



Kent Mineral Sites Plan

July 2020



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1 Introduction

1.1 Kent County Council has responsibility for the planning of future mineral supply for the county. Following the adoption of the Kent Minerals and Waste Local Plan 2013-30 (KMWLP), this responsibility has now been fulfilled by the preparation of a Kent Mineral Sites Plan (the Sites Plan). The plan area for this document is the administrative area of Kent, excluding Medway.

1.2 Kent contains a wide variety of mineral resources. Minerals are extracted for aggregate and non-aggregate markets. Aggregates are materials derived from sand and gravel deposits, soft (building) sands from the Folkestone Formation and crushed hard rock (Kentish Ragstone (a limestone)). They are used in the construction industry for building and maintenance purposes, including asphalt production in road building, concrete and mortar production for construction. Some aggregate minerals are also used for non-aggregate purposes, for example for beach feeding for flood defence purposes on parts of the coastline. Kent also has non-aggregate minerals, they include clay, brickearth, chalk (for construction/engineering and agricultural lime applications) and building stones (Kentish Ragstone, and extensive deposits of various sandstones that have been historically extracted). There also are reserves of industrial silica sand and brick clay within the county. However, the most significant minerals produced in the county are sharp sand and gravel, soft sand (building) and hard crushed rock (Kentish Ragstone).

1.3 The Sites Plan provides the spatial detail for meeting requirements for sharp sand and gravel and for soft sand in accordance with Policy CSM 2 of the Kent Minerals and Waste Local Plan 2013-30 which the authority adopted in July 2016, following an Independent Examination in 2015. The Kent Mineral Sites Plan identifies potential locations for extraction of sharp sand and gravel and of soft sand, providing communities and the minerals industry with greater certainty about where minerals development may take place within Kent and the criteria that will need to be met.

1.4 The Kent Mineral Sites Plan replaces Policy CA 6 of the Kent Minerals and Waste Local Plan: Construction Aggregates 1993, as well as Policy B1 of the Kent Minerals Subject Plan: Brickearth 1986.



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Kent Mineral Sites Plan - Plan Area

Legend

-  District Boundaries
-  KCC
-  Ebsfleet Development Corporation



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2 The Policy Context

Kent Minerals and Waste Local Plan

2.1 The adopted Kent Minerals and Waste Local Plan 2013-30 (KMWLP) 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.

2.2 Chapter 3 of the KMWLP sets out the vision for mineral development in Kent and chapter 4 sets out 6 objectives to support this vision. Chapter 5 sets out the spatial strategy for meeting the need for minerals, identifying in general terms how much mineral will be provided over the Plan period and includes policies related to the delivery strategy for minerals (CSM policies) and Chapter 7 includes the development management policies (DM policies) which seeks to ensure that minerals development does not have unacceptable impacts.

2.3 Chapter 5 expects that the Mineral Sites Plan will develop the delivery strategy by allocating specific sites for mineral development in order to provide a level of certainty to local residents, the minerals industry, landowners and other interested stakeholders as to where minerals development is likely to take place.

2.4 Some work was previously undertaken on preparation of the Sites Plans that led to a Preferred Options Consultation (for waste and minerals) in May 2012. This work was not taken forward and to enable a more up-to-date appraisal of site suitability and deliverability it was considered necessary to undertake a second 'Call for Sites' exercise. This commenced in late 2016, continuing into 2017.

2.5 Policy CSM 2 of the KMWLP sets out the policy context for the Supply of Land-won Minerals in Kent. It states that "*Mineral working will be granted planning permission at sites identified in a Sites Plan, subject to meeting the requirements set out in the relevant site schedule in the Mineral Sites Plan and the Development Plan*".

Preparation of the Mineral Sites Plan - Matters Considered

2.6 For a site to be allocated in the Sites Plan, Policy CSM2 requires site allocations to meet the following criteria:

- There has to be a requirement for the mineral;
- consistency with relevant development management criteria;
- consistency with relevant policies in district local and neighbourhood plans;
- assessment based on strategic environmental information and Habitat Regulation Assessment;
- deliverability; and
- consistency with other relevant national planning policy and guidance.

2.7 In addition, the policy states that sites will generally be where viable mineral resources are known to exist, where landowners are supportive of mineral development taking place and where the Mineral Planning Authority considers that planning applications are likely to be acceptable in principle in planning terms. Discussion of some of the matters to be taken into account when preparing the Mineral Sites Plan is set out below.

2.8 District and Borough Councils in Kent are preparing their own Local Plans. Care has been taken to avoid any material conflict between the Mineral Sites Plan and adopted Local Plans through consultation and engagement during the Local Plan formulation process. Local Plans produced by the County Council and the District and Borough Councils, along with any Neighbourhood Plans form the Development Plan.

2.9 Local District and Borough council input has been sought on the site selection process. The outcomes of meetings held with each local council fed into the overall site screening process, and their comments were again sought prior to detailed technical assessments being undertaken on the Site Options.

2.10 Minerals and Waste Local Plans have been adopted and are also being prepared by the minerals and waste planning authorities bordering the Sites Plan area and these have been taken into account. In accordance with the Duty to Cooperate, there has been ongoing discussion and consultation with neighbouring mineral planning authorities, especially those within the South East Region in respect of need considerations. The County Council is a member of the South East Aggregate Working Party, which represents the Mineral Planning Authorities in the South East and industry representatives. The work of this Group has also informed the Sites Plan work. The County Council will continue to work closely with adjoining authorities on strategic cross boundary matters.

2.11 In accordance with the requirements of the Habitats Directive 1992, the Site Plan has been subject to Habitats Regulations Assessment (HRA). This work has helped to inform which sites should be included for allocation within the Sites Plan. Related consultation has taken place with Natural England regarding the impact on international designations. Full details of the HRA assessment are available on the Council's website.

2.12 Post publication of the Site Options for consultation at Regulation 18 stage, the County Council attended a number of public meeting hosted by Parish and Town Councils to explain the Sites Plan work and seek views on the proposals. The views received have informed the Site Plan work.

