



## **Draft Kent Minerals and Waste Local Plan 2024-39**

## **Draft Kent Mineral Sites Plan including details of nominated hard rock site**

**May 2023**

## **Regulation 18 draft**

This document has been published in order that Kent County Council can obtain views on the suitability of a site nominated for allocation in the Kent Minerals Sites Plan for the quarrying of hard rock.

Consultation on this document is part of an evidence gathering process and no decisions have been made on whether the site is suitable for allocation.

Detailed technical assessment of the suitability of the site will follow this consultation and responses to the consultation will inform that assessment.

## **Have Your Say**

### **Public Consultation on the Draft Kent Mineral Sites Plan including details of nominated hard rock site - May 2023**

The County Council is inviting comments on the draft Kent Mineral Sites Plan including details of the nominated hard rock site - May 2023

**The consultation period runs from XXX June 2023 to midnight on XXX July 2023 (TBC).**

The views of stakeholders, interested parties and the local community are invited on the content of the draft Kent Mineral Sites Plan including details of the nominated hard rock site - May 2023.

**Comments received as a result of the consultation on this document will help to inform the detailed technical assessment work. The comments will assist in the determination as to whether or not to allocate land for the development of a hard rock quarry in an updated Kent Minerals Sites Plan.**

It should be noted that there are no 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 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 draft Kent Mineral Sites Plan includes details of a hard rock site which has been nominated following a 'Call for Sites' process. The nominated site, on land to the south and west of Hermitage Lane Aylesford, has been subject to an initial desktop assessment and is an option at this stage. The results of the initial desktop assessment have also been published. Following the consultation the nominated site will be subject to detailed technical assessment involving considerations such as impact on highways, landscape, public amenity, water resources and biodiversity. The public consultation on this document seeks to gather evidence on the suitability of the nominated site and inform the detailed technical assessment.

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.

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As well as showing details of the nominated site, this document shows proposed changes to the text of the Kent Mineral Sites Plan which was adopted in 2020. These changes update text relating to the quantity of sharp sand and gravel and soft sand required.

Text which is proposed to be added in is shown as **bold and underlined**.

Text which is proposed to be removed is shown with a ~~strikethrough~~.

Text relating to the nominated hard rock site upon which views are sought to inform detailed technical assessment is shown in *italics with grey highlight*.

You can comment on the draft Kent Mineral Sites Plan including details of the nominated Hard Rock site and the associated Sustainability Appraisal as well as other supporting evidence in writing 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 comments form or written submission to [mwlp@kent.gov.uk](mailto:mwlp@kent.gov.uk)
- Post your completed comments form or written submission to Minerals and Waste Planning Policy, 1st Floor, Invicta House, County Hall, Maidstone, Kent, ME14 1XX

Please note it will help us process comments more efficiently if they are received via our comments form on our online consultation portal.

Once the consultation has closed, the Minerals and Waste Planning Policy Team will collate all of the comments received in response to the consultation and prepare a commentary report summarising the representations and how these have been taken into account as part of the on-going site assessment process. The views received will be taken into account in the detailed technical assessment of the nominated hard rock site.

Should you wish to view a hard copy of the main consultation documents, a copy is available 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 consultation.

Should you have any queries, please contact a member of the Minerals and Waste Planning Policy team via 03000 422370 or [mwlp@kent.gov.uk](mailto:mwlp@kent.gov.uk).

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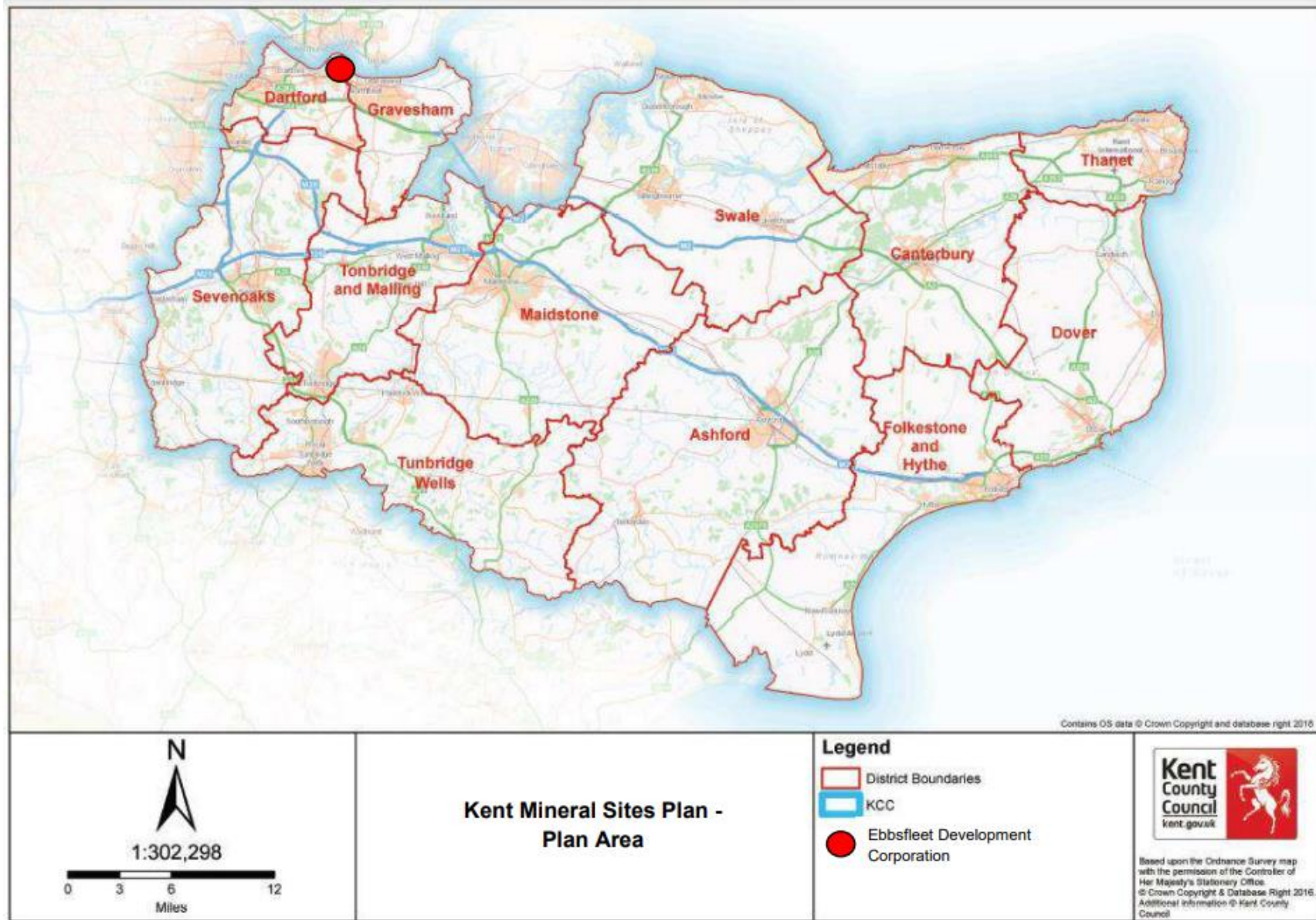
## **Abbreviations**

