Proposed Quarry at

Land West of Roughetts Road

Ryarsh, West Malling, Kent

Information Brochure

www.landwestofroughettsroad.co.uk

Introduction

We have created this brochure to provide you with more information on the proposals for a quarry to the west of Roughetts Road. It provides further details on the proposed design and restoration process.

We understand that the project will be of interest to the local community and the purpose of this consultation is to enable you to review additional information, gather your feedback and offer you the opportunity to ask the team any questions you may have.

All feedback received will be recorded and submitted in a publicly available report alongside the planning application submission in the coming months.

The consultation website will also be updated with the questions received from the public during consultation, together with our response. If you have signed up to our mailing list you will be notified when the website is updated with the questions received and our answers.

Contact details are provided at the back of this brochure and you can submit any comments or questions you may have. You can also sign up for our mailing list to be kept informed of how the application progresses.

Our Proposal

Bowyers Field Developments Limited is proposing to submit a planning application accompanied by an Environmental Statement for the development of a quarry to the west of Roughetts Road.

Background

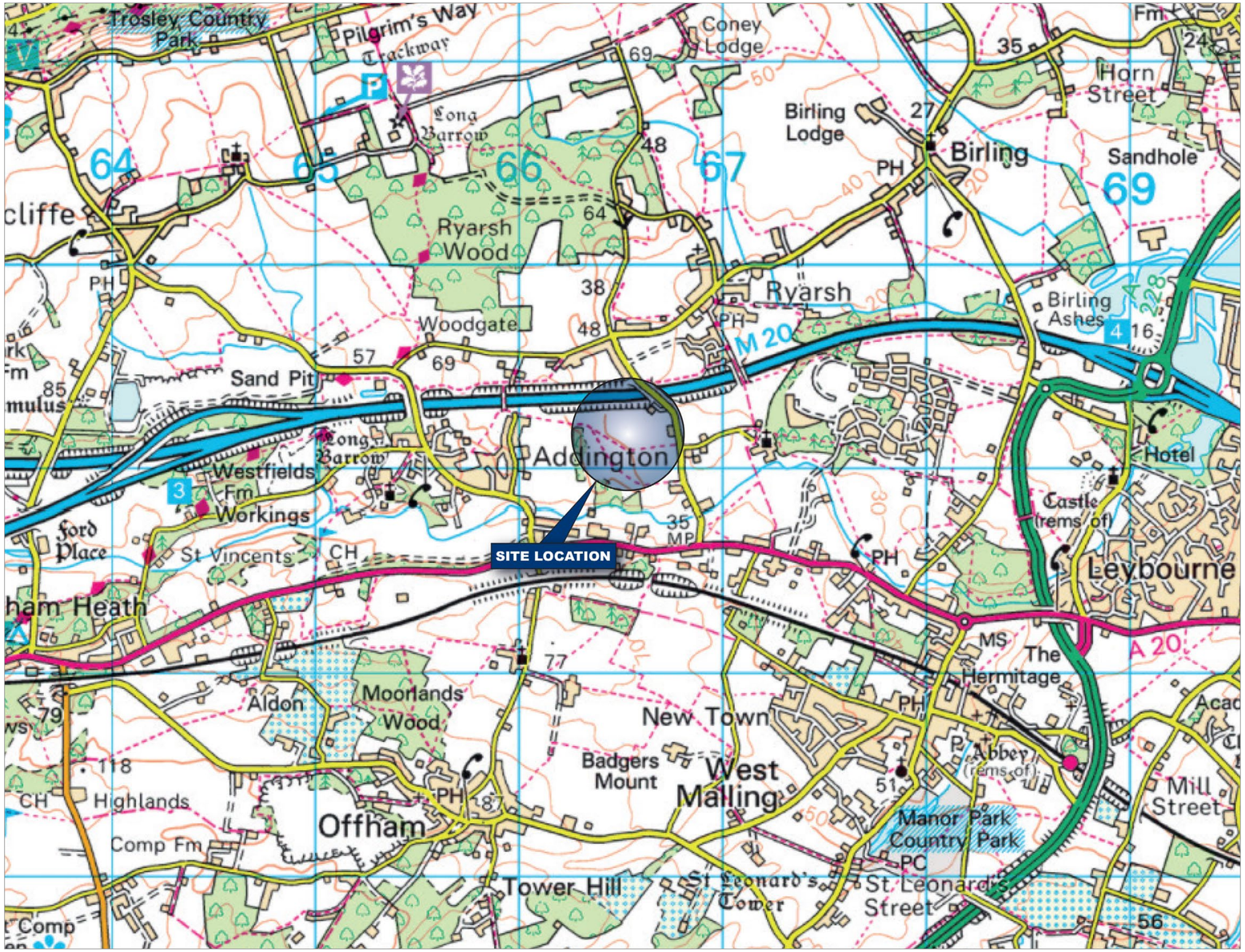
The material to be quarried is soft sand and silica sand, also known as building sand, which is a key raw material in construction, used for purposes such as making mortar and render.

Minerals such as soft sand are only able to be worked where they are found. Soft sand is only present in a limited seam of mineral known as the Folkestone Formation which runs through Ryarsh.

It is a national planning requirement to maintain a sufficient supply of soft sand to meet identified needs. Need for soft sand is drawn both from within Kent but also beyond Kent's boundaries into Surrey, Sussex and Essex where mineral is in a much more limited or no supply.

Existing quarries within the local area and across Kent are coming to the end of their life and therefore available supply is reducing.

The new quarry at Roughetts Road will provide new supply to support ongoing construction into the future.



The Quarrying Process

Initial studies have confirmed the site has a workable minerals reserve extending to around 1,000,000 (one million) tonnes.

The proposal is to undertake the extraction of sand over an 8-year period, with an extraction rate of approximately 125,000 tonnes per annum (tpa).