2.13 The Planning and Compulsory Purchase Act 2004 sets out the legislative framework for the preparation of Local Plans whilst European and National policies and strategies provide guidance on their content. The Mineral Sites Plan must be consistent with European and National policies. This Plan has therefore been produced within the context of relevant Plans, Programmes and Directives which were also instrumental in shaping the Minerals Strategy 2014. The Mineral Sites



Plan has also been prepared in accordance with the National Planning Policy Framework (NPPF) 2019 and National Planning Practice Guidance (NPPG) 2014 for Minerals.

2.14 It should be noted that the site allocations do not equate to the grant of planning permission. Any proposal for the development of an allocated site will need to secure planning consent and satisfy the requirements of the development plan and planning policy considerations at that time.

2.15 Development of the allocations of the Mineral Sites Plan, and any other mineral developments, are subject to all the relevant policies, particularly the development management policies of the Kent Minerals and Waste Local Plan 2013-30, along with other local plans and relevant national policies.

3 Provision of Mineral Sites

3.1 The Mineral Sites Plan proposes sites for the extraction of soft sand, and sharp sand and gravel. It is considered that these allocations, in conjunction with current permitted reserves and the criteria based approach to the provision of aggregates established in Policy CSM 2 of the adopted KMWLP, will provide sufficient minerals during the Mineral Sites Plan period for the identified soft sand requirements and make an effective contribution to the supply of land-won sharp sand and gravel.

3.1 Sharp Sand and Gravel

3.2 Policy CSM 2 of the adopted Kent Minerals and Waste Local Plan 2013-30, in compliance with national policy, commits the County Council to make provision for at least a 7-year landbank for land-won sharp sands and gravel based on the current agreed local annual supply requirement for Kent while resources allow.

3.3 The local annual supply requirement is established annually through the Local Aggregates Assessment (LAA) process, and has been taken as the average of the previous 10 years of sales and projected over the anticipated Mineral Sites Plan Period (2019-2030) including provision for an at least 7-year landbank to be available at the end of this Plan period.

3.4 The supply of locally extracted sand and gravel will be sourced from:

- Existing permitted sites
- New sites, including extensions, as identified in the Mineral Sites Plan, and
- Other new sites not identified in the Mineral Sites Plan, deemed as acceptable sustainable mineral development in accordance with local planning policy and all material planning considerations including national planning policy.

3.5 Based on 2014 data, the KMWLP identified a required provision over the life of the plan period of 10.08mt of sharp sands and gravel and at least 7 years supply (5.46mt). Since this time, permitted reserves have increased (due to current reserves being re-estimated), and the 10-year sales average has decreased. Therefore, a new requirement ⁽¹⁾ has been calculated as shown in Figure 1.

Figure 1: Revised Sharp Sand and Gravel Site Plan Requirements

10-year average figure x Years covered by the Plan (18 years, 2019 to 2030 plus 7-year landbank) - Existing Permitted Reserves (estimated when Plan starts in our case 2019) = Requirement tonnage to be provided over the Plan period

Estimated permitted reserves have been calculated as follows:

Reserves as of end of 2017 = 3.69

Current 10-year sales average=0.472mt

Available reserves by the end 2019 would be reduced by 2 years equivalent extraction (during 2018 and 2019 at the current 10-year sales average rate)

Available reserves at end 2019 = 3.69mt minus (2 x 0.472mt) = 2.746 mt

Therefore:

(0.472 x 18) – 2.746 = 5.75mt overall Plan requirement

3.6 Having assessed the sharp sand and gravel sites that were promoted through the 'call for sites' in accordance with planning policy, two sites are allocated to contribute to the steady and adequate supply of sharp sands and gravel, subject to demonstrating at planning application stage compliance with the development management criteria set out below and national and local planning policy:

- **Stonecastle Farm Quarry Extensions, Hadlow (M13)** – an extension to the existing quarry (total yield of 1,000,000 tonnes), and
- **Land at Moat Farm, Five Oak Green (M10)** - a proposed new quarry (total yield of 1,500,000 tonnes)

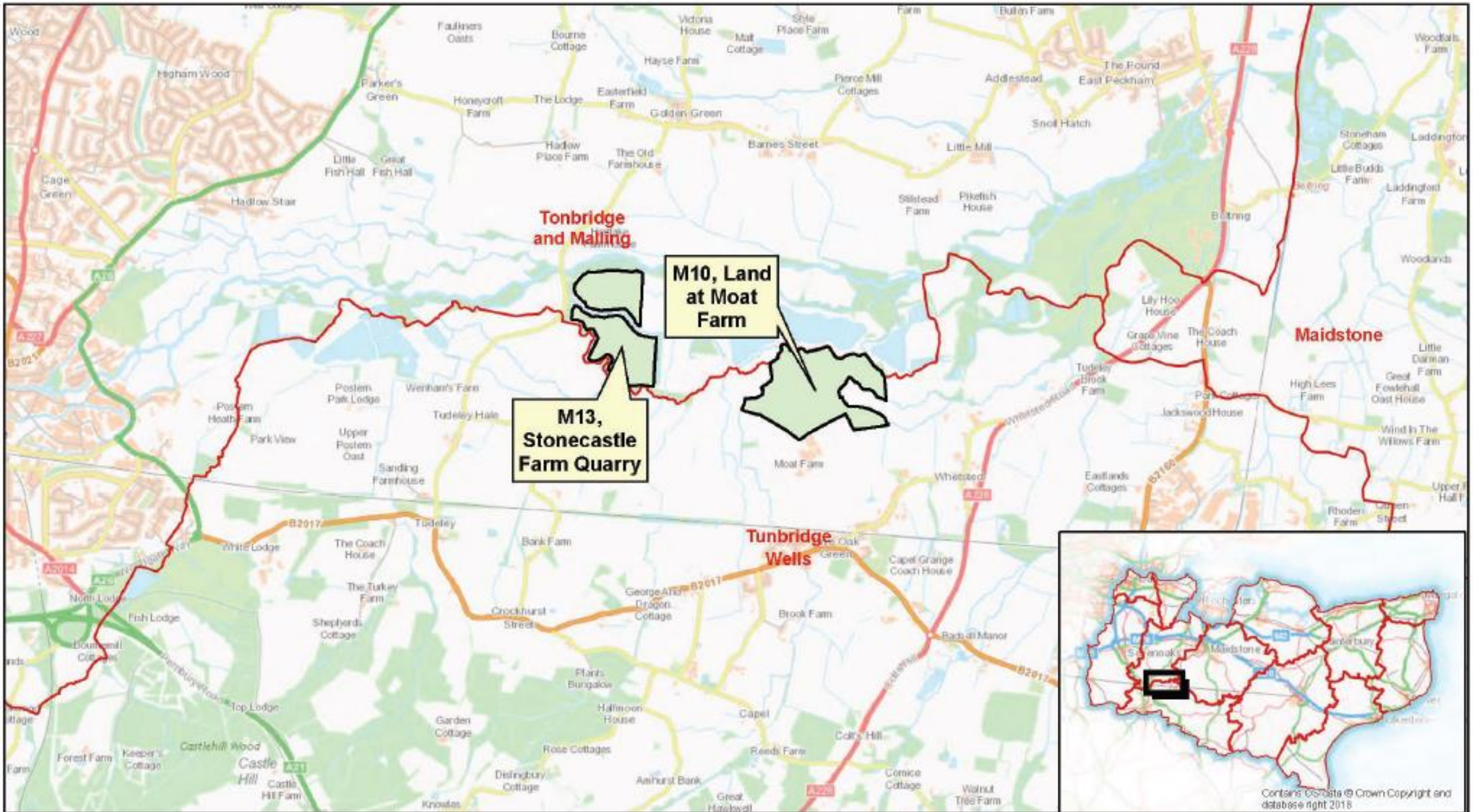
3.7 Details of the sites and the development criteria are shown on the map Kent Mineral Sites Plan – Sharp Sand and Gravels and in Appendix 1.

