Proximity to international designations. E.g. SAC, SPA, Ramsar.⁽³⁾</p> <p>Proximity to national designations. E.g. SSSI, National Nature Reserve, Ancient Woodland.</p> <p>Proximity to Local Designations. E.g. Regionally important Geological and Geomorphological Sites (RIGS), Local Wildlife Sites, SNCI and Biodiversity Action Plan (BAP) Habitats⁽⁷⁾.</p> <p>Potential for enhancement of local designations can be taken into account.</p> <p>With all designations the proximity, perceived adverse impacts and the potential for mitigation should be considered.</p>	<p>The site is likely to have a significant effect on international designations but mitigation measures are not available.</p> <p>Site is within or could have unacceptable adverse impact on national designations where there is no evidence that the benefits of the development outweigh the impacts.</p> <p>Impact likely to be severe.</p>
<p>The site is likely to have a significant effect on international designations, mitigation measures are available but are of a nature which means they may not be deliverable.</p> <p>Site is within or could have unacceptable adverse impact on national designations where there is persuasive evidence that the benefits of the development outweigh the impacts.</p> <p>Site is within or could have unacceptable adverse impact on local designations but there is persuasive evidence that the benefits of the development outweigh the impacts.</p> <p>Site is within or could have unacceptable adverse impact on local designations but there is persuasive evidence that the benefits of the development outweigh the impacts.</p> <p>Impact likely to be severe to moderate.</p>	<p>The site is likely to have a significant effect on international designations, mitigation measures are possible but not included in the proposal.</p> <p>Site is within or could have unacceptable adverse impact on national designations but there is persuasive evidence that the benefits of the development outweigh the impacts.</p> <p>Site is within or could have unacceptable adverse impact on local designations but there is persuasive evidence that the benefits of the development outweigh the impacts.</p> <p>Site is within or could have unacceptable adverse impact on local designations but there is persuasive evidence that the benefits of the development outweigh the impacts.</p> <p>Impact likely to be severe to moderate.</p> <p>The site is considered to have a moderate impact upon local sensitivity receptors.</p>
<p>The site could potentially impact international designations and mitigation measures are included in the proposal which are sufficient enough to avoid a likely significant effect.</p> <p>The site is unlikely to have an unacceptable impact on local designations. Impacts could be addressed with mitigation.</p> <p>Impact likely to be minor.</p> <p>The site is considered to have a minor impact upon local sensitivity receptors.</p>	<p>The site is not likely to have a significant effect on international, national or local designations.</p> <p>The site is considered to have no impact upon local sensitivity receptors.</p>
<p>GIS data</p> <p>Consultation with Natural England and biodiversity officers</p> <p>Promoter of site</p>	<p>The site is not likely to have a significant effect on international, national or local designations.</p> <p>The site is considered to have no impact upon local sensitivity receptors.</p>