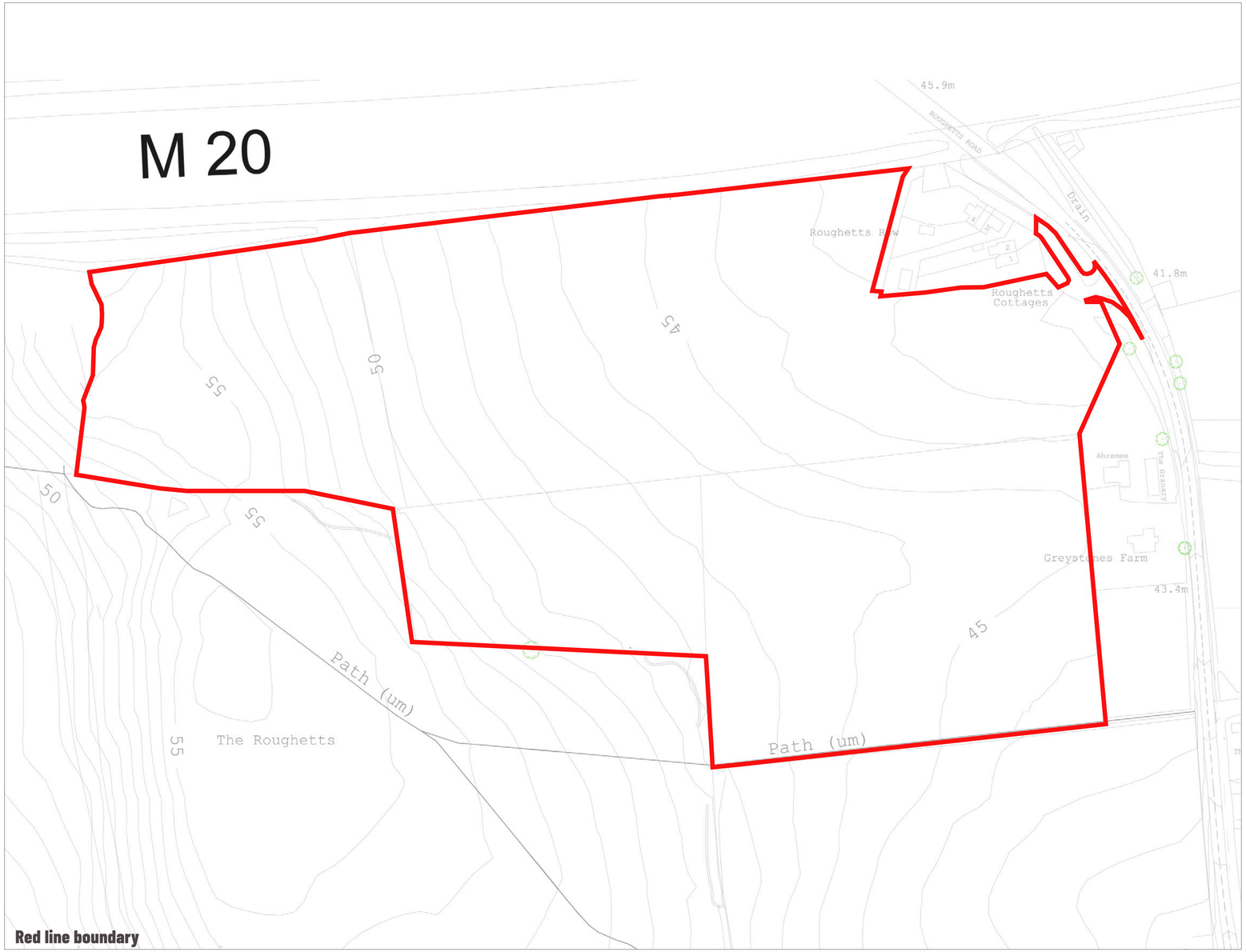
As part of the initial phases of work, bunds will be formed from the subsoil and topsoil.

The bunds would be constructed along the eastern boundary to the rear of 1-4 Roughetts Cottages, along the new access road and behind the properties at Ahremee, The Granary and Greystones Farm. These bunds would range between 1 - 3.5m high and seeded with grass. They would have a multi-functional purpose- being used to store subsoil and topsoil, acting as visual screening from Roughetts Road and the houses to the east and providing acoustic mitigation.

A progressive scheme of restoration will start during the course of the excavation, meaning the backfilling of Phase 1 will commence as Phase 2 of the quarry starts, and will continue for a period of up to 6 years after quarrying finishes. There will then be a 5 year period of aftercare.

You can read more about each stage of the quarrying process below.

The proposed use will therefore be temporary in nature and you can read more about our restoration process below.



Red line boundary

The Restoration Process

A progressive scheme of restoration will start during the course of excavation. This will involve backfilling the void (place where sand has been extracted from) with inert soils. The land will be restored back to its original form and original topsoils stored within the bunds will be replaced on the land.