3.8 The total yield of the sites suitable for allocation is 2.5mt. This results in a deficit of 3.25mt over the Plan period. Therefore, Kent will continue to be increasingly dependent on alternative sources to meet the demand for sharp sand and gravel.

1 These revised requirements are based on the Sharp Sand and Gravel Topic Paper 2018 that used data reported for sales and capacity in 2017 - the latest estimate of requirements can be found in the most recent LAA.

This will likely entail increased importation of sand and gravel via wharves and railheads, mainly from marine dredged materials from the East English Channel and North Sea (see LAA2018). Railheads may further distribute this material and may also have some potential to introduce land-won supply from other areas. Recycled and secondary aggregates will also contribute to overall aggregate needs but cannot be used as a substitute for all applications and is seen as making a contribution to overall supply compared to primary aggregates.

3.9 Any proposal for the development of either of the above allocations must address the development management considerations set out for each site in Appendix 1, in addition to any other matters relevant to the development of each proposed allocation demonstrating that any unacceptable impacts will be mitigated to the satisfaction of the Mineral Planning Authority.



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Miles

Kent Mineral Sites Plan - Sharp Sand and Gravels

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3.2 Soft Sand

3.10 Policy CSM 2 of the adopted Kent Minerals and Waste Local Plan 2013-30, in compliance with national policy, commits the County Council to make the provision of at least a 7-year landbank for soft sand based on the current agreed local annual supply requirement for Kent.

3.11 The local annual supply requirement is established annually through the Local Aggregates Assessment (LAA) process, and has been taken as the average of the previous 10 years of sales and projected over the anticipated Mineral Sites Plan Period (2019-2030) including provision for an at least 7-year landbank to be available at the end of this Plan period.

3.12 The supply of locally extracted soft sand will be sourced from:

- Existing permitted sites
- A new site, as identified in the Mineral Sites Plan; and
- Other new sites not identified in the Mineral Sites Plan, deemed as acceptable sustainable mineral development in accordance with local planning policy and all material planning considerations including national planning policy

3.13 Requirements in the adopted Kent Minerals and Waste Local Plan (KMWLP) suggest a 5 million tonne shortfall to be met from sites identified in the Kent Mineral Sites Plan. This shortfall was based on 2014 data and assumed the need to plan for a 24-year land bank, however, the Mineral Sites Plan period is shorter (the Plan period of 11 years (2019 to 30) plus 7 years at the end of the Plan period giving 18 years in total to plan for). More recent calculations based on data in the LAA2018 regarding supply in the form of sales and available reserves to meet that demand over the Plan period, taken together with an 18-year landbank suggest the shortfall is now 2.5mt ⁽²⁾. See Figure 2.

² These revised requirements are based on the Soft Sand Topic Paper 2018 that used data reported for sales and capacity in 2017– the latest estimate of requirements can be found in the most recent LAA.

Figure 2 - Revised Soft Sand Site Plan Requirements

10-year average figure x Years covered by the plan (18 years, 2019 to 2030 plus 7-year landbank) - Existing Permitted Reserves (estimated when the plan period commences in our case 2019) = Requirement tonnage to be provided over the Sites Plan period

Estimated permitted reserves have been calculated as follows:

Reserves as of end of 2017 = 8.85

Available reserves by the end of 2019 would be reduced by 2 years equivalent extraction (using the 10-year sales average of 0.568mt for 2018 and 2019 extraction)

Available reserves at end of 2019 = 8.85 - (2 x 0.568mt) = 7.714mt

Therefore:

$(0.568 \times 18) - 7.714 = \text{Overall Plan of 2.51mt requirement (rounded 2.5mt)}$

3.14 Having assessed the soft sand sites that were promoted through the 'call for sites' in accordance with planning policy, one site is allocated to contribute to the steady and adequate supply of soft sand, subject to demonstrating at planning application stage compliance with the development management criteria set out below and national and local planning policy:

- **Chapel Farm (West), Lenham (M3⁽³⁾)** - a proposed new quarry (total yield 3,200,000 tonnes)