<b><u>AQMA</u></b>	<b><u>Air Quality Management Area</u></b>
<b><u>BMV</u></b>	<b><u>Best and Most Versatile Soil</u></b>
<b><u>EPR</u></b>	<b><u>Early Partial Review</u></b>
<b><u>HER</u></b>	<b><u>Historic Environment Record</u></b>
<b><u>HRA</u></b>	<b><u>Habitats Regulation Assessment</u></b>
<b><u>KCC</u></b>	<b><u>Kent County Council</u></b>
<b><u>KMWLP</u></b>	<b><u>Kent Minerals and Waste Local Plan</u></b>
<b><u>LAA</u></b>	<b><u>Local Aggregate Assessment</u></b>
<b><u>LWS</u></b>	<b><u>Local Wildlife Site</u></b>
<b><u>m</u></b>	<b><u>Metre</u></b>
<b><u>mtpa</u></b>	<b><u>Million tonnes per annum</u></b>
<b><u>MPA</u></b>	<b><u>Mineral Planning Authority</u></b>
<b><u>MWLP</u></b>	<b><u>Minerals and Waste Local Plan</u></b>
<b><u>NPPF</u></b>	<b><u>National Planning Policy Framework</u></b>
<b><u>PPG</u></b>	<b><u>Planning Practice Guidance</u></b>
<b><u>PROW</u></b>	<b><u>Public Right of Way</u></b>
<b><u>SA</u></b>	<b><u>Sustainability Appraisal</u></b>
<b><u>SCI</u></b>	<b><u>Statement of Community Involvement</u></b>
<b><u>SFRA</u></b>	<b><u>Strategic Flood Risk Assessment</u></b>
<b><u>SPZ</u></b>	<b><u>Source Protection Zone</u></b>
<b><u>SSSI</u></b>	<b><u>Site of Special Scientific Interest</u></b>
<b><u>tpa</u></b>	<b><u>Tonnes per annum</u></b>

## **1. Introduction**

- 1.1 Kent County Council has responsibility for the planning of future mineral supply for the county. **This is met by** Following the **preparation and** adoption of the Kent Minerals and Waste Local Plan 2013-30 (KMWLP), ~~this responsibility has now been fulfilled by~~ **and** 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, **and hard rock** 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 **draft update to the** Kent Mineral Sites Plan identifies potential locations for extraction of sharp sand and gravel, and of 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 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. **This draft Kent Mineral Sites Plan forms part of the Development Plan and should be read alongside the emerging draft Kent Minerals and Waste Local Plan 2024-39.**

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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 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;



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- 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. **For the adopted sharp sand and gravel and soft sand allocations,** 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. **Input from the local District and Borough Councils will be requested throughout the detailed technical assessment of the site nominated for hard rock.**
- 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 **for sharp sand and gravel, and soft sand**. 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 **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

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assessment are available on the Council's website. *The nominated site for hard rock does not impact on international designations and therefore HRA is not required.*

- 2.12 **The Kent Mineral Sites Plan adopted in September 2020 made provisions for sharp sand and gravel and soft sand until 2030. The Kent Mineral Sites Plan adopted in 2020 allocated a soft sand quarry (Chapel Farm West, Lenham) and two sharp sand and gravel quarries to be worked sequentially (Moat Farm, Capel and an extension to Stonecastle Farm Quarry, Hadlow). Prior to these sites being allocated in the Kent Mineral Sites Plan 2020, Post-publication of the Site Options were subject to a for consultation at Regulation 18 public consultation stage, and 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 for sharp sand and gravel, and soft sand.**
- 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<sup>21</sup> and National Planning Practice Guidance (NPPG) 2014 for Minerals.
- 2.14 **The Town and Country Planning (Local Planning) (England) Regulations 2012 require local planning authorities to review their local plans every 5 years to ensure that the policies remain relevant, conform to national policy and guidance and satisfactorily address the needs of the local community. Work on the review of the Kent Minerals and Waste Local Plan commenced in 2021 and due to extending the plan period, along with a review of recent data on permitted mineral reserves and sales across the county, a need has arisen to identify an additional site(s) 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). The draft Kent Mineral Sites Plan proposes to make provision for hard rock until 2039. The nominated site is an option at this stage, and if progressed, would be subject to detailed technical assessment prior to a decision on whether to allocate.**
- 2.15 **In light of the review of the Kent Minerals and Waste Local Plan and extending the Plan period until 2039, an assessment of the need for soft sand and sharp sand and gravels has been undertaken. This has identified that no further allocations for these minerals are required at this**

**time. This will be subject to ongoing monitoring in future Local Plan reviews.**

**2.16 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.**

2.17 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.

#### **Sharp Sand and Gravel**

3.2 Policy CSM 2 of the adopted **draft** Kent Minerals and Waste Local Plan **2024-39** ~~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~~**2024**-~~2030~~**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.

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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<sup>1</sup> has been calculated as shown in Figure 1. **The allocations in the 2020 Mineral Sites Plan were based on these calculations.**

**Figure 1: Revised Sharp Sand and Gravel Site Plan Requirements 2019-2030**

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.

<sup>1</sup> 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.