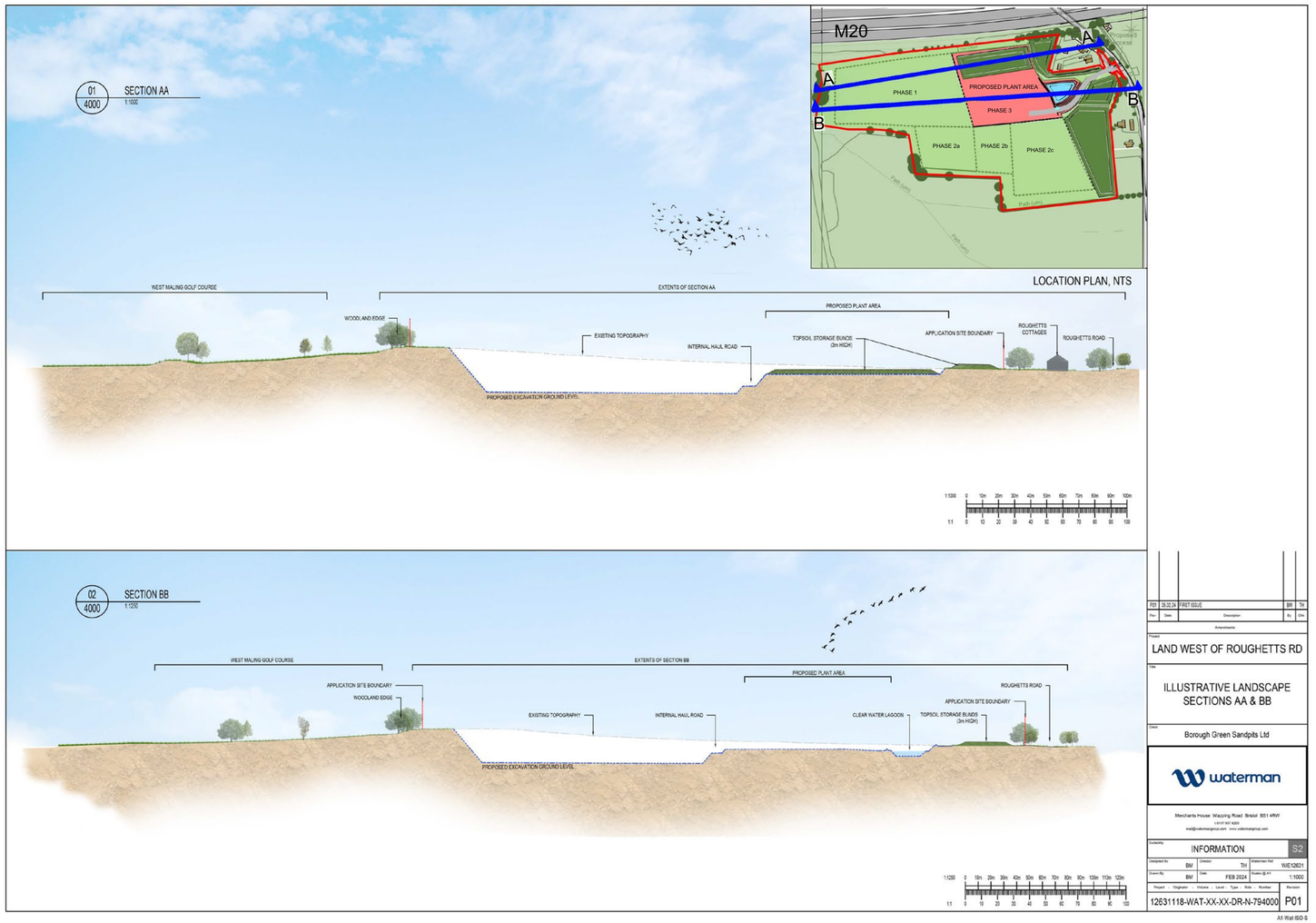
It is a requirement of national planning policy that a minimum of 10% net gain to biodiversity will be achieved after the development is completed.