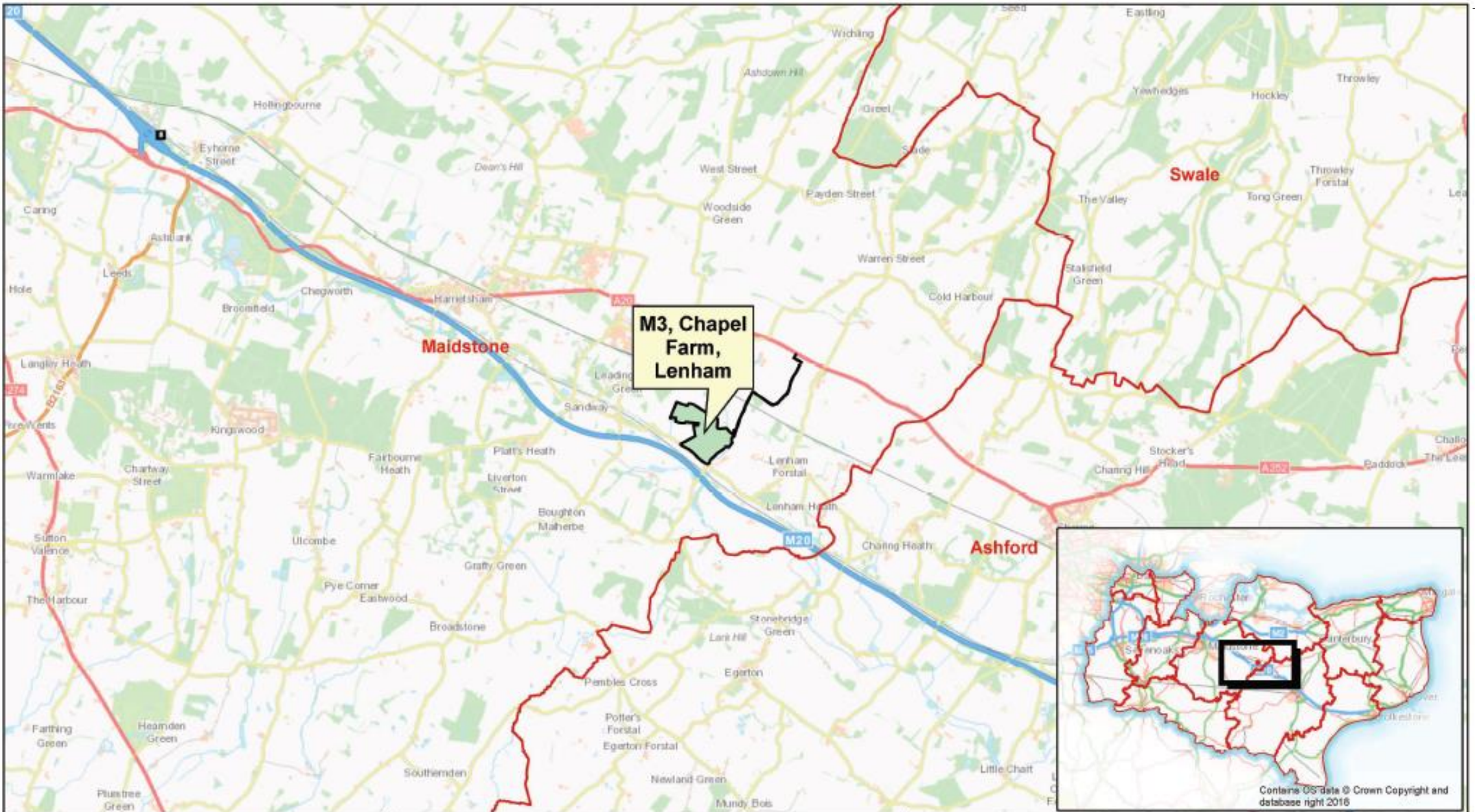
3.15 Details of the site and the development criteria are shown on the map Kent Mineral Sites Plan – Soft Sand and in Appendix 1.

3.16 Any proposal for the development of the above allocation must address the development management considerations set out for the site in Appendix 1, in addition to any other planning considerations relevant to the development and that any adverse impacts will be mitigated to the satisfaction of the Mineral Planning Authority.

3.17 The yield of the Chapel Farm West site is 3.2mt. This amount can adequately meet the objectively assessed need for soft sand over the life of the Plan and will meet the requirement for a steady and adequate supply of soft sand in accordance with Policy CSM 2 of the KMWLP.

3.18 There will also be a surplus of 0.7mt of soft sand available to contribute to the wider regional need for this material.

3 As amended to exclude the eastern parcel 2018



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Miles

Kent Mineral Sites Plan - Soft Sand

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Appendix 1 - Site Allocations

Background

This appendix contains the Development Management Criteria for each of the allocated mineral sites. These set out the key, site specific information relating to potential constraints, opportunities and issues to be addressed at the planning application stage.

The Kent Mineral Sites Plan is an integral part of, the KMWLP. The two documents should be read together, and the policies of the KMWLP, particularly the development management policies (Chapter 7) will be applied to proposals for development on sites allocated in the Kent Mineral Site Plan.

Development Management Criteria

The Development Management criteria are specific matters to be taken into account in relation to the development of each site. They also include guidance on restoration objectives. The information set out in criteria should not be considered as exhaustive. These criteria are based on an assessment of the sites at the time this Plan was prepared and if circumstances change or new information becomes available prior to sites coming forward through a planning application, this will also need to be taken into account in decision making.

As a result of the issues set out in the Development Management Criteria and depending on the precise nature of the development proposed, mitigation measures are likely to be required in order to prevent adverse impacts occurring. If adverse impacts are unavoidable and it is considered that they are an acceptable part of the development proposed, compensation measures may be required.