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- 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. 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.
- 3.10 **The need for sharp sand and gravels has been re-assessed in light of the proposed extended Plan period to 2039. This identifies a shortfall of 1.818mt (see Figure 1A below) prior to the 2020 plan allocations coming forward. In light of this, it is not proposed to allocate any further sharp sand and gravels sites. Importation continues to be an important consideration to meet sharp sand and gravel needs in the County.**

**Figure 1A: Sharp Sand and Gravel Plan Requirements 2024-2039**

**10-year average figure x Years covered by the Plan (15 years plus 7-year landbank = 22 years) – Existing Permitted Reserves = Requirement tonnage to be provided over the Plan period**

**Estimated permitted reserves at the beginning of 2024 (year of Plan commencement) have been calculated as: 2.054mt**

**Current 10-year sales average = 0.176mt**

**Aggregate need: 22 years x 0.176 (10-year sales average) = 3.872mt**

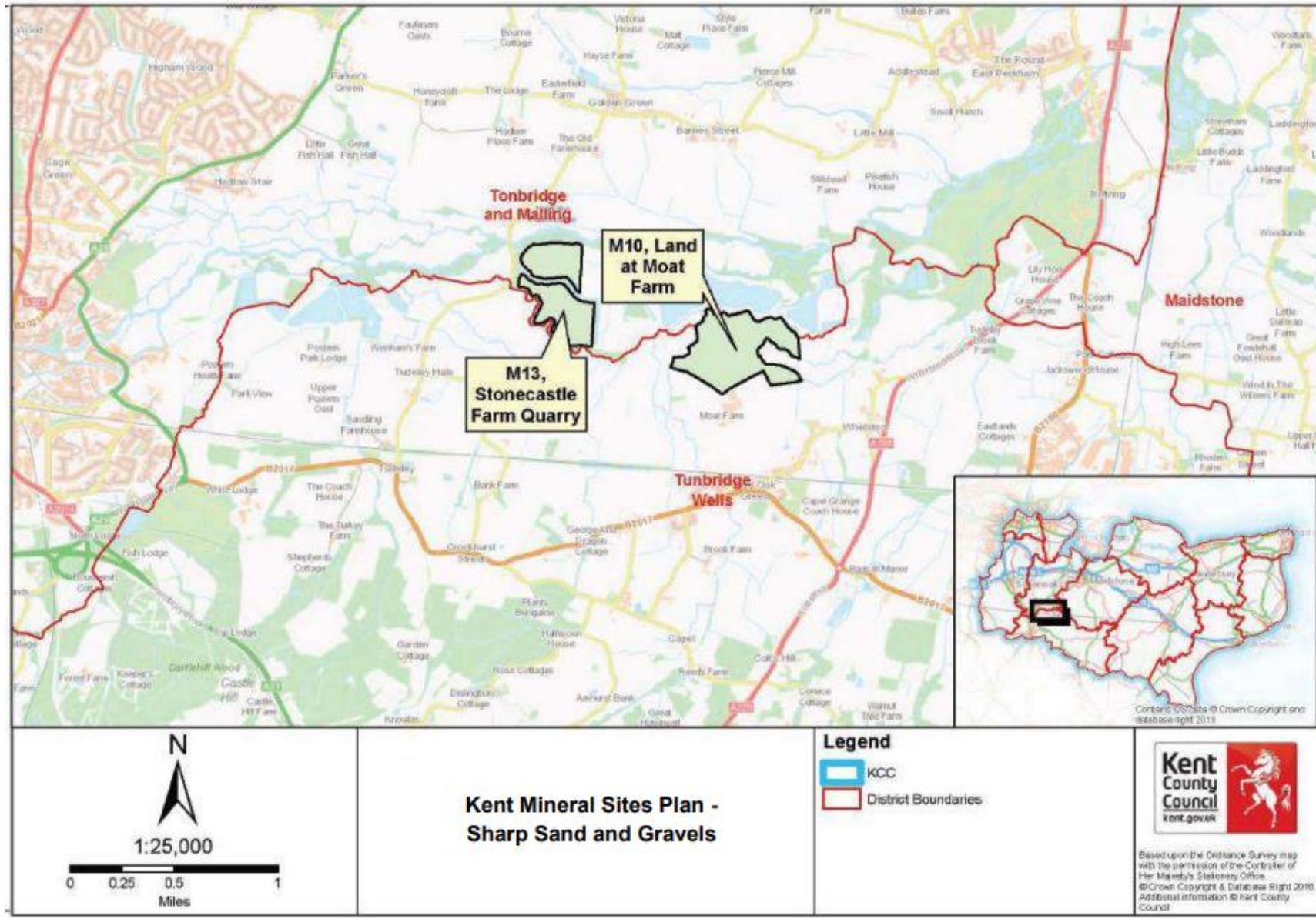
**Therefore:**

**Plan requirement of 3.872mt – 2.054mt = 1.818mt overall estimated shortfall**

**The shortfall of 1.818mt to be addressed by release of site allocations and/or increased importation over Plan period 2024-2039**

**The allocated sites represent a reserve of 2.5 million tonnes. Should these sites be granted planning permission this would provide a total of 0.682mt over the Plan period.**

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**No changes are proposed to these adopted allocations.**

## **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~~24~~-2030~~9~~) 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 2013-30~~ (KMWLP) ~~suggested~~ 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<sup>2</sup>. See Figure 2. **The allocations in the 2020 Mineral Sites Plan were based on these calculations.**

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<sup>2</sup> 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 2019-2030**

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 x 18) - 7.714 = 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<sup>3</sup>) - 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.

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<sup>3</sup> As amended to exclude the eastern parcel 2018



3.19 The need for soft sand has been re-assessed in light of the proposed extended Plan period to 2039. See Figure 2A below.