Excavation of soil

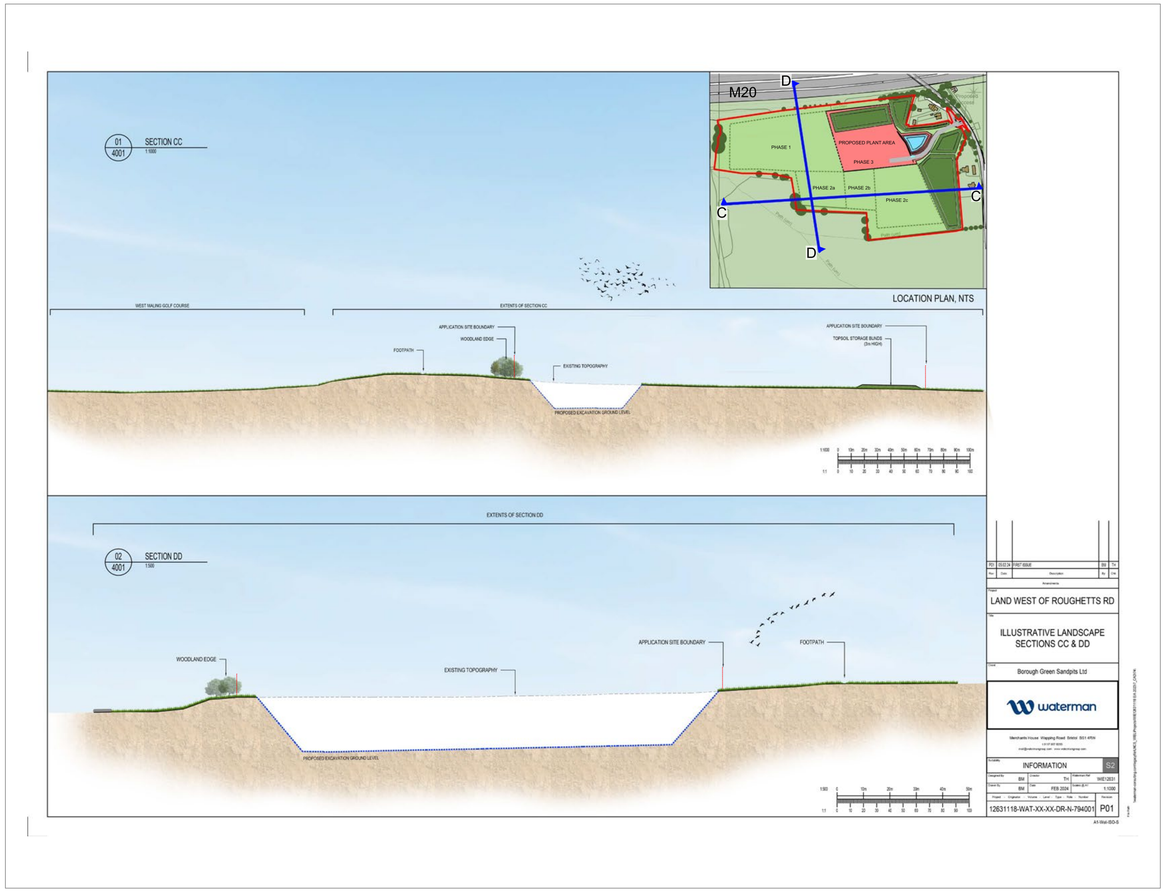
Replacing soil

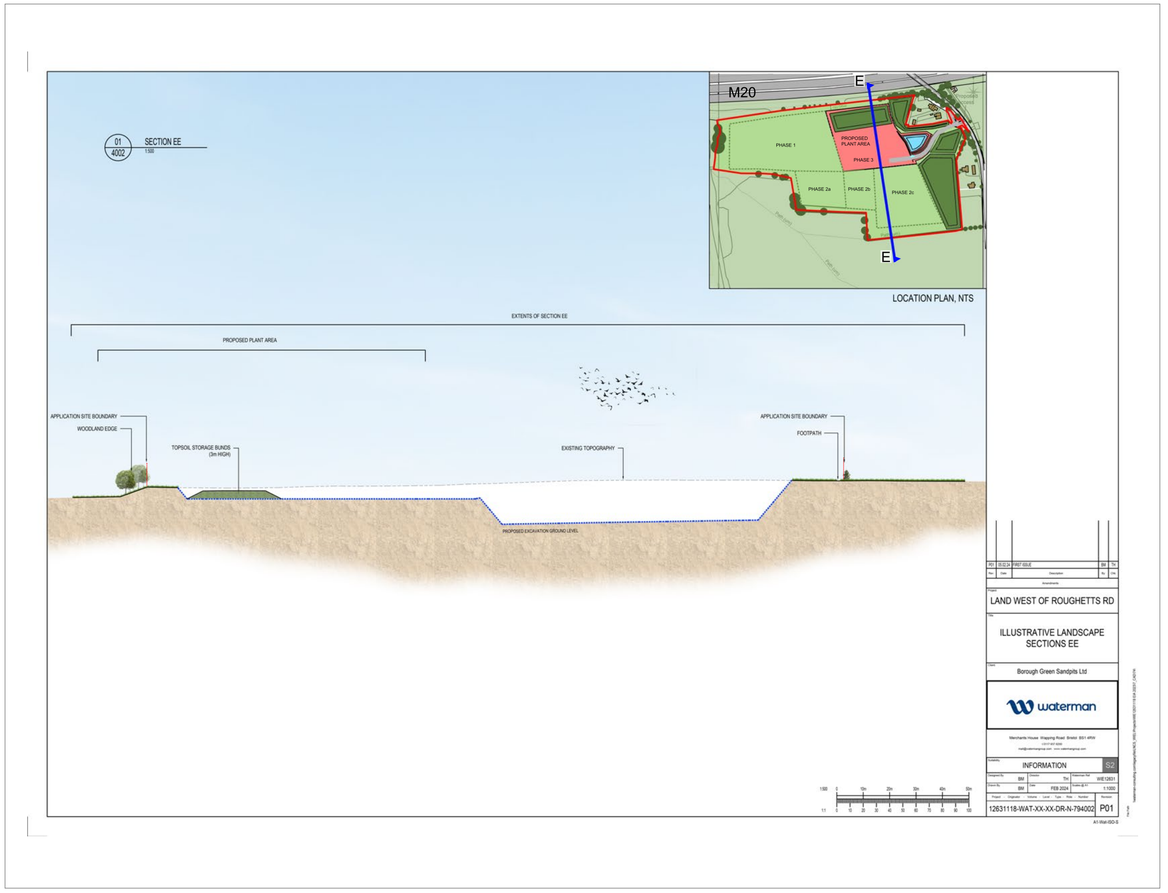
Topoils restored

10% net gain biodiversity



Landscape Cross-section





Landscape Cross-sections

Planning Application Timeline

AUGUST 2023
The applicant submitted an Environment Impact Assessment Scoping Opinion to Kent County Council (KCC) to agree what studies need to be undertaken to assess the environmental impact of the proposal.

AUGUST 2023
Our public consultation website was made live.

OCTOBER 2023
KCC gave their view on the work required for the Environmental Impact Assessment.

NOVEMBER 2023
The team started to undertake more detailed technical assessments to inform the proposal.

NOW - EARLY 2024
Ongoing technical work and updating the public on application progress, seeking feedback.

SPRING 2024
Finalisation of plans and submission of a planning application including an Environment Statement.

The Environment Statement will set out the findings of the comprehensive Environmental Impact Assessment.

Further consultation with the community will then be undertaken by the council.

2023

2024

DURING 2023
The applicant reconsidered and reduced the scale of the quarry previously proposed.

Traffic & Transport

How Will the Site Be Accessed?

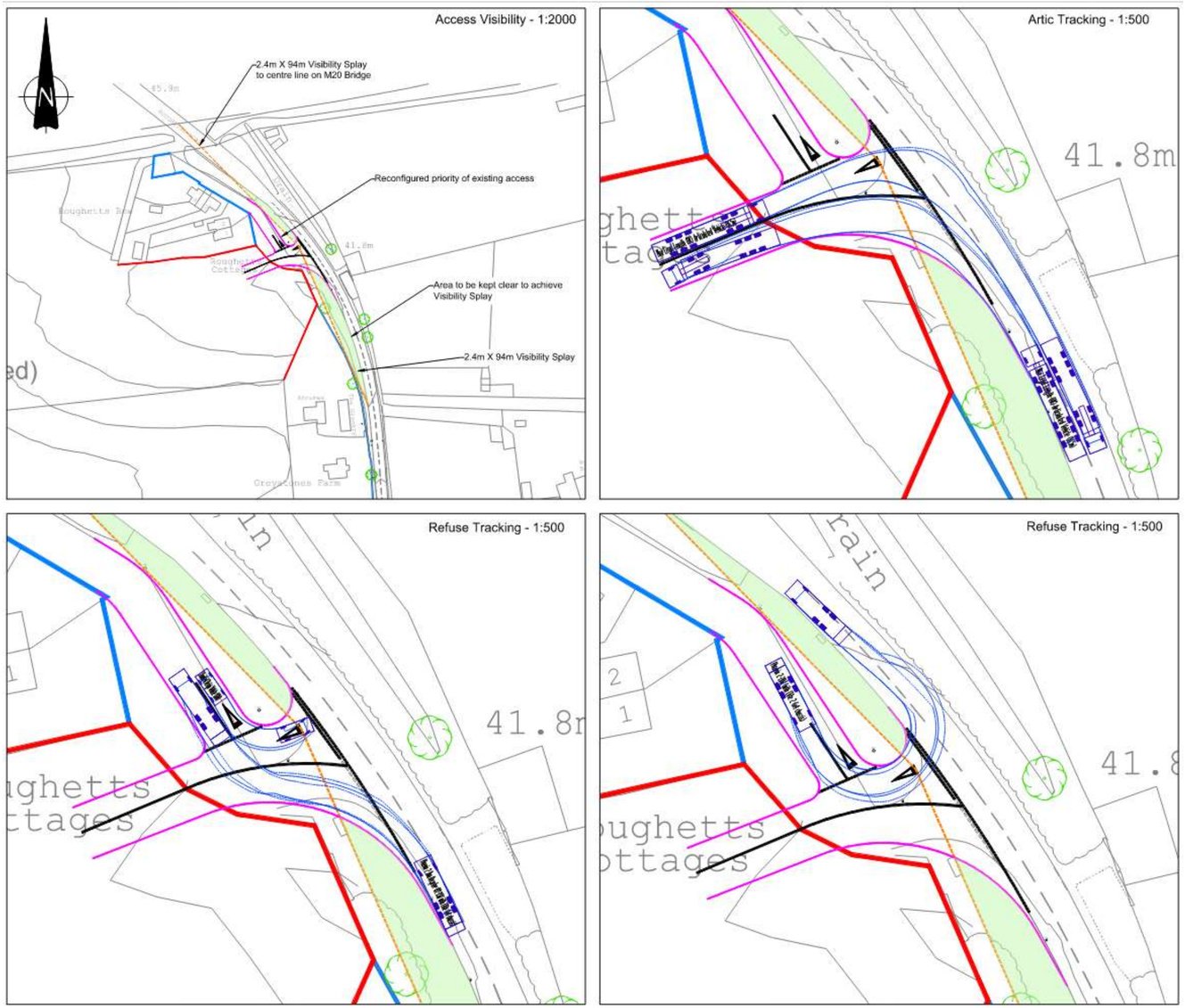
The access onto Roughetts Road is proposed at the location of the existing access point to 1-4 Roughetts Cottages. The junction would be amended to provide access both to the cottages and the quarry which would run through an existing field gate.