Extensions to Stonecastle Farm

Extensions to Stonecastle Farm Quarry, Hadlow/Whetsted

Proposed Development: Extraction of sharp sands and gravel (Sub-Alluvial River Terrace Deposits)

Site Location: Hadlow, Tonbridge

Grid Reference: E 146908, N 146908

District/Borough Council: Tonbridge and Malling (Access is within Tunbridge Wells)

Parish: Hadlow

Site Area: 28 hectares

Estimated Mineral Reserve: 1,000,000 tonnes

Existing Land Use: Agriculture

Proposed Restoration: Reedbeds and lakes

Development Management Criteria

The Stonecastle Farm Quarry Extension site is acceptable in principle for mineral development, subject to compliance with the development management considerations, with particular reference to:

Transport

- A detailed transport assessment to demonstrate compliance with KMWLP Policy DM13.
- All quarry traffic to utilise the existing Stonecastle Quarry access onto Whetsted Road, and only turn left when exiting the site.
- The site shall only be worked sequentially to the permitted phases at Stonecastle Farm Quarry or the Moat Farm Quarry (should planning permission be granted for this latter site). To avoid unacceptable impacts on the local highway network, the Stonecastle Farm Extension (M13), the Moat Farm Site (M10) and the permitted Stonecastle Farm Quarry shall not be worked concurrently.

Water Resources

- A minimum 16 metre buffer will need to be provided between extraction and nearby watercourses.
- Demonstration that the site will have no adverse impacts on hydrology or hydrogeology. This should be undertaken in liaison with South East Water and the Environment Agency and will need to include (amongst other matters) the following:
 - The risk of pollutants entering the restored open lakes

- A Hydrometric Monitoring Strategy; the results of this should be regularly reviewed and the conceptual model of the site updated as required
- Risk to derogation of the activities subject to Abstraction Licences in the vicinity of the site.
- Compliance with the Environment Agency's approach to the management and protection of groundwater as outlined within their Groundwater Protection Position Statements and take all measures and precautions necessary to avoid deterioration in the quality of groundwater below the site.
- The restoration plan will need to have reference to the proposed lakes and their interface with the nearby watercourses in accordance with Environment Agency advice. It must also include evidence to demonstrate how the integrity of nearby watercourses will be retained.
- The two abstraction licences within the vicinity of the site will need to be taken into account.
- Dewatering techniques must not be used that would impact local water resources.
- Any application will need to be accompanied by a detailed flood risk assessment.

Amenity

- A lighting, noise, dust and vibration management plan should be completed, setting out how unacceptable impacts will be avoided. A detailed dust assessment and management plan should be submitted which follows best practice and any national Government guidance (e.g. Planning Practice Guidance).
- Compliance with policy DM11 of the Kent Minerals and Waste Local Plan in respect of health and amenity.

Biodiversity

- A detailed ecological appraisal setting out any mitigation measures needed to ensure there are no unacceptable impacts on Kent's biodiversity assets, and measures to be taken to provide a net gain in biodiversity.
- Detailed restoration proposals will need to demonstrate that the potential loss of the BAP habitat deciduous woodland is offset by replacement woodland provision within the proposed restoration plan. This should include a range of trees and shrub sizes to create a vertical design element to the planting.
- Any operations should exclude the Ancient Woodland and a suitable buffer should be employed as to not impact on the designation directly or indirectly
- Restoration scheme should incorporate additional woodland planting where possible, including native evergreen species along the western and southern boundaries of the proposed quarry extension site.
- Suitable buffer zones and mitigation to be proposed to mitigate impacts to Local Wildlife Site TM20.
- The developer to appropriately manage the Nuttall's pondweed and Crassula in the area.
- The need for compensatory replacement habitat should be considered.