Figure 2A: Soft Sand Plan Requirements 2024-2039

10-year average figure x Years covered by the Plan (15 years plus 7-year landbank = 22 years) – Existing Permitted Reserves = Requirement tonnage to be provided over the Plan period

Estimated permitted reserves at the beginning of 2024 (year of Plan commencement) have been calculated as: 5.099mt

Current 10-year sales average = 0.475mt

Aggregate need: 22 years x 0.475mt (10-year sales average) = 10.45mt

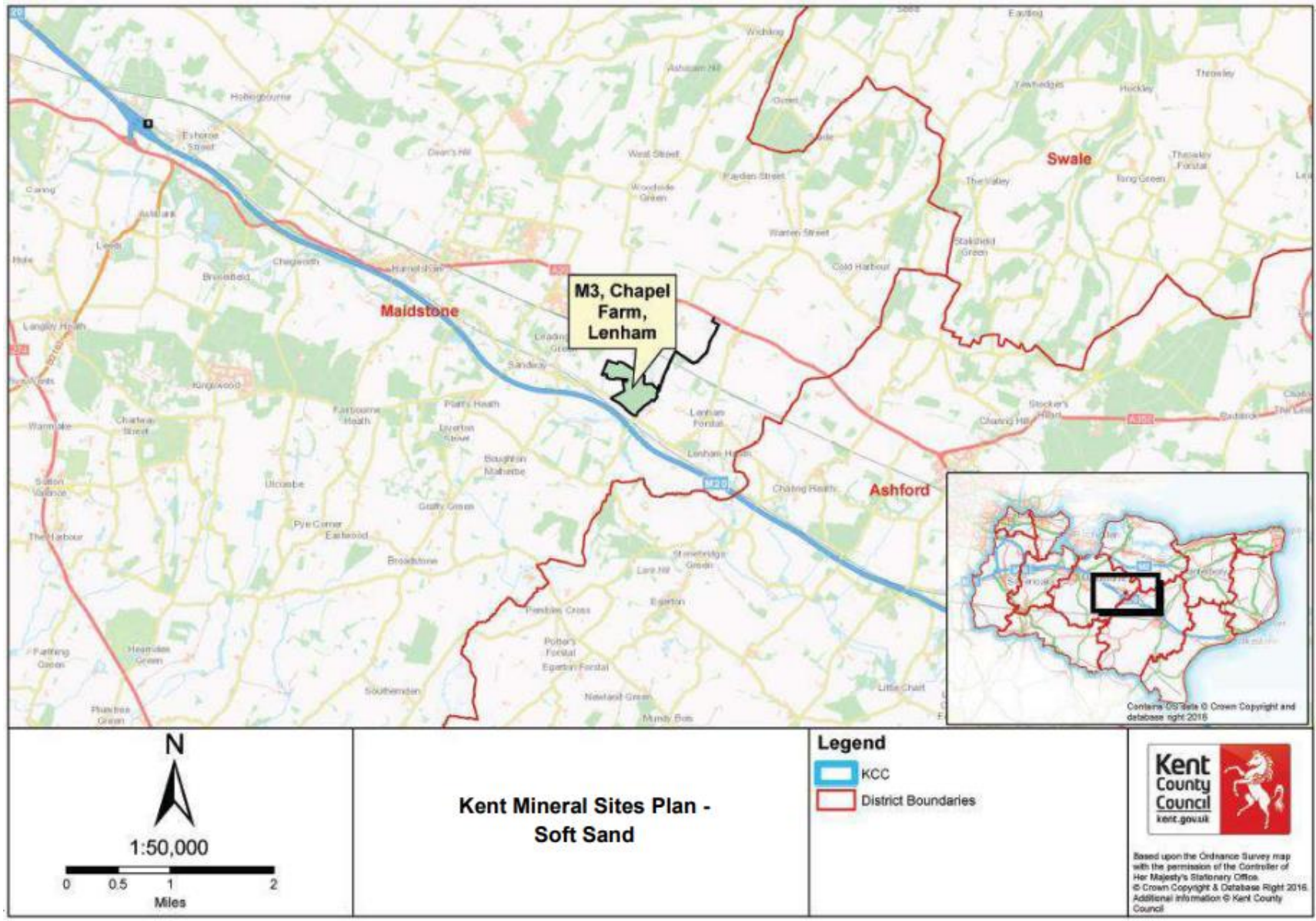
Therefore:

Plan requirement of 10.45mt – 5.099mt = 5.351mt

The allocated site represents a reserve of 3.2mt. Should this site be granted planning permission there would be a shortfall of 2.151mt over the Plan period but no exhaustion of available reserves by 2039 is indicated.

The extended Plan period of 2024-2039 will require both existing reserves and replenishment from an existing allocation (Chapel Farm, Lenham) to maintain supply over this period. There will be a technical shortfall of this aggregate mineral over the Plan period given that, by 2036, a 7-year maintained landbank will not be available (assuming the 3.2mt of replenishing reserves from Chapel Farm are then permitted). However, at no time over the Plan period will the supply of soft sand be exhausted (based on current sales rolling averages and permitted reserves plus potential reserves from the Chapel Farm allocation). In addition, following the Plan's adoption, there is a subsequent statutory requirement to review the Plan every five years which provides future staged opportunities to assess if further monitored supply requirements justify any allocation of additional sites.

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**No changes are proposed to this adopted allocation.**

#### **4. Details relating to nomination of site for hard rock**

**4.1** Policy CSM 2 of the Kent Minerals and Waste Local Plan, 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.

**4.2** The local annual supply requirement is established annually through the Local Aggregates Assessment (LAA) process.

**4.3** The local annual supply requirement have been recalculated based on the change to the plan period and a change to the predicted future sales. It is proposed that rather than use the average of the previous rolling 10 years' sales averages to predict future annual sales, a six-year sales average should be used instead. This is because a significant change in the sales pattern of land-won hard (crushed) rock in Kent has been observed which is likely to be sustained. The significant change was first observed in 2017 with aggregates sales increasing to over 1.0mtpa and remaining at this level to the end of 2022 (the last year of available monitored data). The average of the previous 6 years of sales has therefore been projected over the anticipated Mineral Sites Plan Period (2024-39) including provision for an at least 10-year landbank to be available at the end of this Plan period.

**4.4** 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
- 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.

**4.5** Construction aggregates in Kent are formed by extraction and processing of both superficial deposits (sands and gravels) and main crustal units of the Hythe Formation (Kentish Ragstone). This ragstone material is a hard limestone rock that when processed (crushed and size selective screened) gives rise to a crushed hard rock aggregate. This material supplies a wide range of products including primary aggregates, recycling aggregates, and can be used for a variety of functions including drainage, landscaping, paving and general fill. Furthermore, the material can be used for ready mix concrete, structural concrete purposes, soils and block stone for new build and heritage projects, and large sized rock units such as gabion stone can be used for armour stone such as sea defence works.