The junction has been designed to prevent HGVs from being able to turn out of the site towards the north (towards Ryarsh) or allow HGVs to enter the site should they travel from the north. This would prevent any HGV traffic associated with the quarry travelling into Ryarsh. Adequate visibility splays will be provided to ensure that drivers can use the junction safely.

There is estimated to be a maximum of 100 HGV movements daily- 50 movements in and 50 out. These are anticipated during the period when both excavation and backfilling are occurring simultaneously. The application will be supported by a detailed Transport Assessment which will consider at the impact of this additional traffic on the highway network.

Will There Be Public Access to the Site?

No. The existing footpath will be retained 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.



Access diagrams

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 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.

How Will You Ensure Residents Will Not Be Affected By Silica Dust And Air Pollution?

Matters of air quality will be assessed as part of the air quality assessment, which will be available to view as part of the planning application submission.

Regarding silica dust specifically, this is addressed through development design and operations to ensure no significant risk to public or occupational health. This is handled through the implementation of a dust suppression and management plan, preventing public exposure and safeguarding staff on site. Independent studies conducted notably in the UK by the government health and safety laboratory, HSL on behalf of the Health and Safety Executive (HSE) confirm that quarrying does not have any significant impact on air quality outside the quarry boundary. Furthermore, there is no evidence to suggest any link between quarrying and lung disease among members of the general public who live nearby.

In a recent planning appeal case for a quarry [Heading 9 (worcestershire.gov.uk) para 113-115] the Inspector concluded that the implementation of dust suppression measures, by a dust management plan would all serve to minimize the risk of any silica dust emissions from the site.

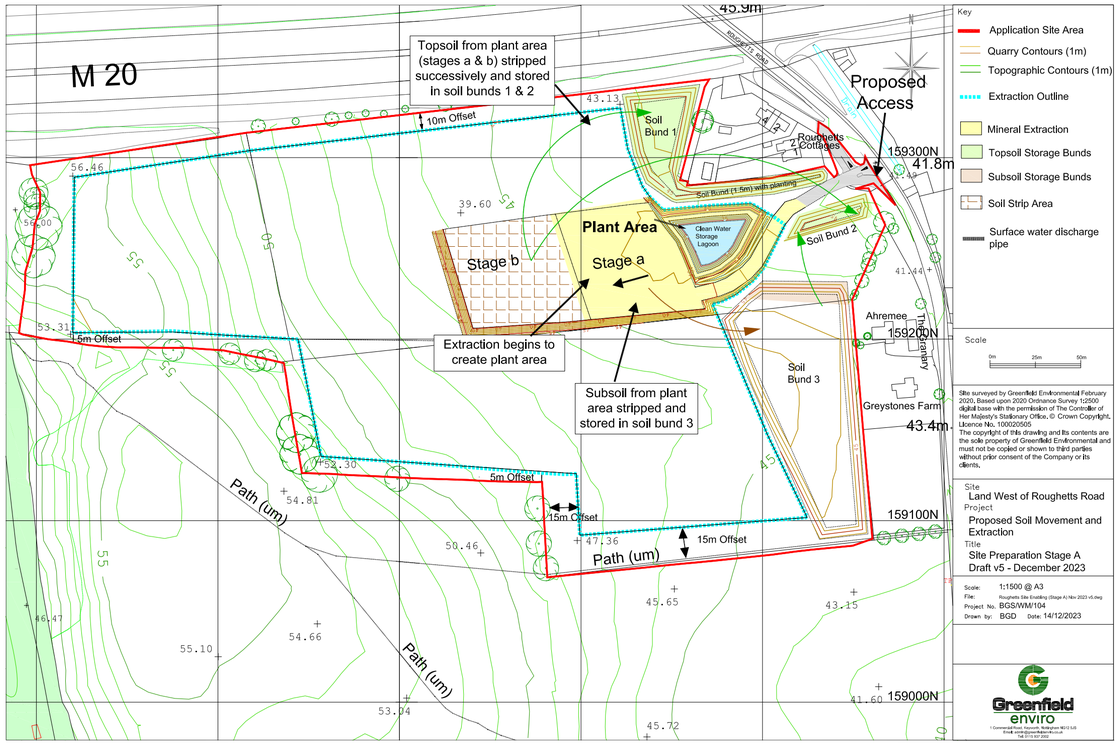
A link to the Health and Safety Executive can be found here: https://www.hse.gov.uk/quarries/silica.htm

