Kent Minerals and Waste Local Plan 2024-39

Draft Kent Mineral Sites Plan

July 2026

Regulation 19 Pre-Submission Draft

Clean Untracked Version

Please note the text in the following 'Have Your Say' section is not part of the Plan and will be removed from the adopted Plan.

Have Your Say

Making Representations on the Pre-Submission Draft Kent Mineral Sites Plan – July 2026

The County Council is inviting representations on the Pre-Submission Draft Kent Mineral Sites Plan which, once adopted, will update the current adopted Kent Mineral Sites Plan 2020.

Stakeholders, interested parties and the local community are invited to make representations on the content of the Pre-Submission Draft Kent Mineral Sites Plan before the Plan is submitted for independent examination. Representations should relate to whether the Plan has been prepared in accordance with the relevant legal and procedural requirements and whether it is sound.

The period for representations runs from XXX July 2026 to midnight on XXX 2026 (Exact Dates TBC).

Representations received will be considered by an independent Planning Inspector appointed to assess whether the Plan is legally compliant and sound.

This Plan will provide the site-specific component of minerals planning in Kent and should be read alongside the Kent Minerals and Waste Local Plan 2024-39. It identifies the sites that the County Council proposes to allocate to help meet requirements for sharp sand and gravel, soft sand and hard rock, and sets out site-specific development management criteria which would need to be satisfied by any subsequent planning application.

It should be noted that there are no substantive changes proposed to the sites allocated in the current Kent Mineral Sites Plan which was adopted in September 2020. The current Kent Mineral Sites Plan 2020 allocates land at Chapel Farm West, Lenham for a soft sand quarry and land at Moat Farm, Capel and an extension to Stonecastle Farm Quarry, Hadlow for two sharp sand and gravel quarries to be worked sequentially.

This Pre-Submission Draft Kent Mineral Sites Plan also includes a proposed allocation of land to the south and west of Hermitage Quarry, Aylesford for hard rock extraction. The proposed allocation and its associated development management criteria have been informed by the previous consultation, supporting evidence base and the technical assessments undertaken in relation to the site.

It is also of note that the allocation of a site does not equate to the grant of planning permission. Any proposal for the development of an allocated site would need to secure planning consent and satisfy the requirements of the development plan and planning policy considerations at that time.

This document should be read together with the Sustainability Appraisal and the other supporting evidence prepared to inform the Plan. The evidence base and supporting documents are available on the County Council's website and include:

- Assessment of how the proposed allocation of land to the south and west of Hermitage Quarry for hard rock extraction is consistent with planning policy;
- Other technical assessments which consider the impact of quarrying development at land to the south and west of Hermitage Quarry on:
    - Ecology
    - Health
    - Air Quality
    - Carbon emissions
    - Landscape
    - Socio-economics
- Assessment of Alternatives to Supplies of Kentish Ragstone from land to the south and west of Hermitage Quarry;
- Equalities Impact Assessment.

You can make representations on the Pre-Submission Draft Kent Mineral Sites Plan and the associated Sustainability Appraisal as well as other supporting evidence through the following options:

- Complete our online comments form via our website at XXX (preferred method)
- Upload your completed comments form or written submission to our online consultation portal at XXX
- Email your completed representation form or written submission to mwlp@kent.gov.uk
- Post your completed representation form or written submission to Minerals and Waste Planning Policy, Sessions House, County Hall, Maidstone, Kent, ME14 1XQ

Please note that it will help us process representations more efficiently if they are received via our online representations form.

Once the consultation has closed, the Minerals and Waste Planning Policy Team will collate the representations received. The Pre-Submission Draft Kent Mineral Sites Plan, its supporting documents and the representations received will then be submitted to the Secretary of State for independent examination.

Hard copies of the main publication documents will be available to view at the main County Council office, Sessions House, County Hall, Maidstone, Kent, ME14 1XQ, between the hours of 9am and 5pm, Monday to Friday, for the duration of the six-week publication period.

Should you have any queries, please email a member of the Minerals and Waste Planning Policy team via the following address: mwlp@kent.gov.uk.

Contents

Abbreviations

AQMA	Air Quality Management Area
BAP	Biodiversity Action Plan
DEFRA	Department for Environment, Food and Rural Affairs
EA	Environment Agency
EIA	Environmental Impact Assessment
HER	Historic Environment Record
HRA	Habitats Regulations Assessment
KMWLP	Kent Minerals and Waste Local Plan
LAA	Local Aggregates Assessment
LWS	Local Wildlife Site
M	Metre
mtpa	Million tonnes per annum
km	kilometre
KMWLP	Kent Minerals and Waste Local Plan
NPPF	National Planning Policy Framework
PAWS	Plantation on Ancient Woodland Site
PM	Particulate matter
PPG	Planning Practice Guidance
PROW	Public Right of Way
SA	Sustainability Appraisal
SPZ	Source Protection Zone
SSSI	Site of Special Scientific Interest
tpa	Tonnes per annum
WWTW	Wastewater Treatment Works