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4.6 *The Kent Minerals and Waste Local Plan 2013-30 and the associated Kent Mineral Sites Plan 2020 did not identify a need for a hard rock allocation based on need calculations at that time.*

4.7 *The need for hard rock has been re-assessed in light of the proposed extended Plan period. See figure 3 below.*

*Figure 3 : Hard Rock Plan Requirements 2024-2039*

*Plan Period 2024-2039 (15 years plus 10 years) = 25 years*

*Estimated permitted reserves at the beginning of 2024 (year of Plan commencement) have been calculated as: 13.618mt*

*Current 6-year sales average = 1.24mt*

*Aggregate Need: 25 years x 1.24mt (6-years sales average) = 31.0mt*

*Therefore:*

*Plan requirement of 31.0mt – 13.618mt (reserves) = 17.382mt*

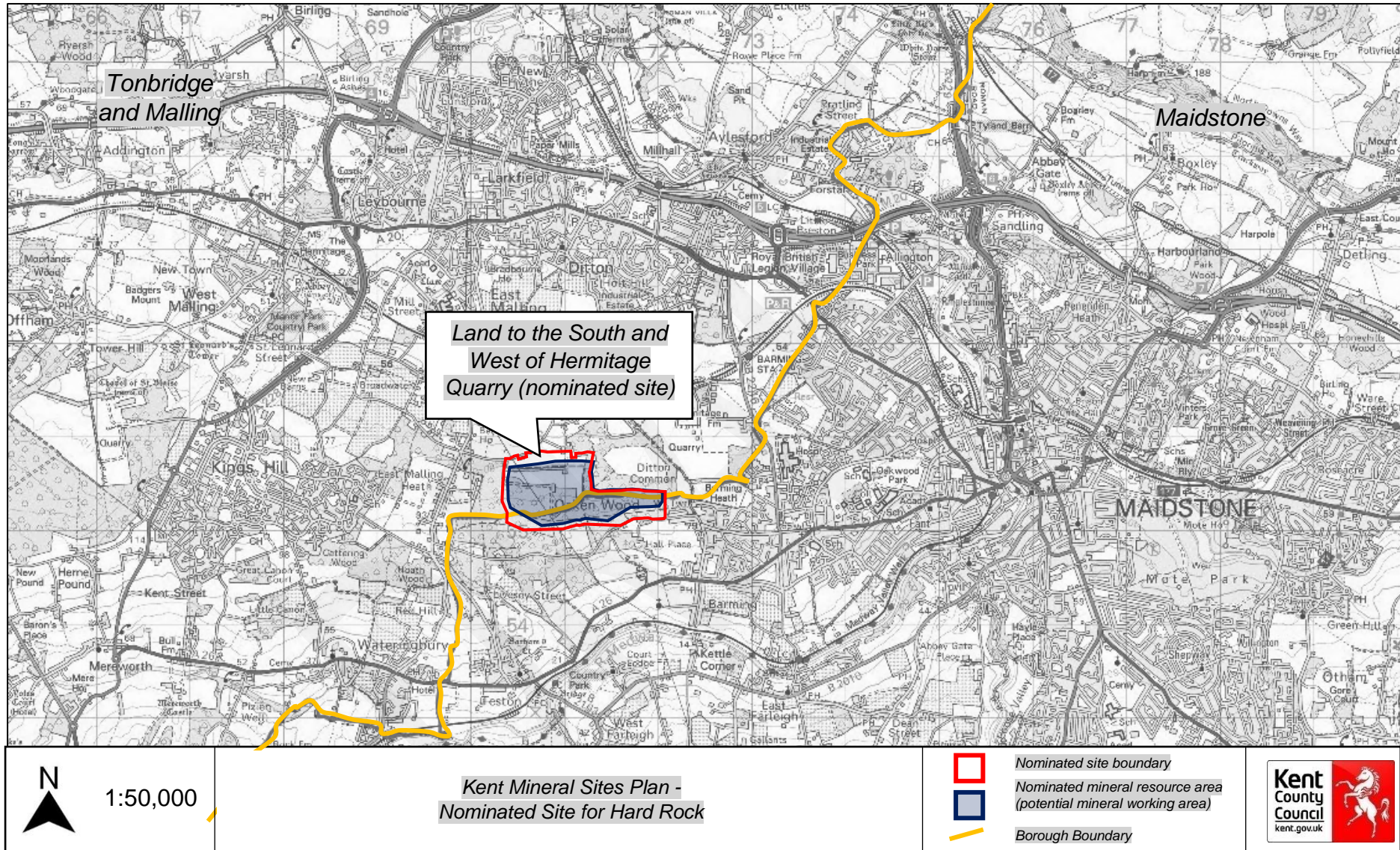
*Shortfall to be planned for = 17.382mt*

4.8 *Land to the South and West of Hermitage Quarry (a proposed extension to the existing Hermitage Quarry) has been nominated for around 20 million tonnes of hard rock extraction through the 'Call for Sites' process. The nominated site will be subject to detailed technical assessment following consultation on this document.*

4.9 *Details of the nominated site and possible development management criteria that would be applied if the site was to be allocated are set out below and in Appendix 2.*

4.10 *Development management considerations are matters which any proposal for the development would have to address at planning application stage, in addition to any other matters relevant to the development that would demonstrate that any unacceptable impacts would be mitigated to the satisfaction of the Mineral Planning Authority.*

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The red line boundary shows land within the control of Gallagher Aggregates Limited. This area includes indicative stand-offs and buffers between the nominated mineral working area (blue shaded area) and adjacent land uses.

The blue shaded area shows land nominated as known mineral resource which is considered by the promoter as suitable for extraction.

## **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 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

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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.



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- 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.

