Facts and Figures

We will continue to add questions and answers throughout the planning process.

If you have a question which is not listed below, please contact us and we will endeavor to respond.

Why do we need a quarry here?

Quarrying provides the construction industry with minerals to aid in the building of new homes, roads, buildings and other essential developments across the country together with the repair or existing homes and infrastructure. For the land at Roughetts Road the mineral present is soft sand (also known as building sand) which is used in the production of mortar and can be used for a variety of construction and infrastructure projects.

Minerals can only be dug where they are found. Soft sand runs in a seam, known as the Folkestone Beds, across Kent, between Charing and Sevenoaks, and into Surrey and Sussex. The soft sand in Kent supplies both the Kent market and further afield into the neighbouring counties.

The local area has a long established relationship with quarrying, with several quarries operating in / around Borough Green.

The majority of these quarries are now coming to the end of their life and it is important to replace them with new quarries to continue the supply of soft sand to meet ongoing and increasing demand within the region .

How long will the site be worked?

There is approximately 1 million tonnes of soft sand
to be quarried and that will occur over a period of about 8 years.

What will happen after 8 years?

Progressive restoration would follow closely behind each stage of excavation. Soils and clays arising from local construction would be brought in to restore and profile the level of the land, then covered with the retained top soils. This will take place over a 6 year period.

The site will be returned to agriculture use with enhanced planting of indigenous trees and hedgerows to increase biodiversity.

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How much sand and gravel is there?

There is an estimated 1 million tonnes of soft sand and gravel within the planning application area.

Will opening a quarry lead to more lorries on the road?

Detailed consideration is being given to vehicle numbers, spread of vehicles throughout operational hours, routing and road improvements. A transport assessment will be submitted with the application to fully assess the impact of the proposal on local traffic.

It is proposed that the site access would be designed to ensure that traffic visiting or leaving the site is unable to turn into or out of the site to the north. This will ensure traffic will be diverted away from local villages.

Will there be noise from additional lorries on the M20?

The planning application will include a noise assessment that will consider the impact of the development upon the local noise climate, taking account of the existing road noise from the M20.

How will traffic flow on local roads be controlled?

The planning application will be supported by a detailed transport assessment that will consider the impact of the development on the local road network and on highway safety. The transport assessment will look at whether there is a need to provide any highway upgrades and/or include measures to limit vehicle movements.

Will there be public access to the site?

No. The existing Public Right of Way will be retained/diverted as necessary to allow ongoing public access across the established legal Right of Way. Further details of this will be presented as the design of the development progresses.

How will dust be controlled?

Our commitment to being a good neighbour to local communities means appropriate measures will be taken to control dust if necessary, in accordance with industry best-working practices.

Facts and Figures

Will you conduct a health report to assure residents will not be affected by Silica dust and air pollution?

Yes. A health assessment has been commissioned which will be shared with the public. This will include assessing changes in local air quality and will be used to help inform the design of the quarry.

Regarding silica dust specifically, this is addressed through development design and operations to ensure no significant risk to public or occupational health. The sand is wet and remains so throughout the excavation process. This is handled through the implementation of a dust suppression and management plan, preventing public exposure and safeguarding staff on site.

In a recent planning appeal case for a quarry, the Inspector concluded that the implementation of dust suppression measures, in accordance with a dust management plan would all serve to minimize the risk of any silica dust emissions from the site.

Does mineral extraction support a low carbon agenda?

Mineral supply plays a vital role in the construction of the infrastructure needed to underpin the transition to a low carbon economy. There is also a local demand for aggregates and concrete for homes and regeneration projects in the area and meeting this need locally is the ideal option.

What are the environmental impacts?

Detailed environmental assessments are being carried out as an essential part of the planning process. The assessments will cover noise, air quality, traffic, landscape, ecology, archaeology, water and more.

The results of this work will be shared as part of our planning application submission.

What will be the impact on biodiversity?

We are committed to protecting and enhancing biodiversity and will work with experts to develop and enhance habitats and biodiversity on site.