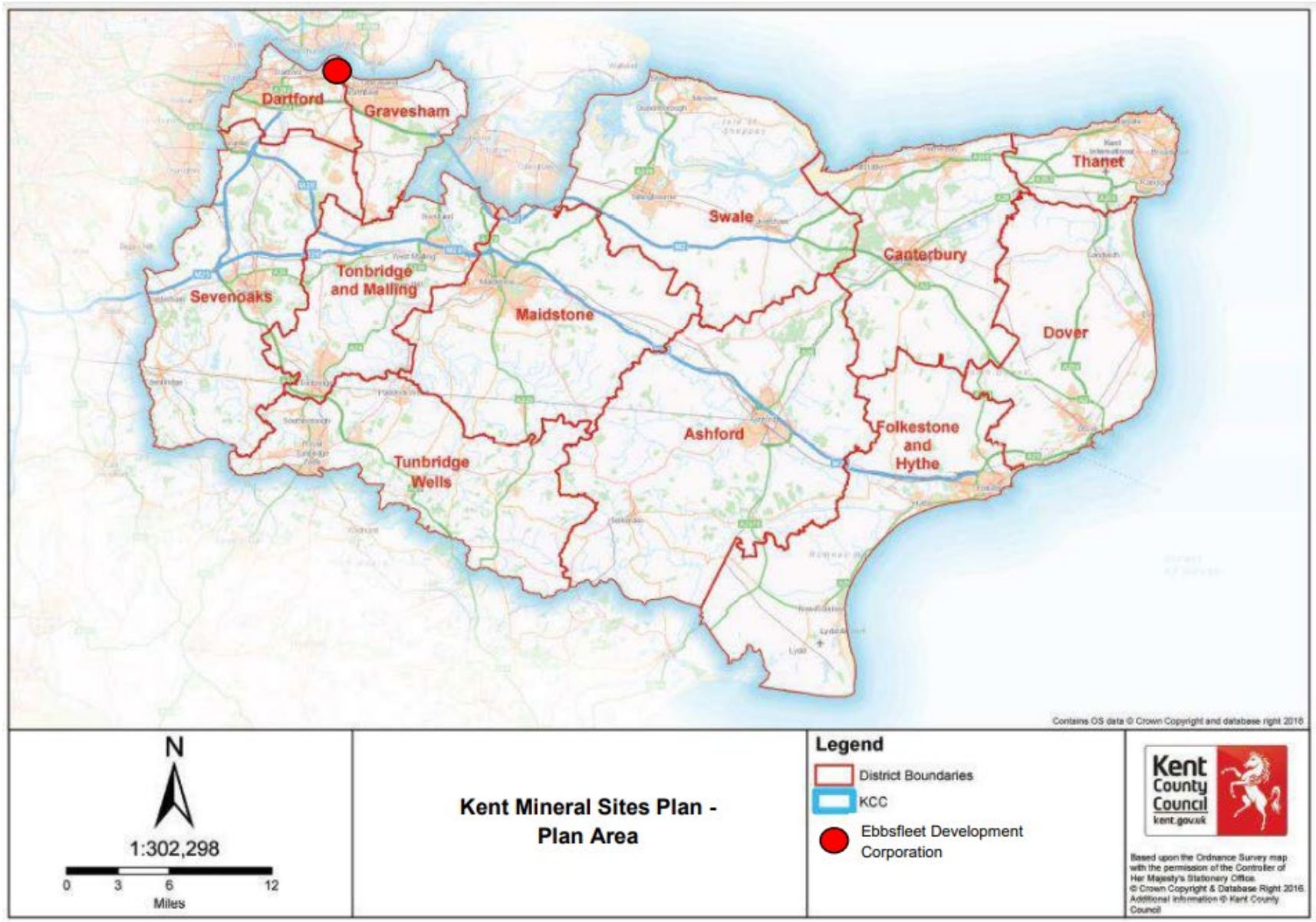
1. Introduction

1.1 Kent County Council has responsibility for the planning of future mineral supply for the county. This is met by the preparation and adoption of the Kent Minerals and Waste Local Plan (KMWLP) and a Kent Mineral Sites Plan (the Sites Plan). The Plan area for this document is the administrative area of Kent and so does not include 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 of the Hythe Formation)). 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, these 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 are also 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, soft sand and hard rock in accordance with Policy CSM 2 of the Kent Minerals and Waste Local Plan 2024-39. This updated Kent Mineral Sites Plan identifies suitable locations for the extraction of sharp sand and gravel, soft sand and hard rock, 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 forms part of the Development Plan and should be read alongside the Kent Minerals and Waste Local Plan 2024-39 as well as relevant Local Plans.


Dartford
Gravesham
Sevenoaks
Tonbridge and Malling
Maidstone
Swale
Thanet
Canterbury
Dover
Ashford
Folkestone and Hythe
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N
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Miles
Kent Mineral Sites Plan - Plan Area
Legend
District Boundaries
KCC
Ebbsfleet Development Corporation
Kent County Council
kent.gov.uk
Based upon the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office.
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2. The Policy Context

Kent Minerals and Waste Local Plan

2.1 The Kent Minerals and Waste Local Plan 2024-39 (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 six 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). Chapter 7 includes the development management policies (DM policies), which seek 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 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 the Mineral 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

2.5 For a site to be allocated in the Sites Plan, Policy CSM 2 requires site allocations to meet the following criteria:

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

2.6 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.

2.7 District and Borough Councils in Kent have adopted 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 part of the 'Development Plan'.

2.8 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. There has been ongoing discussion and consultation with neighbouring mineral planning authorities, especially those within the South East Region in respect of need considerations for sharp sand and gravel, soft sand and hard rock. 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 also informed the Mineral Sites Plan. The County Council will continue to work closely with adjoining authorities on strategic cross boundary matters.

2.9 In accordance with the requirements of the Habitats Directive 1992, the Sites Plan 2020 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. The allocation for hard rock does not impact on international designations and therefore HRA is not required.

2.10 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 has also been prepared in accordance with the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG) for Minerals.

2.11 The Town and Country Planning (Local Planning) (England) Regulations 2012 require local planning authorities to review their local plans every five years to ensure that the policies remain relevant, conform to national policy and guidance, and satisfactorily address the needs of the local community. An updated Kent Minerals and Waste Local Plan (2024-39) was adopted in 2025, which identified the need to allocate an additional site for the working of hard rock. This is to ensure the required steady and adequate supply of mineral provision over the extended plan period (2024-39).

2.12 The updated Kent Minerals and Waste Local Plan (2024-39) did not identify any need for further allocations for soft sand and sharp sand and gravel. The need for allocations in future will be subject to ongoing assessment via the production of an annual Local Aggregates Assessment.

2.13 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.

2.14 Development of the allocations in 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 2024-39, along with other local plans and relevant national policies.

3. Provision of Mineral Sites

3.1 The Mineral Sites Plan allocates sites for the extraction of soft sand, sharp sand and gravel and hard rock. 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 and hard rock requirements and make an effective contribution to the supply of land-won sharp sand and gravel.

Sharp Sand and Gravel

3.2 Policy CSM 2 of the adopted Kent Minerals and Waste Local Plan 2024-39, in compliance with national policy, commits the County Council to make provision for at least a 7-year landbank for land-won sharp sand 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 Mineral Sites Plan period (2024-2039) 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.

Two sharp sand and gravel sites are allocated to contribute to the steady and adequate supply of sharp sand and gravel, as set out below:

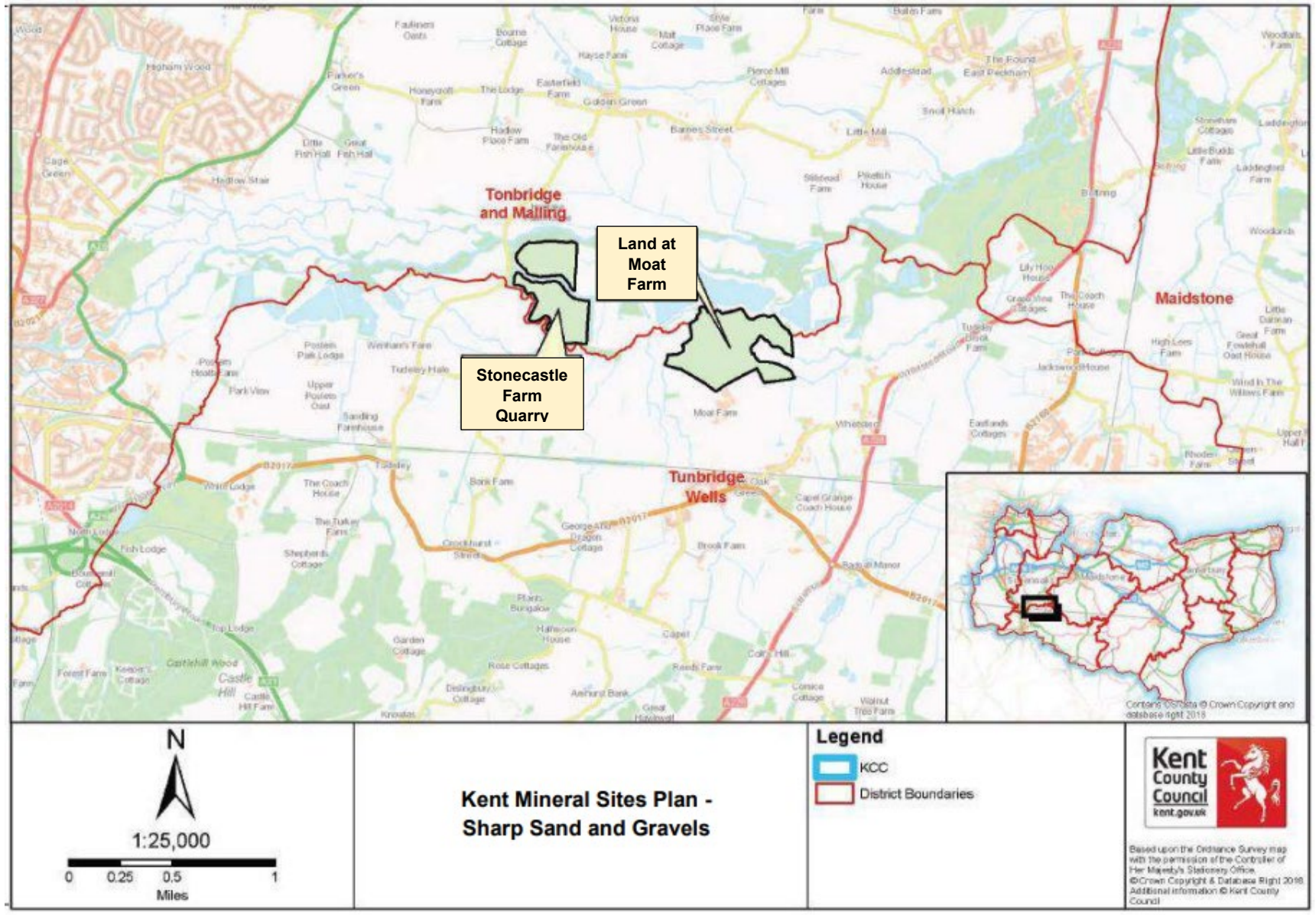
- **Stonecastle Farm Quarry Extensions, Hadlow** - an extension to the existing quarry (total yield of 1,000,000 tonnes), and