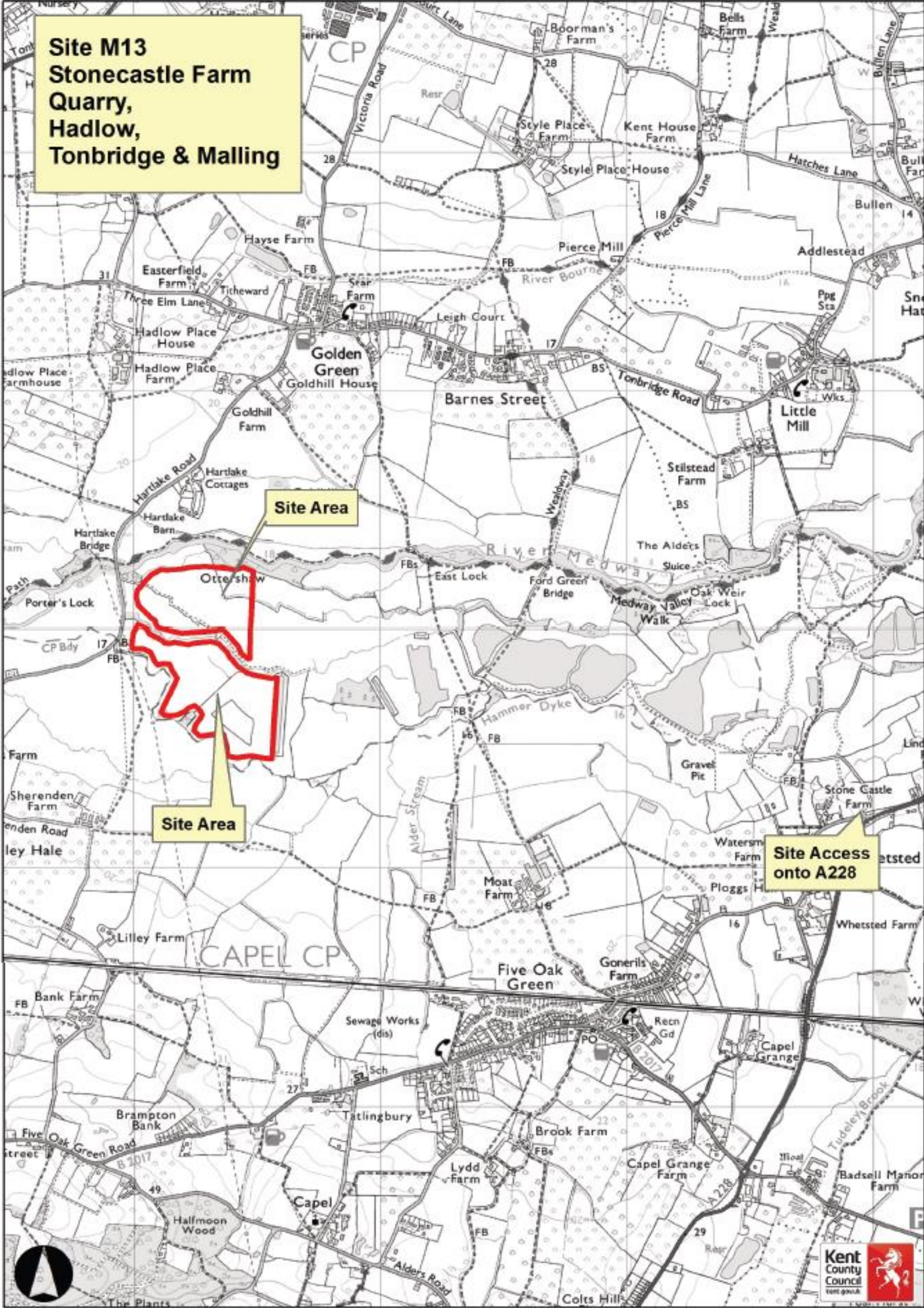
Heritage

- Further assessment of the potential impact of proposals on the historic landscape and surviving features is necessary and should account of the historic landscape should be taken during works and in later site landscaping and restoration programme.
- The impact of proposals upon nearby Listed Buildings and their settings should be fully assessed and mitigation measures undertaken to avoid unacceptable adverse impacts.
- Any planning application should be accompanied by a full archaeological impact assessment to ascertain the extent of any remains.

Green Belt

- The site is located within the Metropolitan Green Belt and any proposal for development of the site must demonstrate how it is consistent with national and local policy on development within the Green Belt.

**Site M13
Stonecastle Farm
Quarry,
Hadlow,
Tonbridge & Malling**



Site Area

Site Area

Site Access onto A228



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Moat Farm

Moat Farm, Capel, Tonbridge

Proposed Development: Extraction of sharp sands and gravel (Sub-Alluvial River Terrace Deposits)

Site Location: Five Oak Green, Capel, Tonbridge

Grid Reference: E 564578, N 146400

District/Borough Council: Tunbridge Wells

Parish: Capel

Site Area: 38.2 hectares

Estimated Mineral Reserve: 1,500,000 tonnes

Existing Land Use: Agriculture

Proposed Restoration: Phased wetland restoration

Development Management Criteria

The Moat Farm site is acceptable in principle for mineral development, subject to compliance with the development management considerations, with particular reference to:

Transport

- A detailed transport assessment to demonstrate compliance with KMWLP Policy DM 13.
- Mineral must be removed from the site via the Stonecastle Farm site to the north such that access onto the highway network is achieved using the existing and approved access for the Stonecastle Farm Quarry, and HGVs only turn left when exiting the site.
- The site shall only be worked sequentially to the permitted phases at Stonecastle Farm Quarry or the Moat Farm Quarry (should planning permission be granted for this latter site).
- To avoid unacceptable impacts on the local highway network, the Stonecastle Farm Extension, the Moat Farm Site and the permitted Stonecastle Farm Quarry shall not be worked concurrently.
- Proposals for the diversion for PROW will be required which show how connectivity of the surrounding PROW network will not be lost.

Water Resources

- A 16 metre buffer should be provided between extraction areas (and areas that have been extracted) and nearby watercourses (including ditches) to alleviate flood risk in the area. Furthermore, should the Alder Stream require diversion, this should be subject to EA approval and hydraulic

modelling must be undertaken to inform the diversion route and the potential impact on flood risk elsewhere.

- Any restoration works should not include raising the ground levels over existing levels as this will have an adverse impact on flood risk. Wetland restoration is preferable.
- Any application will need to be accompanied by a detailed flood risk assessment with measures identified to minimise and/or mitigate flood risk.
- The site overlies the gravel aquifer and near the edge of an SPZ3 for a public water abstraction borehole. Wet working, that being the extraction of materials from below the water table level, should be employed to negate the need to de-water the active quarried areas.
- A regime of local water quality monitoring is required to be agreed with the Environment Agency and South East Water.

Biodiversity

- Any proposal would need to be accompanied by a detailed ecological appraisal setting out any mitigation measures needed to ensure there are no unacceptable impacts on Kent's biodiversity assets, and measures to be taken to provide a net gain in biodiversity.
- Any operations should exclude the Ancient Woodland and a suitable buffer should be employed as to not impact on the designation directly or indirectly.