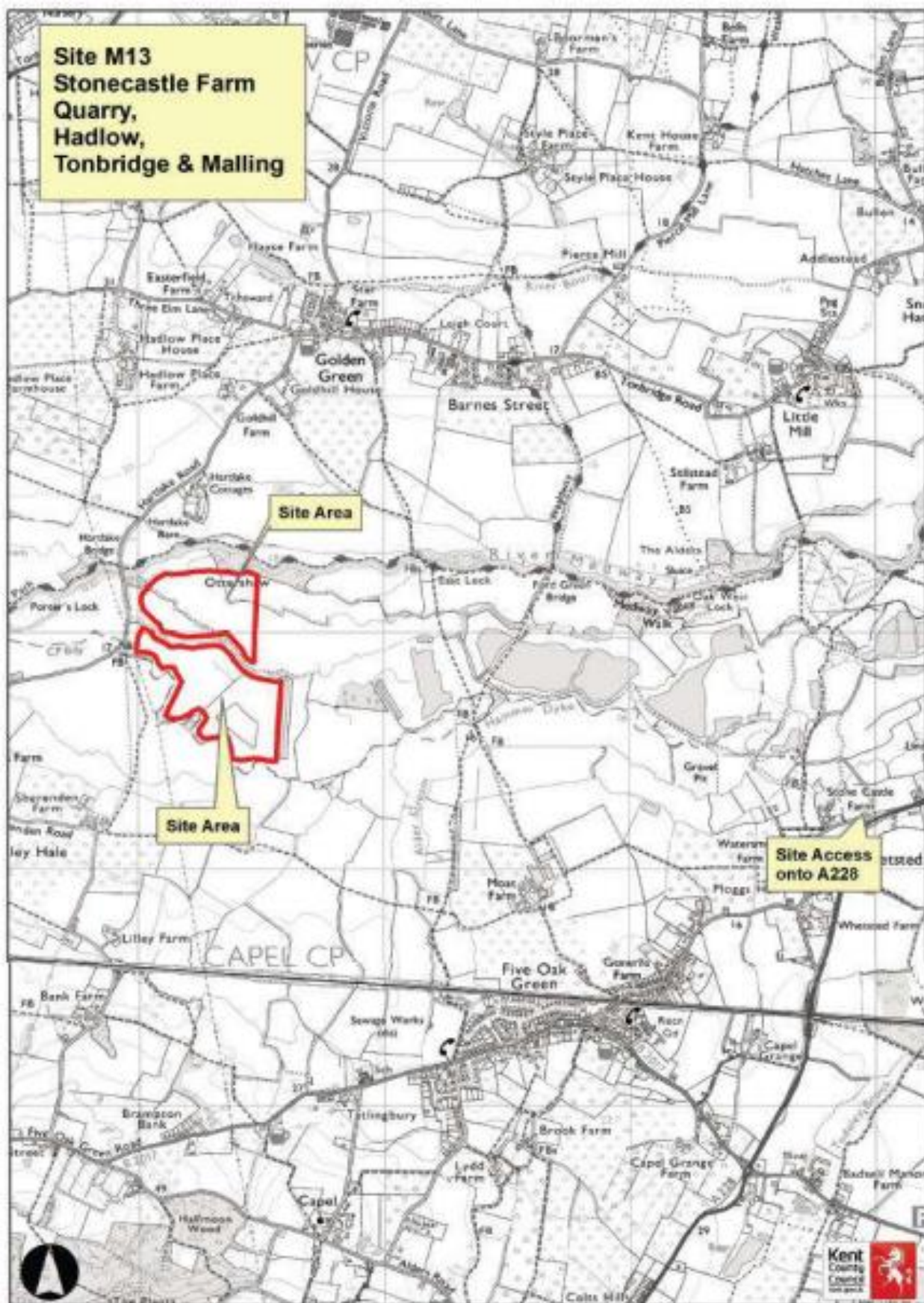
***Heritage***

- 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.

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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.

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- 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).

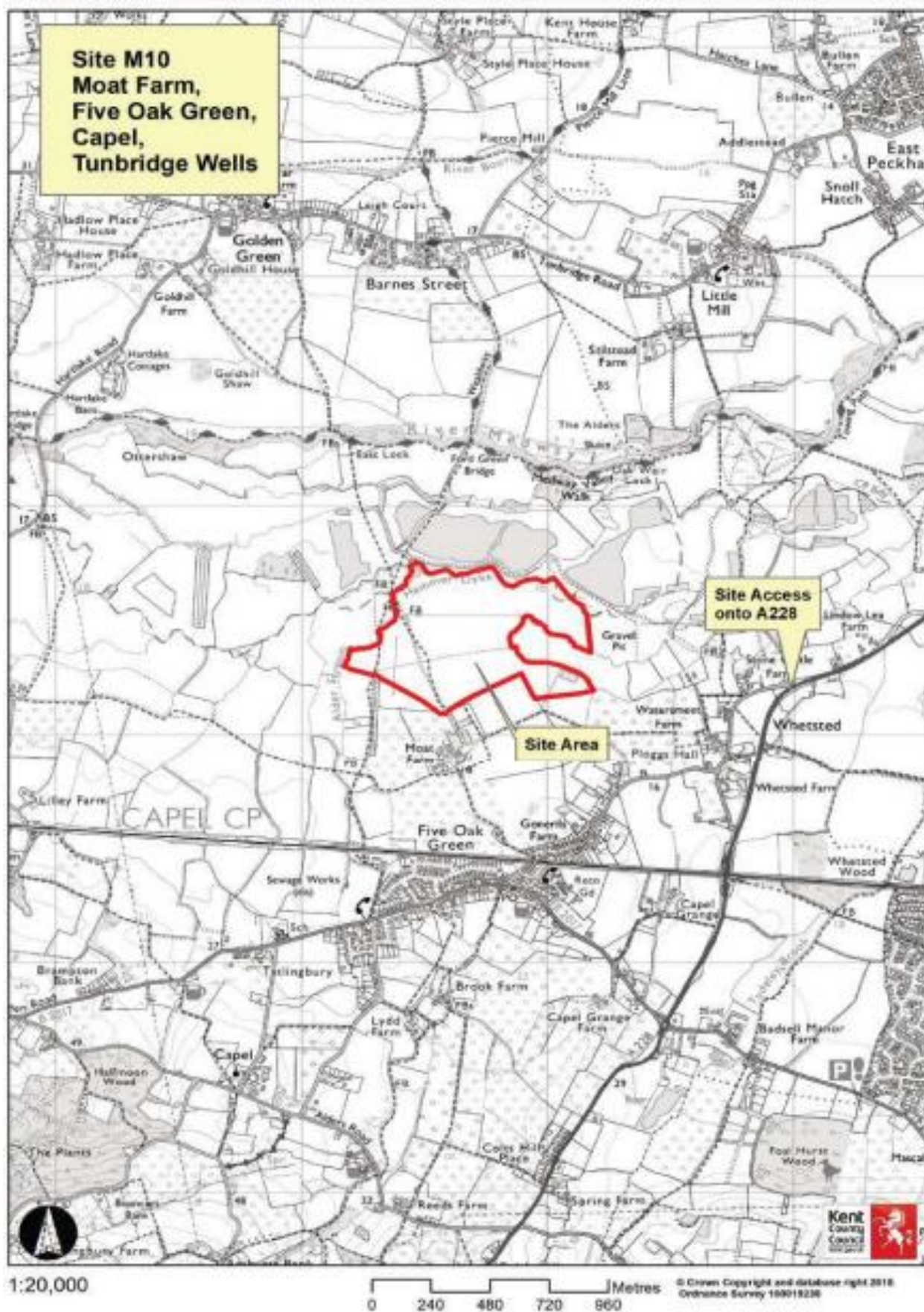
### ***Heritage***

- 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.