- **Land at Moat Farm, Capel** - a proposed new quarry (total yield of 1,500,000 tonnes)

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

3.6 The total yield of the sites suitable for allocation is 2.5mt. Reserves at the end of 2025 are estimated to be 2.09mt. The Plan requirement to 2039 (end of the Plan period) is 3.02mt, which includes a 7-year landbank being maintained at the end of 2039. With no replenishment of reserves, this would result in a deficit of 0.93mt over the Plan period. Development of the two allocations would result in a surplus of 1.57mt. Kent has become increasingly dependent on alternative sources to meet the demand for sharp sand and gravel. Further increases 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 LAA 2024). 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 are seen as making a contribution to overall supply compared to primary aggregates.

3.7 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.


Tonbridge and Malling
Land at Moat Farm
Stonecastle Farm Quarry
Maidstone
Tunbridge Wells
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Miles
Kent Mineral Sites Plan - Sharp Sand and Gravels
Legend
KCC
District Boundaries
Kent County Council
kent.gov.uk
Based upon the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office.
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Soft Sand

3.8 Policy CSM 2 of the adopted Kent Minerals and Waste Local Plan 2024-39, 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.

3.9 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 Mineral Sites Plan period (2024-2039), including provision for at least a 7-year landbank to be available at the end of this Plan period.

3.10 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.

3.11 The Kent Minerals and Waste Local Plan 2024-39 was based on data to the end of 2022 that identified a required provision over the life of the Plan period of 7.125mt of soft sand and at least 7 years supply (3.325mt). This is a total requirement of 10.67mt. More recent sales and reserves data show that the requirement to 2039 is now 9.70mt. The available reserves estimated at the end of 2025 of 3.99mt give an overall estimated shortfall for the Plan period (2039) of 5.71mt.

3.12 To address this estimated shortfall, 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 - a proposed new quarry (total yield of 3,200,000 tonnes);

This would reduce the calculated shortfall to 2.51mt. An anticipated windfall of at least 0.84mt from non-mineral developments (including the Otterpool Park settlement) would further reduce this calculated shortfall. At least a 7-year landbank is anticipated to be available until at least 2033, by which time a number of statutory plan reviews would have occurred, evidencing the need for further allocations. This approach is consistent with the Kent Minerals and Waste Local Plan 2024-39. For the period up to 2039, there is no exhaustion of soft sand reserves.

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

3.14 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.

Hard Rock

3.15 Policy CSM 2 of the adopted Kent Minerals and Waste Local Plan 2024-39, in compliance with national policy, commits the County Council to make provision for at least a 10-year landbank for hard rock throughout the Plan period and at its end, based on the current monitored local annual supply requirement for Kent.

3.16 The local annual supply requirement is established annually through the Local Aggregates Assessment (LAA) process and has taken the average of the previous rolling 6 years' sales averages to predict future annual sales. A 6-year sales average is used instead of 10 years because a significant change in the sales pattern of land-won hard (crushed) rock in Kent had been observed, which is likely to be sustained, and so use of a 10-year average would underestimate requirements.

3.17 The supply of locally extracted hard rock will be sourced from:

- Existing permitted sites;
- New site(s), including potential allocations, in an updated Kent 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 and guidance.

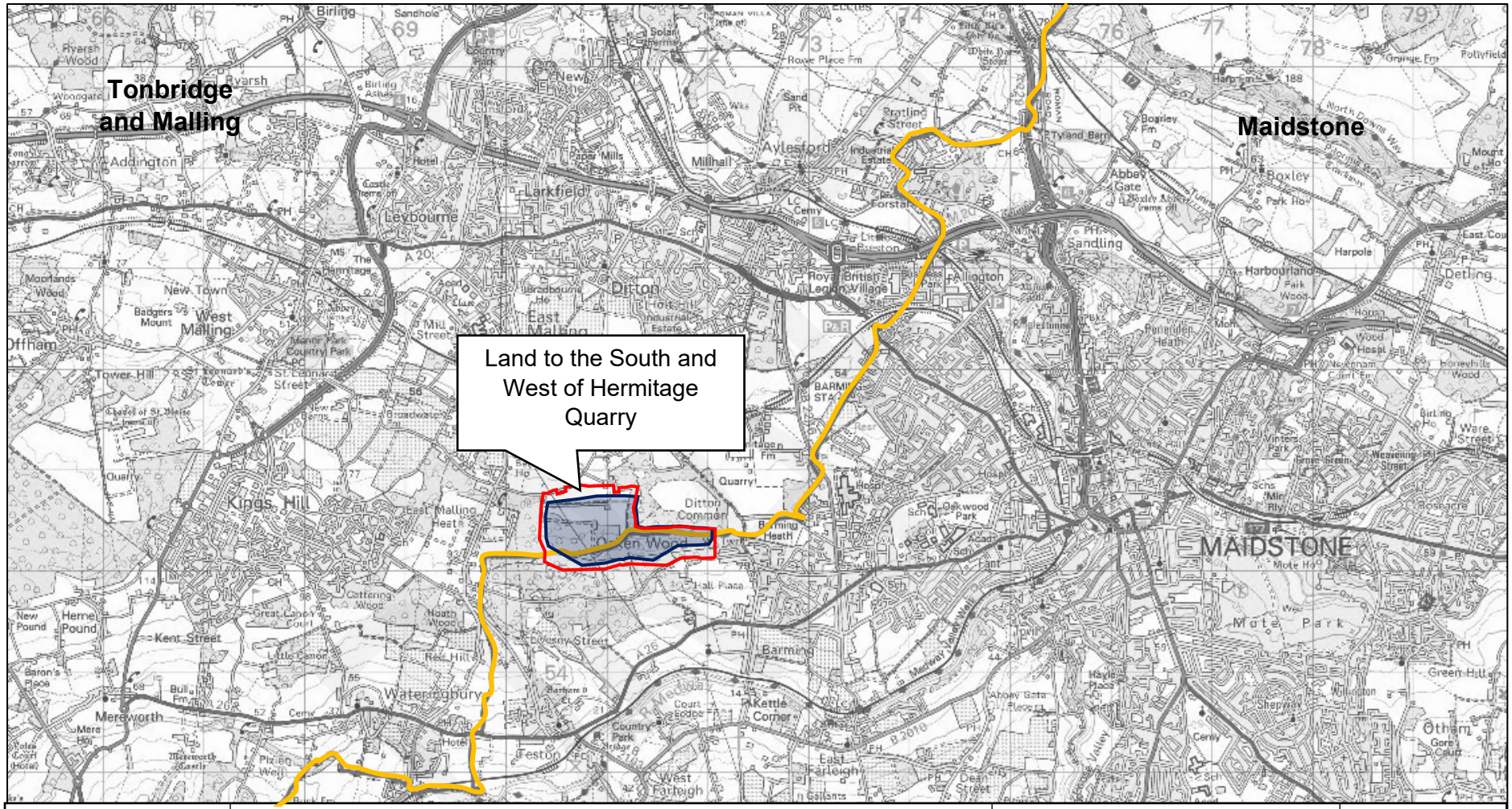
3.18 The Kent Minerals and Waste Local Plan 2024-39 was based on data to the end of 2022 that identified a total required provision over the life of the Plan period of 31mt of hard rock. More recent sales and reserves data collected show that the overall Plan requirement increased to 30.72mt. The reserves at the end of 2025 were estimated to be around 10.8mt, giving a shortfall of 19.9mt over the Plan period.