Health and Amenity

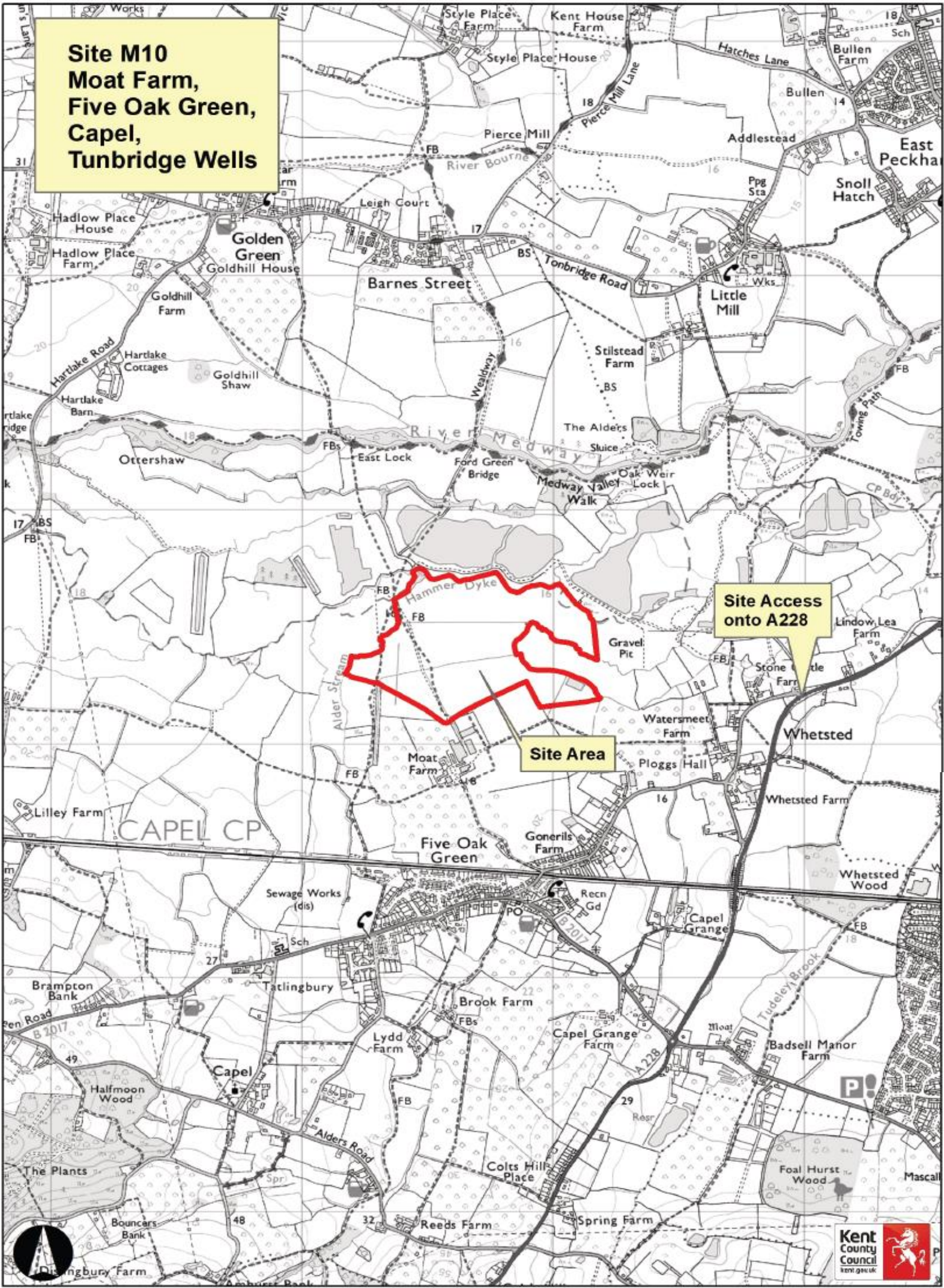
- Compliance with policy DM 11 of the Kent Minerals and Waste Local Plan in respect of health and amenity.
- A lighting, noise, dust, and vibration management plan should be completed, setting out how unacceptable impacts will be avoided. A detailed dust assessment and management plan should be submitted which follows best practice and any national Government guidance (e.g. Planning Practice Guidance).

Heritage

- There is potential for Palaeolithic remains within the site. Therefore, any planning application should be accompanied by a full archaeological impact assessment to ascertain the extent of such remains.
- The impact of proposals upon nearby Listed Buildings and their settings should be fully assessed and mitigation measures undertaken to avoid unacceptable adverse impacts.

Green Belt

- The site is located within the Metropolitan Green Belt and any proposal for development of the site must demonstrate how it is consistent with national and local policy on development within the Green Belt.

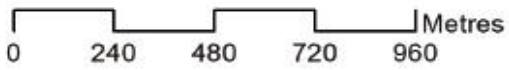


**Site M10
Moat Farm,
Five Oak Green,
Capel,
Tunbridge Wells**

**Site Access
onto A228**

Site Area

1:20,000



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Chapel Farm

Chapel Farm, Lenham (Western Site)

Proposed Development: Extraction of soft sand (Sandstone: Folkestone Formation)

Site Location: Lenham, Maidstone

Grid Reference: E 590223, N 150704

District/Borough: Maidstone

Parish: Lenham

Site Area: 35.4 hectares

Estimated Mineral Reserve: 3,200,000 tonnes

Existing Land Use: Agriculture

Proposed Restoration: Low level restoration to agriculture using existing soils

Development Management Criteria

The Chapel Farm, Lenham (Western Site) (M10) is acceptable in principle for mineral development, subject to compliance with the development management considerations, with particular reference to:

Biodiversity

- At least a 15 metre buffer to be maintained around the Ancient Woodland and protected trees at all times.
- Lenham Quarry SSSI is approximately 800m from the site and Hart Hill SSSI is 2.5km away; both are designated for their geological interest. Lenham Heath & Chilston Park and Bull Heath Pit Local Wildlife Sites (LWS) are adjacent to the proposed site. Evidence to be submitted with any planning application to confirm that the LWS and SSSIs will not be adversely impacted.
- Woodland copse to the north-west corner of the site must be maintained
A detailed ecological appraisal is required (including all recommended species/habitat surveys) setting out any mitigation measures needed to ensure there are no unacceptable adverse impacts on Kent's important biodiversity assets.
- Detailed restoration proposals should set out measures to be taken to provide a net gain in biodiversity.

Landscape

- Detailed information setting out proposed mitigation of landscape and visual impacts demonstrating that the setting of, and views into and out of, the Kent Downs AONB will not be adversely impacted.

Heritage

- Nearby listed buildings include Royton Manor (Grade II*) and Chapel Mill (II), Vine House (II) and Mount Castle Farm Cottage (II). Consideration and mitigation of impacts on heritage assets including listed buildings is required. The impact of proposals upon the Listed Buildings and their settings should be fully assessed and mitigation measures undertaken to avoid unacceptable adverse impacts.
- Any planning application should be accompanied by a full archaeological impact assessment to ascertain the extent of any remains.