Strategy for Minerals and Waste Sites Plans

		RAG Sensitivity Score					
<p>Proximity to Source Protection Zones (SPZ) or major/minor aquifers</p> <p>Proximity to vulnerable above-ground water bodies. The Water Framework Directive objectives seek no deterioration in current water quality and good status in all water bodies)</p> <p>Proximity to Flood Zones - dependent on type of development (Ref: Planning Practice Guidance*)</p> <p>Mineral extraction can provide opportunities for flood water and general water storage</p> <p><i>Note: The sites will be subject to a separate Sequential Testing exercise in accordance with the NPPF at Stage 3.</i></p>	<p>groundwater SPZs and/or result in the deterioration of any water resource.</p> <p>The site will exacerbate flood risk in areas prone to flooding.</p> <p>The site could have a severe unacceptable impact upon waterbodies within the site and or hydrologically connected to the site.</p> <p>The site is classed as: "Development should not be permitted" according to the Flood Risk Vulnerability and Flood Zone Compatibility Table in the Planning Practice Guidance*</p> <p>Phase 1 and Phase 2 Hydrogeological Risk Assessment would be required prior to allocation.</p>	<p>The site is classed as: "Exception Test Required", according to the Flood Risk Vulnerability and Flood Zone Compatibility Table in the Planning Practice Guidance and other sources of flooding could have a major impact requiring high levels of mitigation</p> <p>The site may have a major impact on vulnerable water bodies in the absence of high level mitigation.</p> <p>Phase 1 Hydrogeological Risk Assessment would be required prior to allocation.</p>	<p>The site is classed as: "Exception Test Required" according to the Flood Risk Vulnerability and Flood Zone Compatibility Table in the Planning Practice Guidance and other sources of flooding could have a moderate impact requiring mitigation</p> <p>The site may have a moderate impact on vulnerable water bodies in the absence of medium level mitigation.</p> <p>Phase 1 Hydrogeological Risk Assessment would be required prior to allocation</p>	<p>The site is classed as: 'Development is appropriate', according to the Flood Risk Vulnerability and Flood Zone Compatibility Table in the Planning Practice Guidance and other sources of flooding could have a minor impact that can be mitigated</p> <p>The site may have a minor impact on vulnerable water bodies in the absence of low level mitigation.</p>	<p>Vulnerability and and Flood Zone Compatibility Table in the Planning Practice Guidance and other sources of flooding could have no impact.</p> <p>Good opportunities for flood risk mitigation.</p>	<p>Strategic Flood Risk Assessment (SFRA)</p> <p>Promoter of site</p>	
	<p>Air Quality</p>	<p>The site is within an AQMA, unacceptable adverse impacts cannot be mitigated.</p>	N/A	<p>The site is near to an AQMA or may have adverse impacts on air</p>	N/A	<p>The site poses low or no risk of adverse impacts to AQMAs or air quality.</p>	GIS Data

RAG Sensitivity Score		Officer assessment Promoter of site
Emissions to air can be of concern at some facilities- dealt with at planning application stage if necessary through use of conditions and controls Proximity to Air Quality Management Areas- Impacts on AQMA could be mitigated by conditions and controls.	quality that is capable of mitigation.	The site contains low quality soil There could be opportunities to restore the site and enhance the quality of soil.
Soil Quality Proximity or location of best and most versatile agricultural land. Where significant development of agricultural land is unavoidable, poorer quality land should be used in preference to higher quality. Consider location of sensitive land and soils Potential for enhancement	Small parts of the site contain best and most versatile land which could be moderately impacted by the development Opportunities for mitigation and restoration exist.	GIS data Consultation with landscape officers and Natural England if necessary Officer Assessment Promoter of site
Public Rights of Way (PRoW) Consider the presence of public rights of way (Highways Act 1980 Section 41) Highways Act 1980 Section 130(1), duty of highway authority to assert and protect the rights of the public to the use and enjoyment of any highway	Large parts of the site contain best and most versatile land which could be majorly impacted by the development. The site could cause moderate adverse impact upon the PRoW network and Kent's Long Distance Trails but this could be satisfactorily diverted and/or mitigated.	GIS data Consultation with the County Council's PRoW officers Promoter of site
	The site could cause major adverse impact upon the PRoW network and Kent's Long Distance Trails but this could be satisfactorily diverted and/or extensively mitigated	Site will have no effect on PRoW network and Kent's Long Distance Trails. An opportunity for enhancement has been identified.
	The site could cause severe unacceptable adverse impact upon the PRoW without satisfactory provision for diversion and/or mitigation. Significant adverse impact upon Kent's Long Distance Trails.	Site is in the vicinity of a the PRoW network and Kent's Long Distance Trails and may only cause minor adverse impacts on PRoW network and Kent's Long Distance Trails