Stages of Work

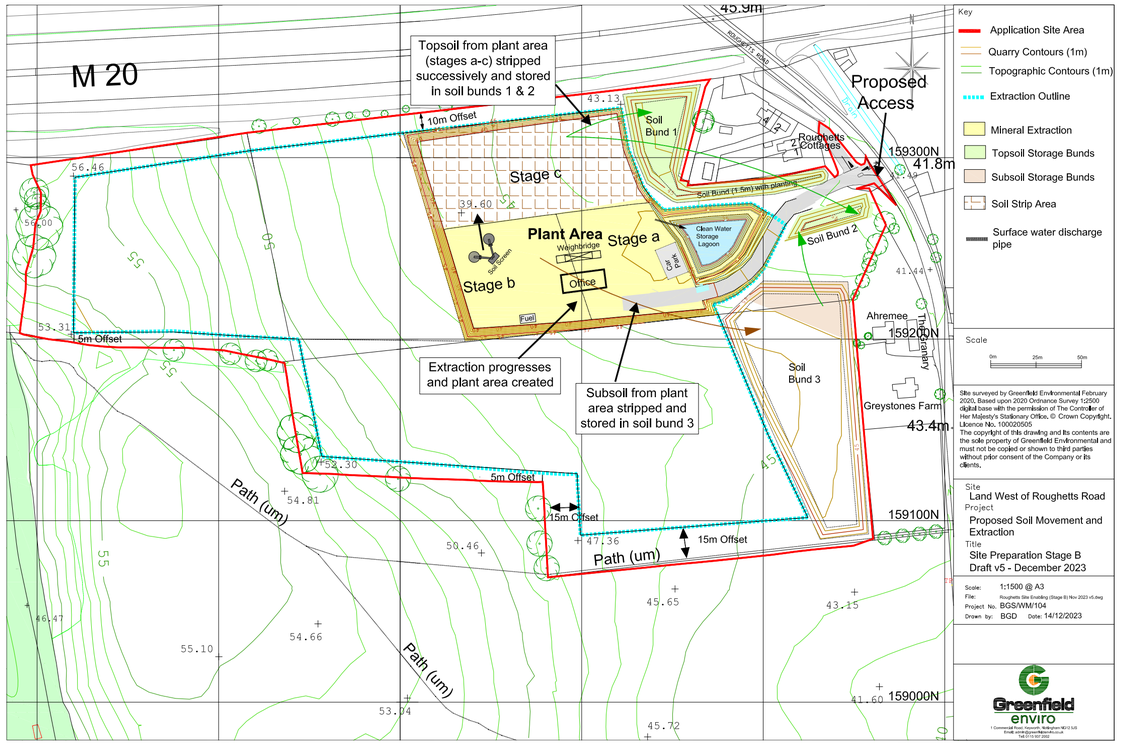
STAGE	WORK
Site Preparation	Installation of boundary treatment and tree protection measures. Installation of new site entrance providing access onto Roughetts Road. Construction of internal road and clean water storage lagoon. Provide portacabins in temporary location to provide office and toilet facilities.
Enabling Works - Stage A	Initial plant area to be formed to immediate west of road and storage lagoon. Topsoil removed to begin formation of Soil Bunds 1 and 2 to west and south of Roughetts Cottages/ Roughetts Row. Topsoil removed from northern part of the area where Soil Bund 3 would be located and placed into topsoil storage bund. Begin formation of Soil Bund 3. Level platform created 5m below ground level. Wheel wash to be installed on northern side of haul road fed with clean water from storage lagoon. Approximately 26,200 cubic metres of sand to be excavated.
Enabling Works - Stage B	Westward extension of enabling works to create level platform west of Stage A. Topsoil and subsoil placed into relevant soil bunds. Site office and weighbridge (to weigh the vehicles) installed along with parking for cars and HGVs, mobile screening plant and bunded fuel storage tanks. Drainage scheme installed in plant area. Approximately 23,000 cubic metres of sand to be excavated.

*See supporting images to illustrate stages of work overleaf

Stage A



Stage B



STAGE	WORK
Enabling Works - Stage C	Extension of level platform northwards. Topsoil and subsoil removed and placed into relevant bunds extending both southwards. Latter period of this stage- asphalt road extended into Stage A/B areas to create circular vehicular route passing over weighbridge. Approximately 25,900 cubic metres of sand to be excavated.
Extraction Phase - 1	Topsoil from western part of Phase 1 progressively removed to create new bund- soil bund 4 created in Stage C area. Extraction to depth of 28.42m with total of 329,500 cubic metres of sand quarried within Phase 1.
Extraction Phase 2 & Restoration Phase 1	Estimated 74,600 cubic metres of sand to be quarried. Extraction completed in Phase 1 so backfill of inert materials to commence to the western part of Phase 1.
Extraction Phase 2b & Restoration Phase 1	Estimated total of 72,400 cubic metres of sand to be quarried. Backfilling in Phase 1 to continue progressing eastwards and into Phase 2a following completion of extraction.
Extraction Phase 2c & Restoration Phase 1 & 2a	Extraction continues further eastwards into Phase 2c. Total of 161,600 cubic metres of sand to be quarried. Completion of restoration of Phase 1.