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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.

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***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

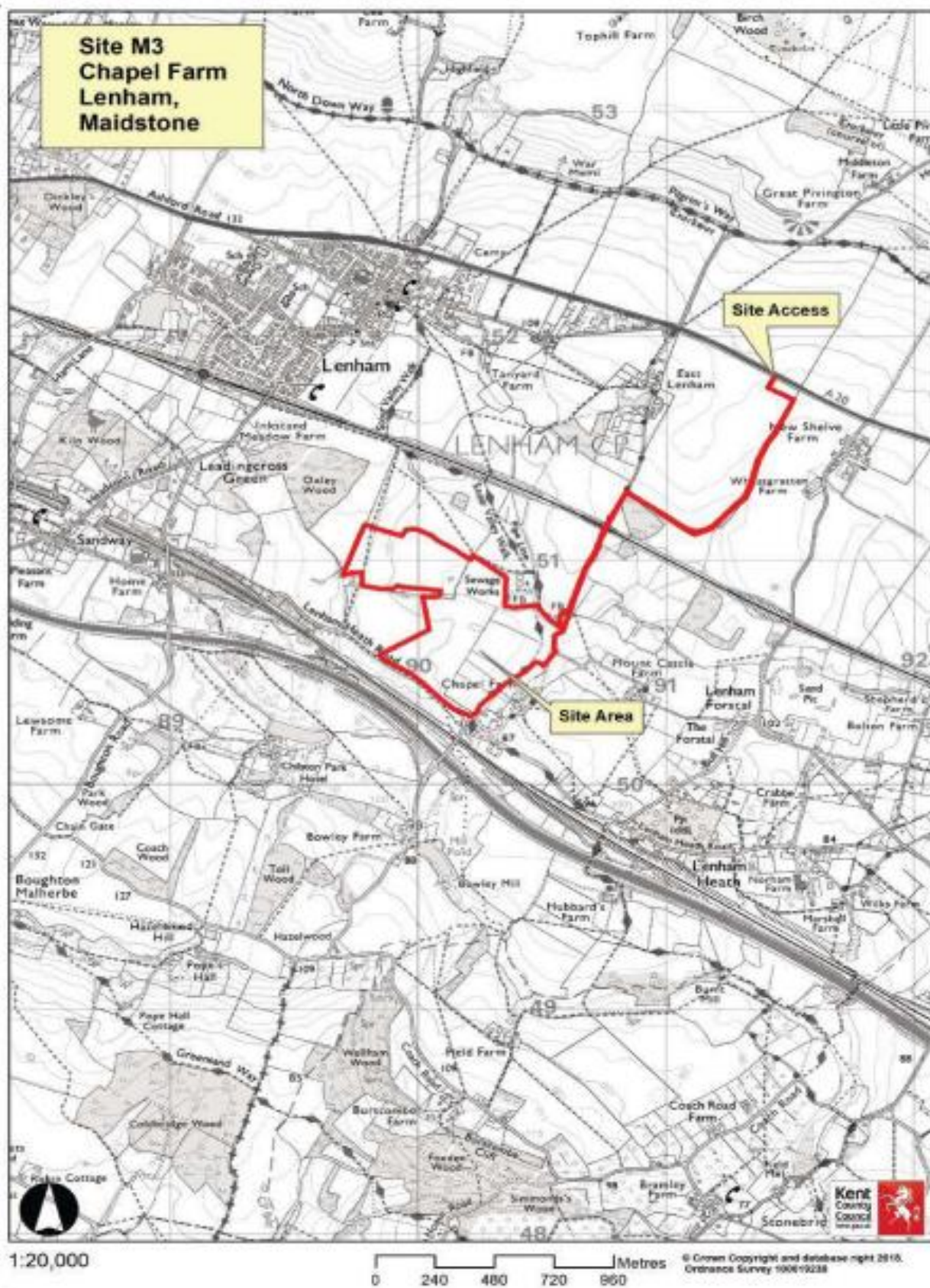
***Health and Amenity***

- 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).

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**Appendix 2 - Indicative Development Management Criteria for the nominated site at Land to the South and West of Hermitage Quarry, Aylesford**

*This appendix contains indicative Development Management Criteria for the nominated site for hard rock at Land to the South and West of Hermitage Quarry, Aylesford. The development management criteria are indicative only and illustrate the types of criteria that might be applied if the site were to be allocated. These have been included to inform the consultation on the nominated site. Comments are invited on development management criteria which would need to be applied to this site.*

**Nature of Nomination:** *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 96 hectares from within which the promoter suggests an area of up to 64 hectares could be worked subject to planning constraints*

**Estimated Mineral Reserve:** *Promoter suggests circa 20 million tonnes of Ragstone Hard Rock*

**Yield:** *Promoter suggests potential maximum 20 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 promoter suggests 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.*

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*If the site were allocated this would allow a continuation of the established Hermitage Quarry. A decision on whether to allocate is dependent on detailed technical assessment and Independent Examination.*

### **Indicative Development Management Criteria**

*N.B. These indicative development management criteria have been based on the planning conditions which apply to the existing site at Hermitage Quarry and have been informed by the initial assessment of the site and draft Sustainability Appraisal.*

### **Transport and Access**

- *A detailed transport assessment to demonstrate compliance with KMWLP Policy DM13.*
- *All quarry traffic to utilise the existing and approved access for Hermitage Quarry onto Hermitage Lane (B2246). Levels of HGV movements should not exceed those at the existing site.*
- *The site shall only be worked sequentially to the permitted phases at Hermitage Quarry*
- *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 (PROWs) that run adjacent and within the site would require appropriate diversions and screening to mitigate any impact on the PROW network as necessary. Proposals for the diversion for PROW would also be required to show how connectivity of the surrounding PROW network would not be lost.*