Water Resources

- Any application will need to be accompanied by an EIA with particular emphasis on the site's relationship and impact on the Great Stour.
- Appropriate mitigation measures and monitoring will need to be implemented as per the request of the Environment Agency, to demonstrate the following:
 - Hydraulic continuity between those reaches of the Great Stour and associated tributaries, if proven to be in part dependent on groundwater baseflow originating from the adjoining aquifer (Folkestone Formation).
 - The hydraulic integrity of the river is not compromised. In particular, the proposed plans will need to recognise the function of the foremost transient reaches of the Great Stour, which are dependent on both chalk escarpment seepage and surface runoff contributions, where underlain by Gault Clay to the immediate north of Chapel Farm. Any submission will need to account for this 'contribution', and the plans cannot allow the Great Stour to become hydraulically 'isolated' from its headwaters, irrespective of whether those watercourses are quantified as ephemeral.
 - The underlining Sandgate Formation is not compromised, especially if the Formation is shown to be acting as an aquiclude at Chapel Farm, and within the immediate vicinity. Such a response is required to protect the Hythe Formation, which is classified as a major water resources aquifer unit.

Transport and Access

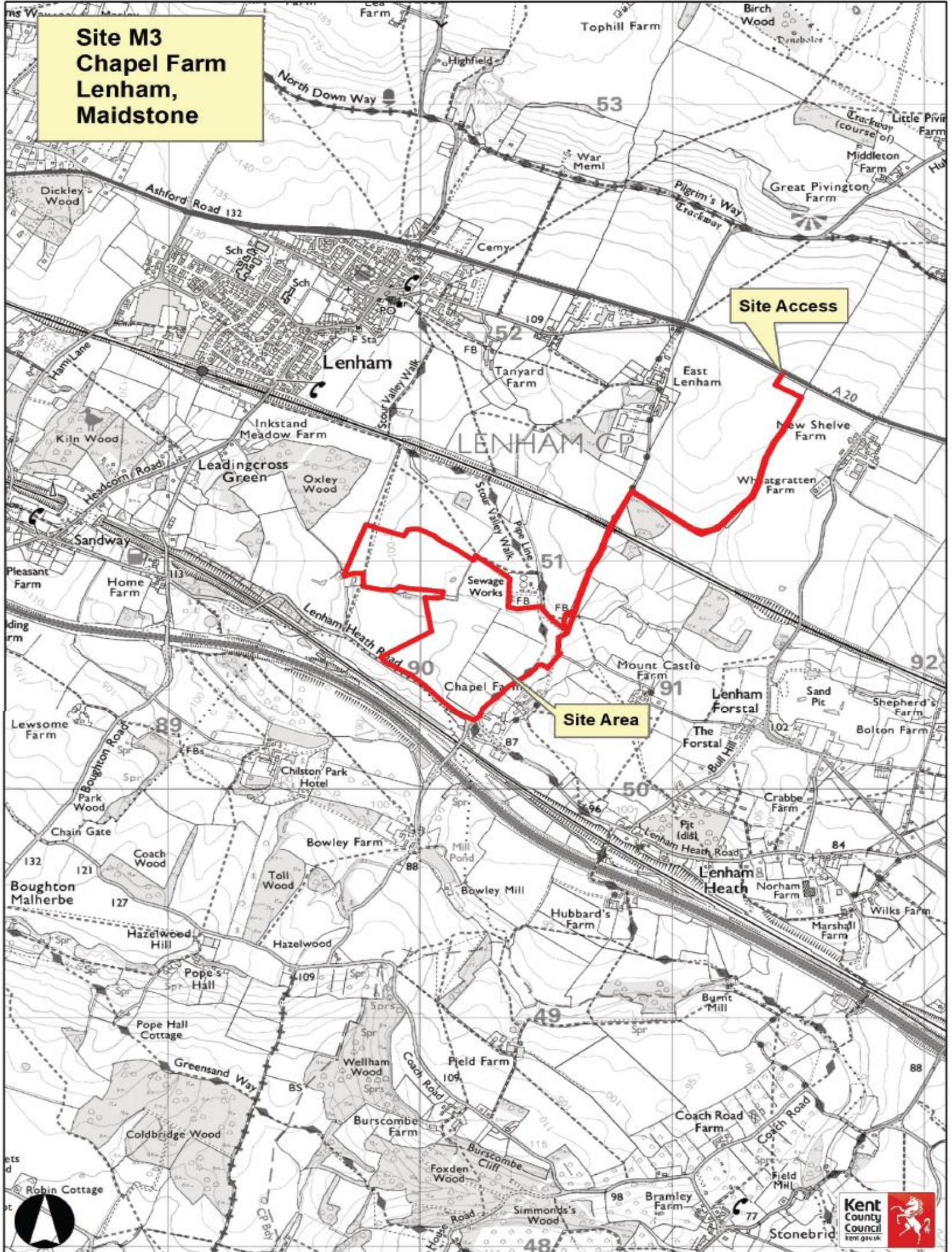
- A detailed transport assessment to demonstrate compliance with KMWLP Policy DM 13.
- The Transport Assessment should consider ability to access the site via rail, impacts on the A20 and the Maidstone AQMA and show how any potential adverse impacts on this AQMA will be mitigated.
- Public Rights of Way (PROWs) that run adjacent and within the site will require appropriate diversions and screening to mitigate any impact on the PROW network as necessary.
- The site will only be worked sequentially to the permitted site at Burleigh Farm, Charing.

Utilities

- Demonstration that sensitive receptors such as sewage lines, electricity pylons and the railway lines will not be affected by land instability caused by the development.
- The functioning of the Lenham WWTW and other sewerage infrastructure must not be adversely impacted

Health and Amenity

- Compliance with policy DM 11 of the Kent Minerals and Waste Local Plan in respect of health and amenity.
- A lighting, noise, dust, and vibration management plan should be completed, setting out how unacceptable impacts will be avoided. A detailed dust assessment and management plan should be submitted which follows best practice and any national Government guidance (e.g. Planning Practice Guidance).

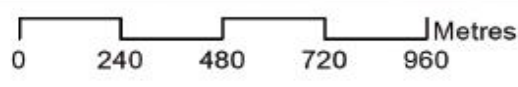


**Site M3
Chapel Farm
Lenham,
Maidstone**

Site Access

Site Area

1:20,000



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