3.19 One site is allocated to contribute to the steady and adequate supply of hard rock, subject to demonstrating at planning application stage compliance with the development management criteria set out below and national and local planning policy:

- Land to the South and West of Hermitage Quarry - a proposed new quarry (total yield up to c.23mt)

3.20 Details of the site and the development criteria are shown on the map Kent Mineral Sites Plan – Hard Rock and in Appendix 1.

3.21 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.



The red line boundary shows the extent of the allocated site which includes indicative stand-offs and buffers between the mineral working area (blue shaded area) and adjacent land uses. The blue shaded area shows the indicative area from where hard rock may be extracted. The exact area to be extracted will be confirmed at the planning application stage.

Appendix 1

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 Sites Plan.

Development Management Criteria

All proposals for development at the allocated sites are required to comply, as appropriate, with the policies of the Kent Minerals and Waste Local Plan and any other relevant parts of the development plan, together with national policy and other material considerations. Proposals should therefore be consistent with those policies in addition to the development management criteria set out below. These criteria do not replace, override or reduce the need to demonstrate compliance with the wider policy framework; rather, they are intended to draw attention to particular matters that are likely to require careful consideration in relation to each site and to assist in the preparation and assessment of any future planning application.

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 the criteria should not be considered 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 sand 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, the Moat Farm Site 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 DM 11 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 so as to not impact on the designation directly or indirectly.
- A 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.

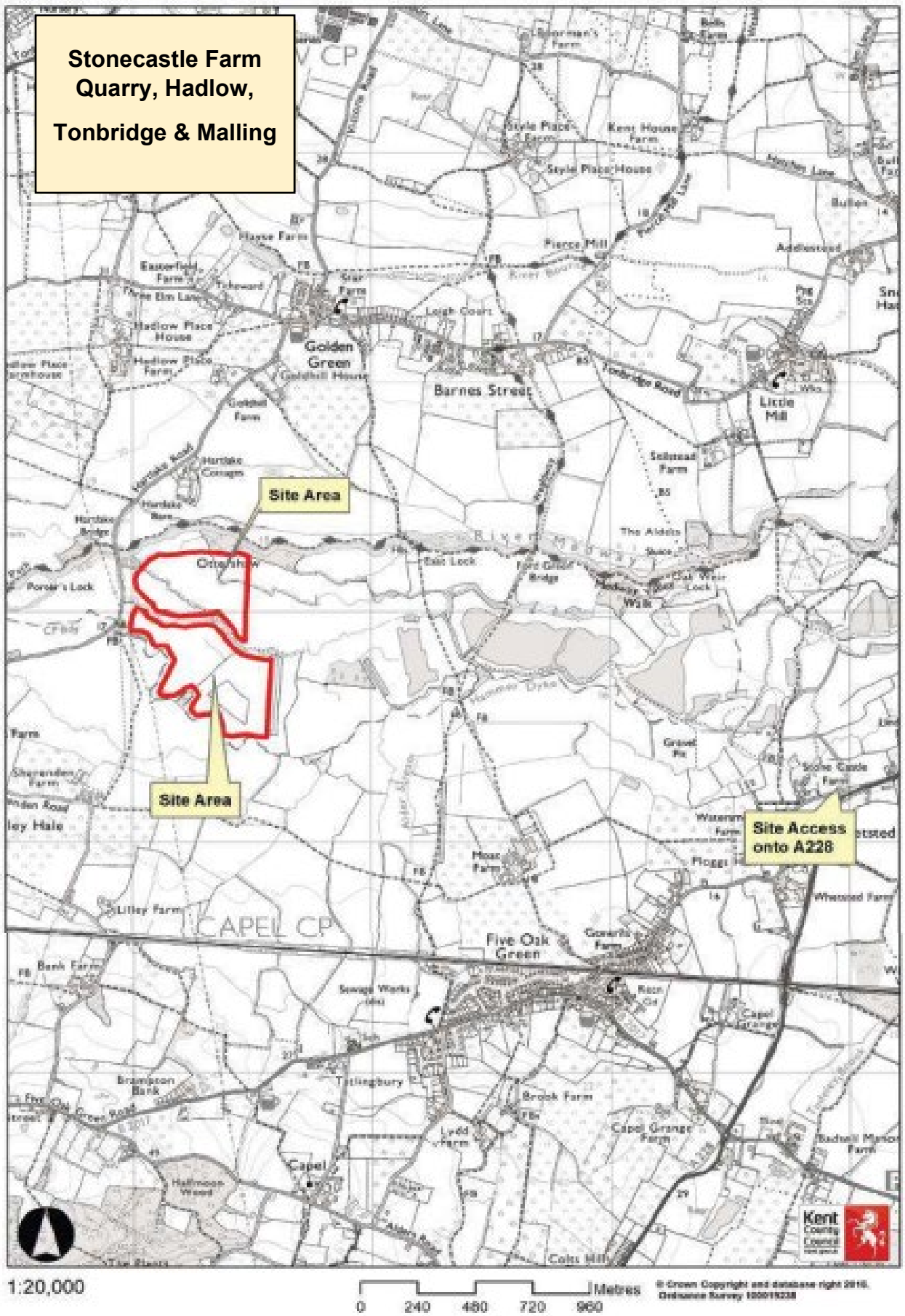
- Suitable buffer zones and mitigation to be proposed to mitigate impacts to Local Wildlife Site TM20.
- The developer to appropriately manage the Nuttall's pondweed and Crassula in the area.
- The need for compensatory replacement habitat should be considered.

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.


Stonecastle Farm Quarry, Hadlow,
Tonbridge & Malling
Site Area
Site Area
Site Access onto A228
Golden Green
Barnes Street
Five Oak Green
CAPEL CP
1:20,000
0
240
480
720
960
Metres

Moat Farm

Moat Farm, Capel, Tonbridge

Proposed Development: Extraction of sharp sand 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 of the PROW will be required to 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 is near the edge of an SPZ3 for a public water abstraction borehole. Wet working, 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 so as to not impact on the designation directly or indirectly.