Strategy for Minerals and Waste Sites Plans

		RAG Sensitivity Score		
Impact on long distance trails (e.g. North Downs Way and England Coast Path)	Potential for enhancement (would be sought at all sites)			
Transport (Including Access) Proximity to Kent's Trunk Roads, Primary Route Network and Secondary Route Network will be assessed, including the presence of width, height and weight restrictions along these routes	The site could have a severe unacceptable adverse impact on transport and access in the absence of high level mitigation. There are severe issues with access to the Primary Route Network and Secondary Route Network. Mitigation is not practical.	The site could have a major adverse impact on transport and access in the absence of high level mitigation. There are major issues with access to the Primary Route Network and Secondary Route Network. The identified impacts could be mitigated through planning obligations.	The site could have a moderate adverse impact on transport and access in the absence of medium level mitigation. There are moderate issues with access to the Primary Route Network and Secondary Route Network. The identified impacts could be mitigated through planning obligations.	The site could have a minor adverse impact on transport and access in the absence of low level mitigation. There are minor issues with access to the Primary Route Network and Secondary Route Network. The identified impacts could be mitigated through planning obligations.
Services and Utilities Sites need sustainable access to utilities. Equally, they should not interfere with any utilities which pass underneath. Mitigation measures will be considered in terms of cost and benefits.	The site contains services or utilities which could be severely impacted on - no mitigation measures can be used.	The site contains services or utilities which could require major mitigation through rerouting, or the location of cables/pipes hampers the ability to maximise capacity yield from the site.	The site contains services or utilities that could require consideration through re-routing or other medium levels of mitigation	The site is near to services or utilities and any minor adverse impacts will require low-level mitigation.
				The site will not give rise to any adverse impacts upon transport and access to Primary and Secondary Route Network.
				There are no services or utilities near to, or within the site.
				GIS data Officer assessment Promoter of site
				Officer assessment Utility providers Promoter of site

RAG Sensitivity Score			
<p>Utilities include water, gas, electricity and telecommunications, as well as railways, HS1 and Crosrail assets.</p> <p>Health and Amenity</p> <p>This includes impact of noise, dust, vibration, odour, emissions, bioaerosols, illumination, visual intrusion, traffic, quality of life and community and environment wellbeing. The National Planning Policy Framework (NPPF) and the Kent MWLP state that the adverse impact of minerals and waste development on neighbouring communities should be minimised.</p> <p>Consider proximity of local communities whose amenity may be impacted by development</p> <p>Appropriate and suitable mitigation measures to reduce the risk of unacceptable adverse impacts should be considered.</p> <p>Cumulative Impacts</p> <p>NPPF states that policies and proposals should take account of existing activity and impacts, the duration and nature of proposals</p>	<p>The site could cause severe unacceptable adverse impact on health and amenity with no mitigation demonstrated.</p> <p>The site could cause a severe impact to adjacent land uses.</p>	<p>The site could cause major adverse impact to health and amenity in the absence of a high levels of mitigation as demonstrated.</p> <p>The site could cause a major impact to adjacent land uses</p>	<p>The site may cause a moderate adverse impact to health and amenity in the absence of a medium levels of mitigation as demonstrated</p> <p>Possibility to result in net planning benefit.</p> <p>The site could cause a moderate impact to adjacent land uses</p>
	<p>The site could cause major adverse impact to health and amenity in the absence of a high levels of mitigation as demonstrated.</p> <p>The site could cause a major impact to adjacent land uses</p>	<p>The site may cause a moderate adverse impact to health and amenity in the absence of a medium levels of mitigation as demonstrated</p> <p>Possibility to result in net planning benefit.</p> <p>The site could cause a moderate impact to adjacent land uses</p>	<p>The site may cause a minor adverse impact to health and amenity in the absence of low level mitigation.</p> <p>High possibility to result in net planning benefit.</p> <p>The site could cause a minor impact to adjacent land uses.</p>
	<p>The site may not cause any adverse impact to health and amenity.</p> <p>The site could not unacceptably impact adjacent land uses.</p>	<p>The site may not cause any adverse impact to health and amenity.</p> <p>The site could not unacceptably impact adjacent land uses.</p>	<p>There are no concerns of cumulative impacts resulting from the development of the site.</p>
	<p>Officer assessment</p> <p>Promoter of site</p>	<p>Officer assessment</p> <p>Promoter of site</p>	<p>Officer assessment</p> <p>Promoter of site</p>