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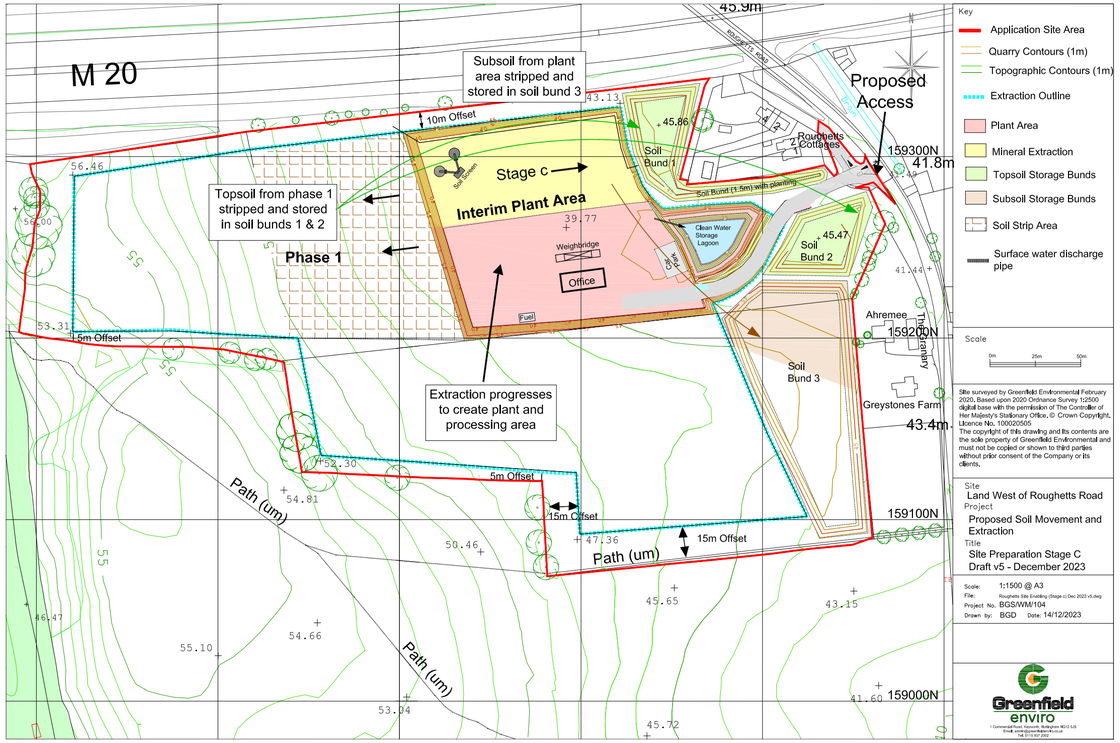
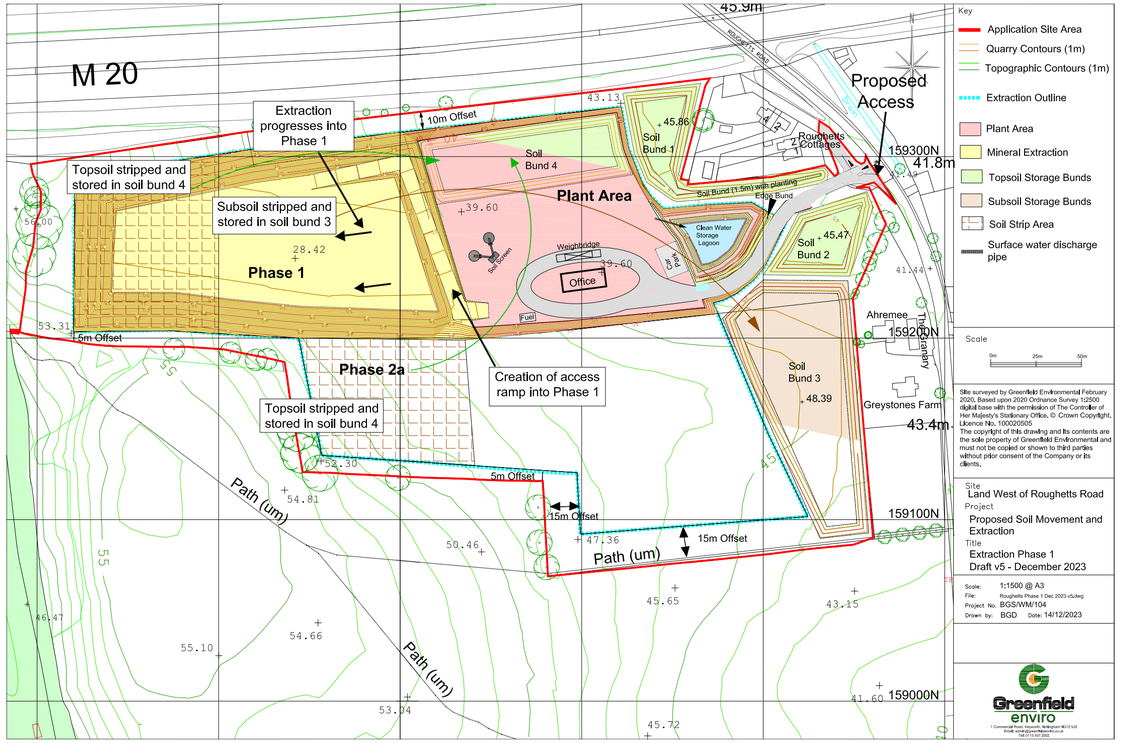
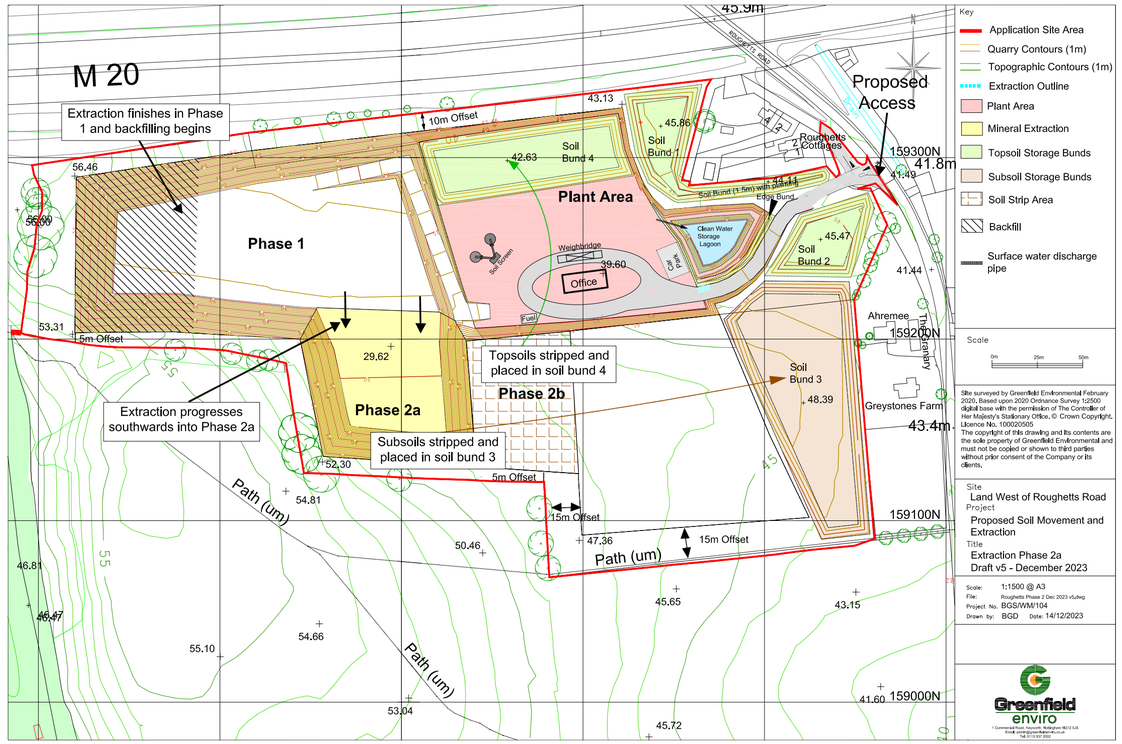
Stage C