Health and Amenity

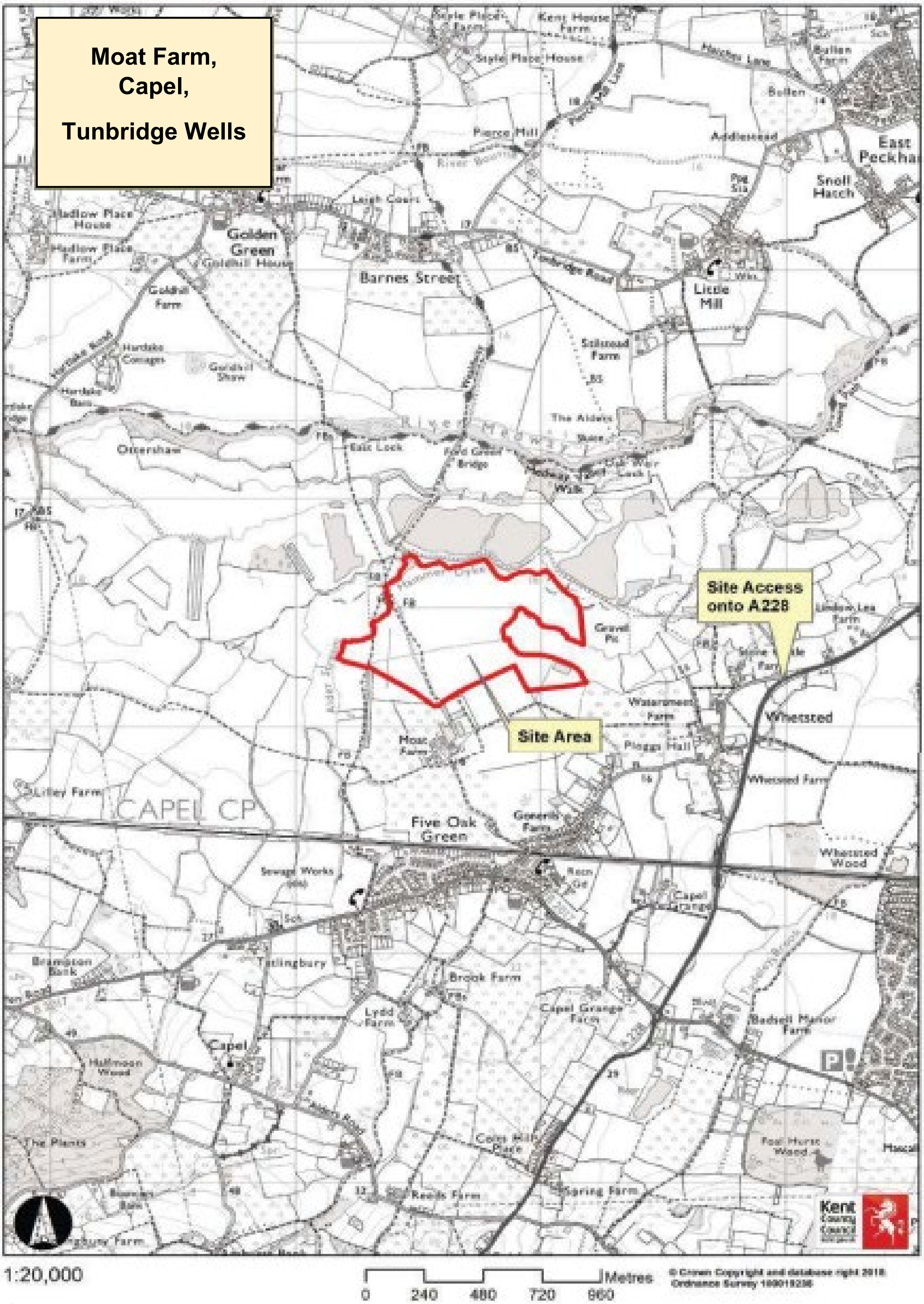
- Compliance with policy DM 11 of the Kent Minerals and Waste Local Plan in respect of health and amenity.
- A lighting, noise, dust and vibration management plan should be completed, setting out how unacceptable impacts will be avoided. A detailed dust assessment and management plan should be submitted 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.


Moat Farm,
Capel,
Tunbridge Wells
Site Access onto A228
Site Area
1:20,000
0 240 480 720 960 Metres
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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) 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 National Landscape 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 underlying 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

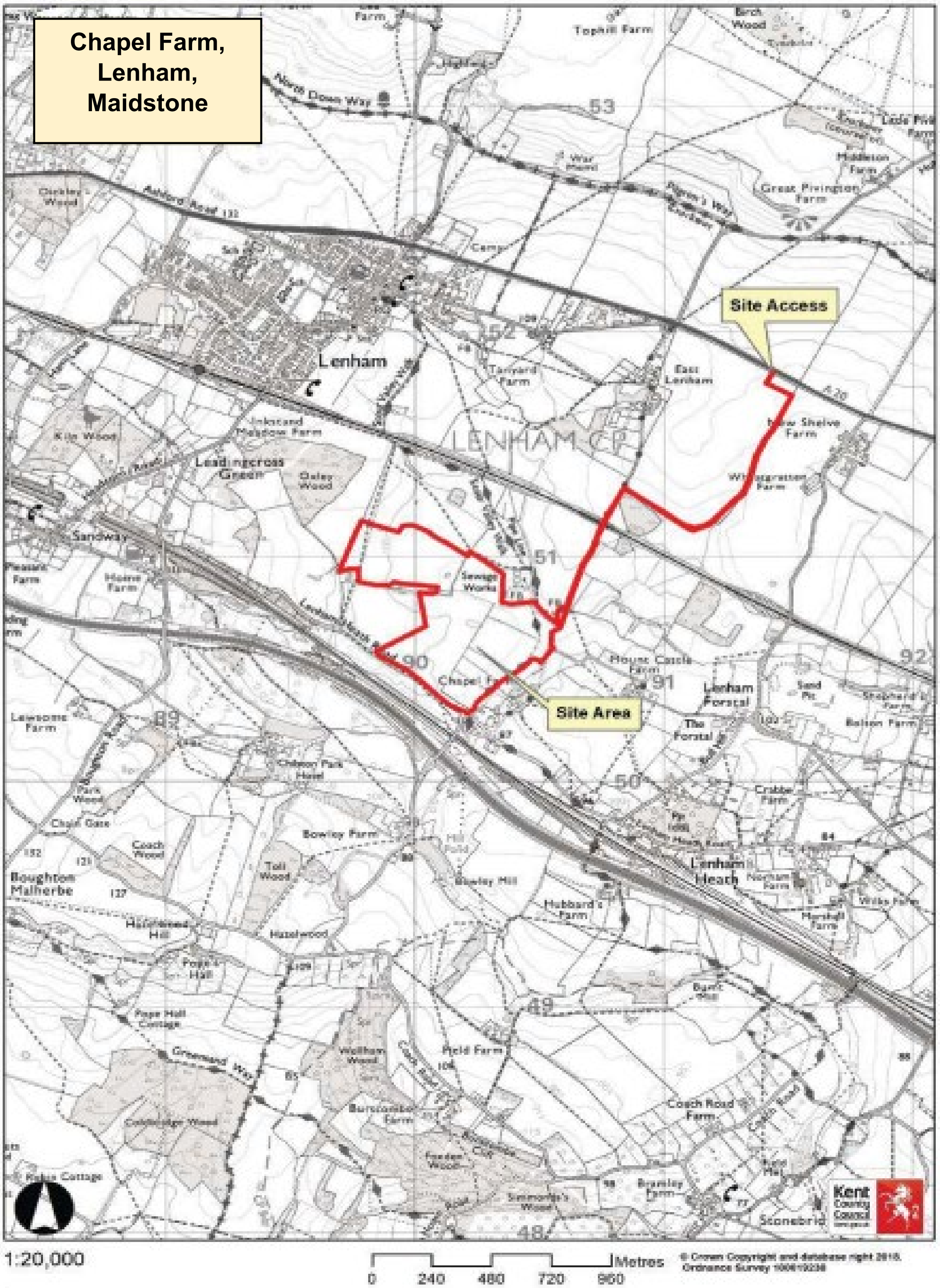
- A detailed Transport Assessment to demonstrate compliance with KMWLP Policy DM 13.
- The Transport Assessment should consider the ability to access the site via rail, impacts on the A20 and the Maidstone AQMA, and show how any potential adverse impacts on this AQMA will be mitigated.
- Public Rights 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).