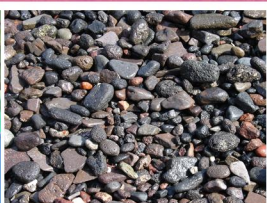
Strategy for Minerals and Waste Sites Plans

		RAG Sensitivity Score				
		environment and/or communities that cannot be satisfactorily mitigated.	environment and community that will require high level mitigation.	community that will require medium level mitigation.	require low level mitigation.	
<p>for new or further workings, and the extent of impacts that a particular site, locality, community, environment or wider areas of mineral working can reasonably be expected to tolerate over a particular or proposed period. This is supported by the Kent MWLP.</p> <p>Airport Safeguarding Zones Aircraft are vulnerable to birdstrikes, and 80% of all strikes occur on an aircraft's take-off or landing phase of flight, therefore highlighting the necessity for wildlife management on and within proximity of an airfield. Aerodrome administrators are responsible for monitoring bird activity within the relevant radius of the aerodrome. This is to mitigate the birdstrike risk to aircraft and be aware what species are in the local area. Many types of development, including large, flat-roofed structures, landfill sites, gravel pit restoration schemes and nature reserves</p>	<p>The site is within an Airport Safeguarding Zone and the nature of the site is likely to attract birds and increase the risk of bird strike for aircraft.</p> <p>No mitigation is practical or possible.</p>	<p>The site is within an Airport Safeguarding Zone and the nature of the site is likely to attract birds and increase the risk of bird strike for aircraft.</p> <p>High level mitigation is required which may make the site undeliverable.</p>	<p>Site is within an Airport Safeguarding Zone. Either: Nature of the site means that it is unlikely to attract birds and increase the risk of birdstrike for aircraft.</p> <p>The site is likely to be deliverable through employing medium level mitigation measures so it is unlikely to attract birds and increase the risk of birdstrike.</p>	<p>Site is within an Airport Safeguarding Zone. Either: Nature of the site means that it is unlikely to attract birds and increase the risk of birdstrike for aircraft.</p> <p>The site is likely to be deliverable through employing low level mitigation measures so it is unlikely to attract birds and increase the risk of birdstrike.</p>	<p>The site is not within an Airport Safeguarding Zone.</p>	<p>CAA, NATS Officer assessment Promoter of site</p>
<p>Green Belt Within the NPPF is a presumption to consider development within the Green Belt as inappropriate.</p>	<p>Site constitutes inappropriate development within the</p>	<p>Site constitutes inappropriate development within the</p>	<p>Site constitutes inappropriate development within the</p>	<p>Site constitutes inappropriate</p>	<p>Site is not within the Green Belt.</p>	<p>GIS data Officer assessment</p>

	RAG Sensitivity Score					Promoter of site
<p>Inappropriate development is by definition, harmful to the openness of the Green Belt and should be refused except in very special circumstances.</p> <p>There are certain types of development which are exceptions to this rule, they do not require Very Special Circumstances.</p>	<p>Green Belt, and no substantive case for very special circumstances has been presented.</p>	<p>Green Belt and a case for very special circumstances has been presented. Major levels of mitigation may be required.</p>	<p>Green Belt, but a substantive persuasive case for very special circumstances has been presented. Medium levels of mitigation may be required.</p>	<p>development within the Green Belt and a substantive persuasive case for very special circumstances has been presented. Low levels of mitigation may be required.</p>	<p>Site is within the Green Belt but it is not considered inappropriate development.</p>	

Table 2 : RAG Sensitivity Scoring of Proforma Criteria

1. the required information will predominantly come from the proposer of the site
2. It should be noted that assessment under the Habitats Regulations at this stage of site selection process does not avoid the need to assess the site at the planning application stage
3. Ramsar sites, proposed SPAs/SACs and compensatory habitat sites are all treated in the same way as European sites.



Minerals and Waste Planning Policy Team

Kent County Council

Invicta House

County Hall

Maidstone

Kent

ME14 1XX

Tel: 03000 422370

Email: mwdf@kent.gov.uk