### **Water Resources**

- *Any application would need to be accompanied by a detailed strategic flood risk assessment (SFRA) with measures identified to minimise and/or mitigate flood risk.*
- *Demonstration that the site will have no adverse impacts on hydrology or hydrogeology.*
- *Compliance with the Environment Agency's approach to the management and protection of groundwater.*
- *Limits to protect ground water levels.*

### **Health and Amenity**

- *Compliance with policy DM11 of the Kent Minerals and Waste Local Plan in respect of health and amenity.*
- *Any application shall be accompanied by a lighting, noise, air quality, vibration and blasting assessments and appropriate mitigation. Any assessment should follow best practice and any national Government guidance (e.g. Planning Practice Guidance)*

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### ***Biodiversity***

- *Detailed restoration proposals would need to demonstrate that the potential loss of the Priority 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 proposal would need to be accompanied by a detailed ecological appraisal, and detailed restoration proposals should set out measures to be taken to provide a net gain in biodiversity.*
- *The sequence of working the site should preserve connectivity within the woodland.*
- *The need for compensatory replacement habitat should be considered.*
- *Restoration scheme should incorporate additional woodland planting where possible, including native evergreen species.*
- *Appropriate mitigation and buffers zones to minimise impacts on SSSI and LWS.*
- *A scheme for the effective translocation of replanted ancient woodland soils, an appropriate mitigation scheme and ongoing monitoring regime.*

### ***Heritage***

- *There are several Listed Buildings within 500m of the potential site. There are Historic Environment Records (HER) within and in close proximity to the potential site as well as potential for significant remains.*
- *Consideration and mitigation of impacts on heritage assets including listed buildings. 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 geo-archaeological and Palaeolithic remains, along with specialist assessments.*
- *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.*

### ***Utilities***

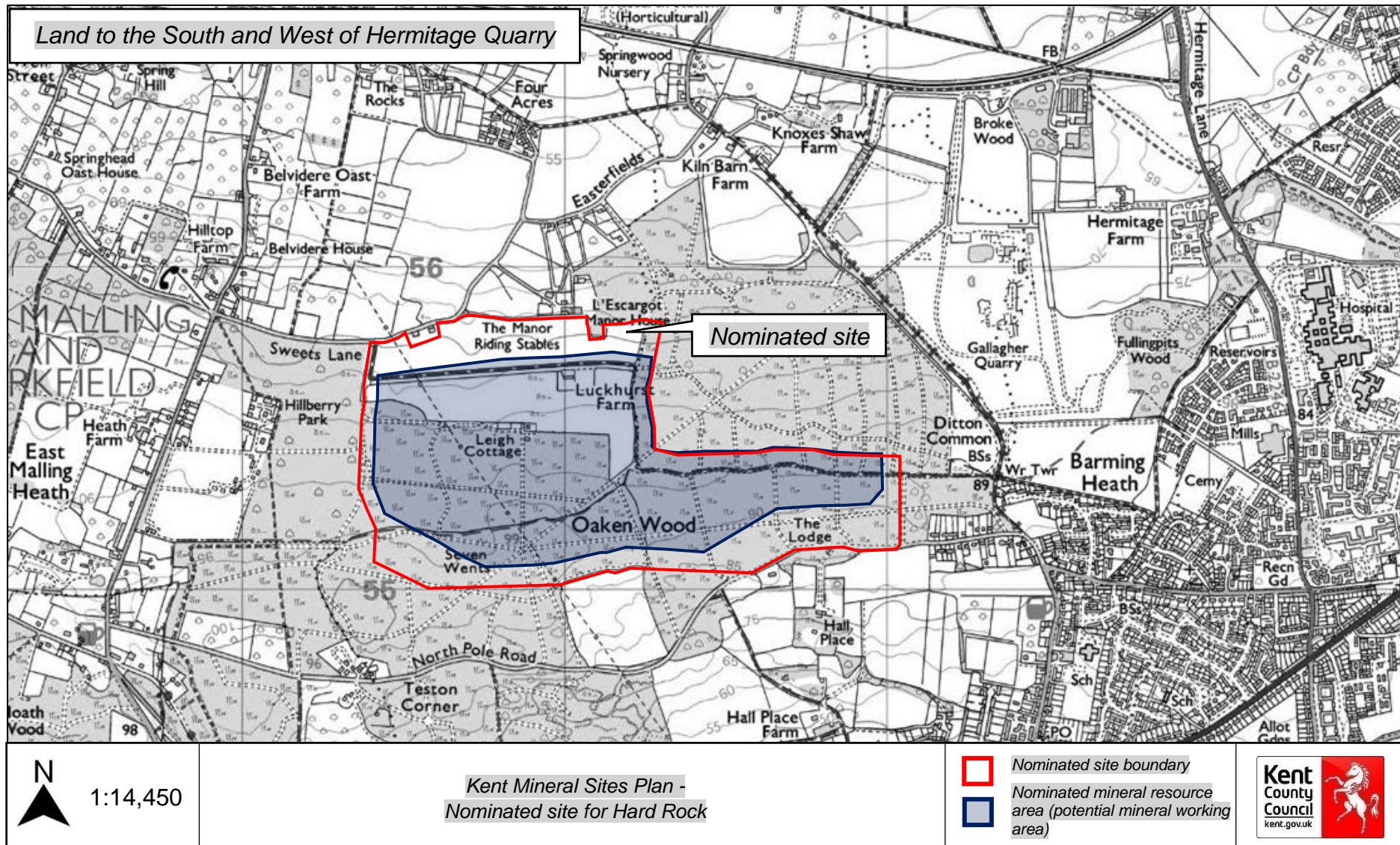
- *Impact on the high voltage overhead power line located within the western limit of the potential site, including full assessment, potential diversion and appropriate stand-offs.*
- *Demonstration that sensitive receptors such as sewage lines, electricity pylons and the railway lines will not be affected by land instability caused by the development.*

***Agricultural land***

- *The agricultural land in the northern part of the site is grade 2 (very good). The soil from this area should be stripped, stockpiled and used for agricultural restoration.*

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The red line boundary shows land within the control of Gallagher Aggregates Limited. This area includes indicative stand-offs and buffers between the nominated mineral working area (blue shaded area) and adjacent land uses.

The blue shaded area shows land nominated as known mineral resource which is considered by the promoter as suitable for extraction.



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