Chapel Farm, Lenham, Maidstone
Site Access
Site Area
Lenham
LENHAM CP
East Lenham
Leadingcross Green
Sandway
Lenham Forstal
Lenham Heath
Boughton Malherbe
Tophill Farm
Great Pivington Farm
1:20,000
0 240 480 720 960 Metres

Land to the South and West of Hermitage Quarry, Aylesford

Proposed Development: Extraction of hard rock of the Limestone Hythe Formation (Kentish Ragstone)

Site Location: Hermitage Quarry, Hermitage Lane, Aylesford, Kent, ME16 9NT

Grid Reference: Approximately centred on TQ 70745 55403

District/Borough Council: Tonbridge and Malling Borough (northern part of site) and Maidstone Borough (southern part)

Parish: East Malling and Larkfield Parish (TMBC), Ditton Parish (TMBC) and Barming Parish (MBC)

Site Area: The site covers an area of c.96 hectares, from within which an area of up to 49 hectares could be worked, subject to planning constraints

Estimated Mineral Reserve: c.23 million tonnes of Ragstone hard rock.

Yield: Potential maximum c.23 million tonnes - this would depend on planning constraints which would require appropriate stand-offs from sensitive land uses

Existing Land Use: Meadow and woodland

Proposed Restoration: The land would be restored to original levels with inert restoration materials (circa 500,000 tonnes per annum) and returned to mixed native woodland and meadow, subject to biodiversity net gain requirements.

Note: The boundary of the site shown below is land within the control of the promoter, within which there is a known hard rock mineral resource. The potential extraction area would depend on planning constraints, which would require appropriate stand-offs from sensitive land uses.

Development within the allocation would allow a continuation of the established Hermitage Quarry.

Development Management Criteria

Land to the South and West of Hermitage Quarry, Aylesford is acceptable in principle for mineral development, subject to compliance with the development management considerations, with particular reference to:

General extent of development and phasing

- Mineral working shall be confined to the area demonstrated through detailed technical assessment to be environmentally acceptable, with the final extraction boundary, stand-offs and buffers informed by up-to-date ecology, landscape, hydrology, blasting, air quality, heritage and amenity evidence. The proposed extraction area should reflect the reduced working area now identified through subsequent technical work and should not assume that the whole nominated area is workable.
- The site shall only be worked sequentially with the permitted phases of Hermitage Quarry, including restoration and screening works, so that impacts are not materially greater than those arising from existing permitted operations.
- A phasing and sequencing plan shall be submitted showing:
    - The order of extraction; the timing of soil stripping, screening bunds, advance planting and restoration;
    - the relationship to existing workings and restoration areas; and
    - how woodland connectivity, visual screening, public access and amenity protection would be maintained throughout the operational life of the site.

Need, alternatives and irreplaceable habitat

- Sufficient information should be provided to enable the Mineral Planning Authority to determine whether development resulting in the loss or deterioration of irreplaceable habitat is justified, including updated evidence on need, alternatives, and the contribution that substitute, recycled and secondary materials could make to supply.
- Any planning application that would result in the loss or deterioration of ancient woodland, including Plantation on Ancient Woodland Site (PAWS) or ancient or veteran trees, shall be supported by sufficient information to enable the Mineral Planning Authority to determine whether the relevant national and development plan policy tests for irreplaceable habitat are met. This shall include evidence of need, alternatives, the design of the working scheme (including phasing) to demonstrate how the final extraction boundary, working method, stand-offs and buffers have avoided and, in turn, minimised the loss or deterioration of ancient woodland as far as practicable.
- Any such application shall include a detailed Ancient Woodland (PAWS) Impact Assessment, based on current ecological, arboricultural, forestry and soil surveys. This shall identify and quantify the full extent of direct and indirect impacts on ancient woodland (PAWS) and associated ecological features, including woodland soils, seedbank, coppice stools, ancient, veteran or notable trees, deadwood, ground flora, fungi, protected and notable

species, hydrology, dust, light, noise, vibration, fragmentation and woodland connectivity. The assessment shall distinguish clearly between ancient woodland (PAWS), other woodland habitats and other habitats affected by the proposal.

- The loss and deterioration of ancient woodland (PAWS) means the application must include a detailed 'Ancient Woodland Compensation Strategy'. The strategy must acknowledge that ancient woodland (PAWS) and any veteran or ancient trees are irreplaceable habitat and so compensation does not provide like-for-like replacement. The Strategy shall clearly distinguish between:
    - Measures to avoid and mitigate harm;
    - compensation for the loss or deterioration of ancient woodland/PAWS and any veteran or ancient trees;
    - protected species mitigation;
    - quarry restoration and aftercare; and
    - biodiversity net gain (relating to land to be developed not designated as ancient woodland).

- The Compensation Strategy shall be proportionate to the final area, condition and ecological function of ancient woodland (PAWS) and any veteran or ancient trees to be lost or deteriorated. The starting point for the strategy shall be a package at least equivalent in scale and ecological purpose to that identified for the allocation, unless the planning application demonstrates that the final design would materially reduce the loss or deterioration of ancient woodland (PAWS), avoid the loss of veteran or ancient trees or would secure an alternative package of demonstrably equivalent or greater ecological value.
- For the purposes of this criterion, the package identified at allocation stage comprises, in broad terms:
    - Translocation and reuse of soils from PAWS to be removed;
    - restoration of the worked area to native broadleaved woodland;
    - creation and management of approximately 49ha of woodland within the extraction/restoration area;
    - at least 97ha of habitat creation, restoration and/or active woodland management on land within the operator's control at Hermitage Quarry; and
    - at least 57ha of additional habitat creation, restoration and/or woodland management on land currently outside the operator's control, to be secured where necessary either adjacent to Hermitage Quarry or within Kent.
- The proposed Compensation Strategy shall include, as appropriate:
    - Translocation and re-use of ancient woodland (PAWS) soils and other transferable woodland features, including coppice stools, deadwood and seedbank material where this is ecologically justified and feasible;
    - restoration of worked areas to native broadleaved woodland using appropriate locally native species and soil handling methods;
    - the long-term management of the translocation and quarry restoration sites;
    - creation and long-term management of new native woodland and associated habitats on land within the applicant's control;

  - active restoration, long-term management and enhancement of retained PAWS and other woodland within and adjoining the site, including Oaken Wood where relevant;
  - additional off-site native woodland creation and/or restoration or management of existing woodland/PAWS within Kent where this is required to secure the overall compensation package;
  - measures to maintain and strengthen woodland connectivity and ecological resilience during and after mineral working; and
  - compensation for loss of any veteran or ancient trees.

- Notwithstanding the above, provision of compensation measures should be prioritised on land within or adjacent to the allocated site. For compensation sites not adjacent to Hermitage Quarry, evidence shall be provided to demonstrate the appropriateness of that location.
- Traditional orchard, neutral grassland or other non-woodland habitat creation may contribute to wider biodiversity enhancement, protected species mitigation, restoration objectives or biodiversity net gain, but shall not be relied upon as direct compensation for the loss or deterioration of ancient woodland (PAWS) unless its role as compensation is specifically justified and accepted by the Mineral Planning Authority. Where any such habitat is required for species mitigation, restoration or biodiversity net gain, equivalent additional native woodland creation and/or ancient woodland/PAWS restoration or management shall be secured so that there is no reduction in the ancient woodland compensation package.
- The Compensation Strategy shall demonstrate that there is no double counting between:
  - Ancient woodland/PAWS compensation;
  - biodiversity net gain requirements for the wider site; and
  - mitigation, compensation, restoration or management already required under other planning permissions at Hermitage Quarry.

- The application shall include a ‘compensation accounting schedule’ showing the baseline habitats, the habitats to be lost, the compensation habitats to be created, restored or managed, the timing of delivery, the relevant legal mechanism, and how any existing habitat management commitments have been taken into account.
- Where the Compensation Strategy relies on land outside the applicant’s ownership or control, the application shall identify the land, baseline habitat condition, proposed works, ecological rationale, relationship to existing woodland and ecological networks, delivery body, funding arrangements, timing and long-term management mechanism. Planning permission will only be granted if the necessary land and management commitments are secured through planning condition, planning obligation or another legally enforceable mechanism.
- The Compensation Strategy shall include implementation triggers to ensure that compensation, receptor habitats and species mitigation are delivered in advance of, or in phase with, the loss of ancient woodland (PAWS) and any veteran or ancient trees. No clearance of ancient woodland (PAWS) shall take

place until the relevant soil handling, translocation, receptor site, species mitigation and compensation measures have been approved.

- The strategy shall be accompanied by long-term management, monitoring and adaptive management arrangements, including measurable success criteria for woodland establishment, soil function, habitat condition, protected and notable species use and ecological connectivity. These arrangements shall include annual monitoring, reporting to the Mineral Planning Authority, remedial measures where targets are not being met, and secured funding and responsibility for long-term delivery. The management period shall be sufficient to secure the establishment and functioning of the compensation habitats and shall be no shorter than any period required for biodiversity net gain habitat commitments.
- Requirements for Biodiversity Net Gain do not apply to the loss of PAWS or any veteran or ancient trees, which must be addressed separately by a suitable compensation strategy.

Biodiversity (other than PAWS), SSSI and geodiversity

- Any proposal shall be accompanied by a detailed ecological appraisal and all necessary species and habitat surveys.
- Development shall demonstrate that there would be no unacceptable direct or indirect adverse impacts, including from blasting, on:
    - Oaken Wood SSSI;
    - Oaken Wood, Barming Local Wildlife Site (LWS);
    - priority habitats;
    - protected and notable species; and
    - ecological connectivity across and beyond the site.
- No extraction shall encroach into the SSSI and suitable stand-offs and protective measures shall be secured to preserve its features and avoid indirect impacts. The sequence of working shall preserve woodland connectivity as far as possible throughout the operational period.
- A phased ecological mitigation, compensation and habitat establishment strategy shall be agreed, including advance habitat creation where appropriate so that species are not left without replacement habitat during working.
- Biodiversity net gain measures shall be clearly identified separately from measures intended to address irreplaceable habitat impacts.
- Any proposal should demonstrate how it contributes to, or at least is consistent with, the Kent Local Nature Recovery Strategy.
- Where necessary and possible, translocation of important species should take place.

Tree Preservation Order

- All trees protected by a Tree Preservation Order (TPO) that would be affected by the proposed development shall be identified with an explanation for the reasons for the TPO. The application shall demonstrate how harm to protected trees, in relation to the objectives of the TPO, has been avoided or

minimised through the site layout, working area, access arrangements, stand-offs, soil handling, screening and restoration proposals.
- Where works to trees protected by a Tree Preservation Order are demonstrated to be necessary, the application shall justify the extent of those works and include appropriate mitigation, replacement planting, woodland restoration and long-term management to be secured by planning condition and/or legal agreement.

Transport and Access

- All quarry traffic to utilise the existing and approved access for Hermitage Quarry onto Hermitage Lane (B2246).
- HGV routing shall continue to be via the north, unless alternative arrangements are expressly justified, having regard to existing weight restrictions south of the site access.
- A detailed Transport Assessment shall be submitted in accordance with KMWLP Policy DM13 and prevailing national guidance, including assessment of:
    - M20 Junction 5 and the Strategic Road Network;
    - Hermitage Lane and the A20/A26 corridor;
    - the Aylesford AQMA and M20 AQMA (and other AQMAs subsequently designated);
    - cumulative effects with existing and proposed (including allocated in Local Plans) residential and other development in the area; and
    - highway safety, capacity and amenity impacts.
- HGV movements associated with the site should not exceed the lawfully permitted movement levels for the existing site unless it is demonstrated that any increase would not give rise to unacceptable adverse impacts (see KMWLP policy DM13).
- Provision shall be made for ongoing traffic monitoring and review, with trigger mechanisms for additional mitigation if unacceptable adverse impacts arise.
- The Transport Assessment should consider impacts on the Aylesford Air Quality Management Area (AQMA) and the M20 AQMA and show how any potential adverse impacts on these AQMAs would be mitigated.

Public rights of way and access

- Public Rights of Way (PROWs) crossing or adjoining the site, including MR108, shall remain open where safe and practicable for as long as possible during the life of the development.
- Any temporary or permanent diversions shall:
    - Maintain the overall connectivity of the surrounding PROW network;
    - be safe and convenient for all users, including equestrians where relevant;
    - avoid unnecessary severance or lengthy diversion;
    - be provided in advance of closure; and
    - be appropriately screened from quarry operations.

- The development should consider opportunities for appropriate permissive access and restoration phase public amenity improvements, where these are compatible with protection of the natural environment and safe quarry operation.

Water environment, flood risk and groundwater

- Detailed Flood Risk Assessment and Hydrogeological Risk Assessment should be prepared.
- Notwithstanding the requirements of policy within the KMWLP, it shall be demonstrated that development would not give rise to unacceptable adverse impacts on:
    - Groundwater quality, levels and flow;
    - the principal aquifer and Source Protection Zone;
    - nearby abstractions;
    - groundwater dependent receptors; and
    - the wider hydrological and hydrogeological regime;
- Working depths shall be controlled so as not to encroach unacceptably on the groundwater table, with monitoring and review arrangements equivalent to, or more stringent than, those applying to existing operations where necessary;
- No dewatering, physical disturbance of the aquifer, interception of groundwater flow, or restoration scheme affecting groundwater shall take place unless it is demonstrated that equivalent protection would be secured for water resources and dependent environments;
- If restoration involves importation of material, only wholly clean and inert materials shall be used unless robust evidence demonstrates that no unacceptable groundwater risk would arise and appropriate authorisation has been received from the Environment Agency;
- A groundwater and water quality monitoring scheme, including trigger levels and remedial actions, shall be agreed before development commences.

Health and Amenity

- Development shall comply with KMWLP Policy DM11 and demonstrate that there would be no unacceptable adverse impacts on the health, quality of life and amenity of nearby communities and land uses.
- Any application shall be accompanied by detailed assessments (including appropriate mitigation) of:
    - lighting;
    - noise;
    - air quality including dust;
    - vibration and blasting; and
    - cumulative amenity effects arising from the proposal in combination with existing quarry operations and surrounding development.

  Any assessment should follow best practice and any national Government guidance (e.g. Planning Practice Guidance).

Air quality and dust

- A full mineral dust assessment shall be undertaken and submitted, supported by robust baseline monitoring, which includes consideration of the potential for health and amenity impacts at nearby receptors.
- A Dust Management Plan shall be submitted for the expanded site area following best practice and including, as appropriate:
    - permanent air quality and meteorological monitoring;
    - dust deposition/flux monitoring and PM10 and PM2.5 monitoring;
    - source apportionment where required;
    - weather responsive management of activities likely to result in production of dust;
    - paved haul roads where practicable;
    - enclosure or sheltering of crushing, screening and transfer operations;
    - damping down of stockpiles and exposed surfaces;
    - screening, storage and handling controls for dusty materials;
    - management of spillages and conveyors; and
    - regular review of controls, including as the working area moves closer to receptors.
- The layout and phasing of development should maintain appropriate separation between dust-generating activities and sensitive receptors, informed by detailed mineral dust assessment and site-specific mitigation.
- The application shall demonstrate that there would be no unacceptable adverse effect on the Aylesford AQMA, the M20 AQMA, or local amenity.

Blasting, vibration and structural protection

- A detailed blast and vibration assessment shall be submitted, informed by site-specific design, topography, separation distances and existing consent conditions.
- Blasting operations shall be controlled through agreed vibration limits, operating procedures, monitoring and reporting.
- Independent blast monitoring at agreed sensitive receptors shall be required.
- Provision should be made for pre-commencement structural surveys of nearby properties where justified, together with a clear protocol for investigation and response if vibration-related complaints arise.

Landscape and visual impact

- A detailed landscape and visual assessment shall be submitted.
- Any proposal shall be supported by a detailed Landscape and Visual Impact Assessment and landscape mitigation strategy. The strategy shall demonstrate how significant adverse visual effects on nearby residential receptors and users of Public Rights of Way would be avoided or minimised through:
    - Retention and long-term maintenance of woodland buffers where appropriate but particularly to the south and east of the site;
    - advance planting;
    - bunding;

  - careful phasing of extraction and restoration;
  - minimisation of unnecessary woodland loss; and
  - progressive restoration.

- Particular attention shall be paid to receptors close to the site boundary, including nearby residents and PROW users, and to the potential cumulative landscape effects of an enlarged quarry footprint.
- Proposals shall assess effects on the character of Oaken Wood / Mereworth Woodlands and on the setting of the Kent Downs National Landscape.

Historic environment

- There are Historic Environment Records (HER) within and in close proximity to the potential site as well as potential for significant remains.
- Notwithstanding the requirements of KMWLP Policies DM5 and DM6, any application shall be accompanied by:
  - A heritage impact assessment;
  - an archaeological desk-based assessment;
  - field evaluation where necessary;
  - geoarchaeological and Palaeolithic assessment where relevant; and
  - proposals for preservation in situ or appropriate excavation, recording and conservation.
- The impact of proposals on nearby listed buildings and their settings shall be fully assessed and mitigated as necessary.
- Provision shall be made for archaeological monitoring during soil stripping and extraction where required.
- Any application should demonstrate how the continued availability of Kentish Ragstone for use as building and dimension stone will be secured. Proposals should provide for a supply of building/dimension stone at least equivalent to that secured under the existing Hermitage Quarry permissions, including provision for annual sales, stockholding, on-site cutting/processing capability and annual reporting to the Mineral Planning Authority. The detailed arrangements should be set out in a Building/Dimension Stone Supply Strategy and secured by planning condition and/or legal agreement.

Utilities and land stability

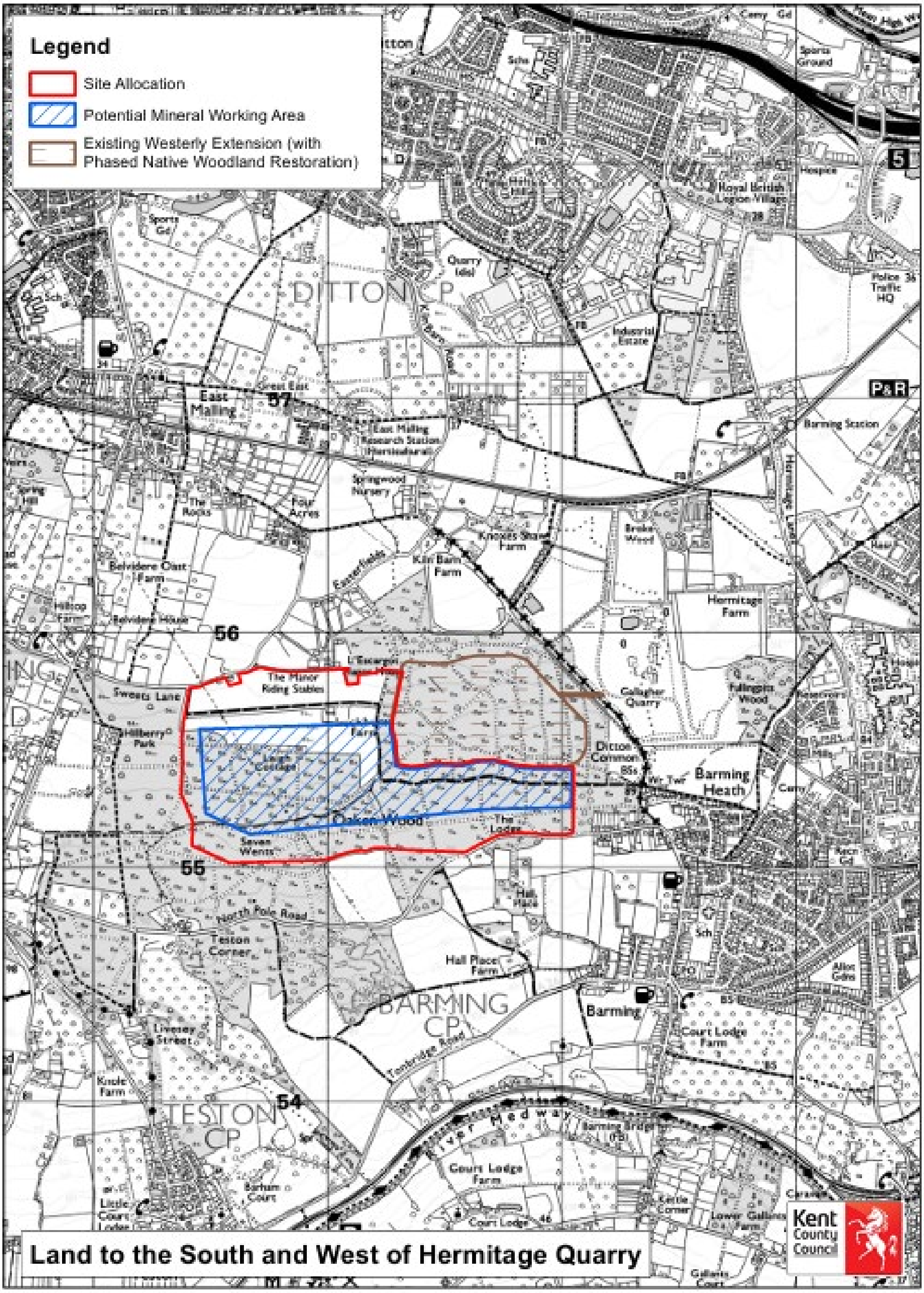
- Full assessment shall be undertaken of the overhead power line and associated infrastructure within the site, including stand-offs, retention, diversion or undergrounding, in consultation with the utility provider.
- Any proposal shall demonstrate that no unacceptable adverse impacts would arise for utilities, pylons, services, drainage or neighbouring land from land instability caused by the development.

Agricultural land

- A detailed soils and Agricultural Land Classification assessment shall be undertaken to inform site design and restoration. This is particularly important given the presence of grade 2 agricultural land in the northern part of the site.
- Agricultural soils shall be stripped, stored, handled and reused separately in accordance with an approved soil management plan.
- The restoration strategy shall clearly identify where agricultural restoration is proposed, where woodland/meadow restoration is proposed, and how the handling of soil resources would support the agreed after-use.
- A Soil Resource Plan (as recommended by DEFRA and Natural England) should be prepared.

Restoration, aftercare and long-term management

- Restoration shall be progressive and shall be tied to the approved phasing scheme. This should show how worked areas are restored soon after completion and without avoidable delay.
- Detailed restoration and aftercare proposals shall demonstrate how the site would be restored to a high-quality landform and after-use, including native woodland and meadow habitats and, where appropriate, public access enhancements compatible with ecological objectives.
- The restoration scheme shall include:
    - landform design;
    - soil replacement;
    - woodland and meadow establishment;
    - management requirements;
    - aftercare arrangements;
    - ecological monitoring;
    - access and PROW arrangements (including reinstatement of PROW where appropriate and feasible);
    - groundwater and hydrology safeguards; and,
    - annual review and adaptive management mechanisms.
- Long-term management periods should reflect the time needed for successful woodland establishment and delivery of ecological and landscape objectives.
- Where restoration involves imported materials or waste, proposals must demonstrate compliance with KMWLP Policies DM10, DM19, CSW9 and/or CSW11 as appropriate.



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