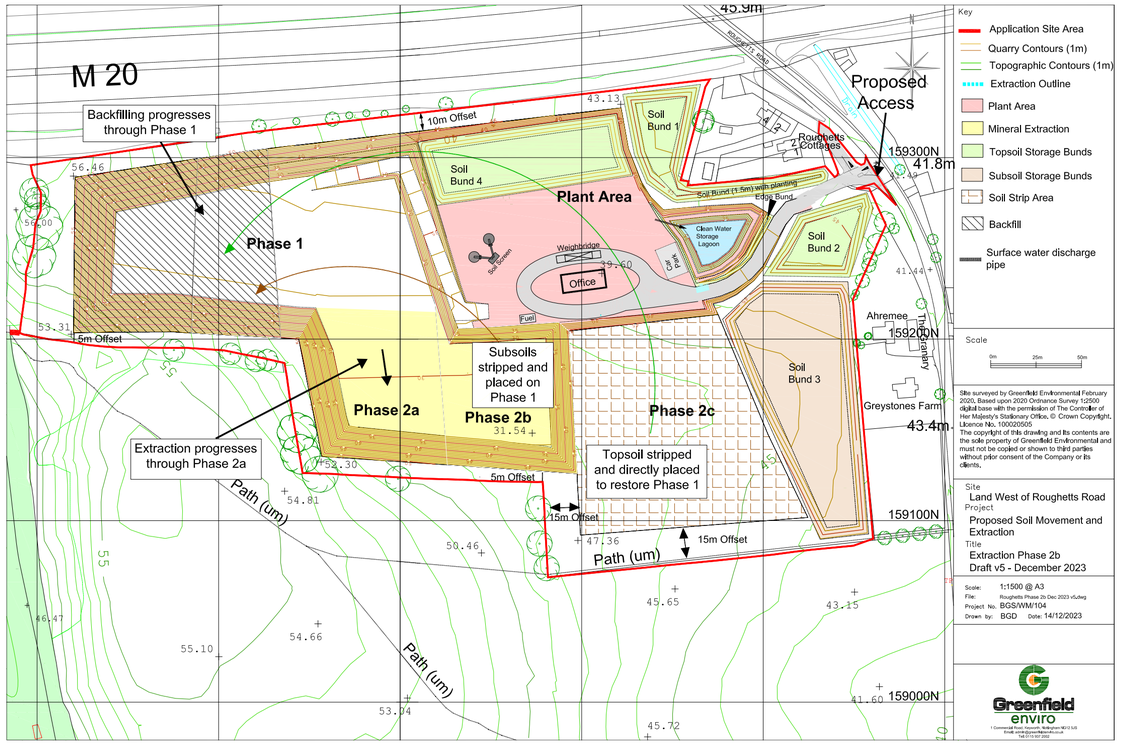
Extraction Phase 1



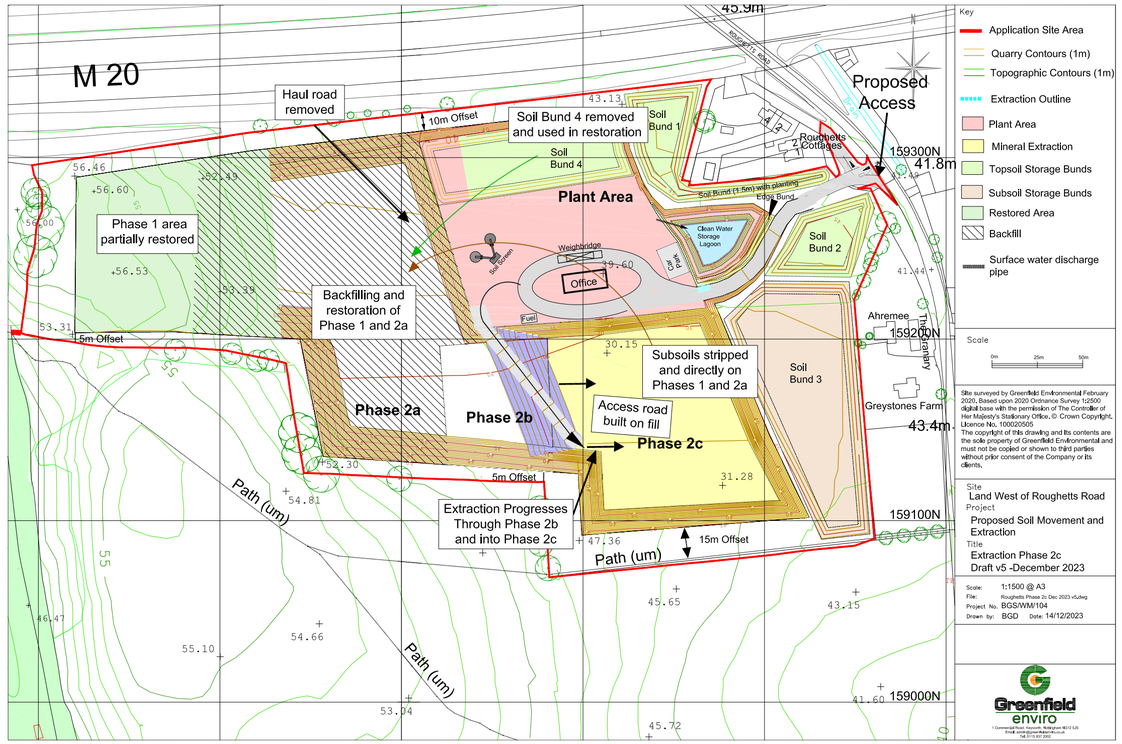
Extraction Phase 2 & Restoration Phase 1



Extraction Phase 2b & Restoration Phase 1



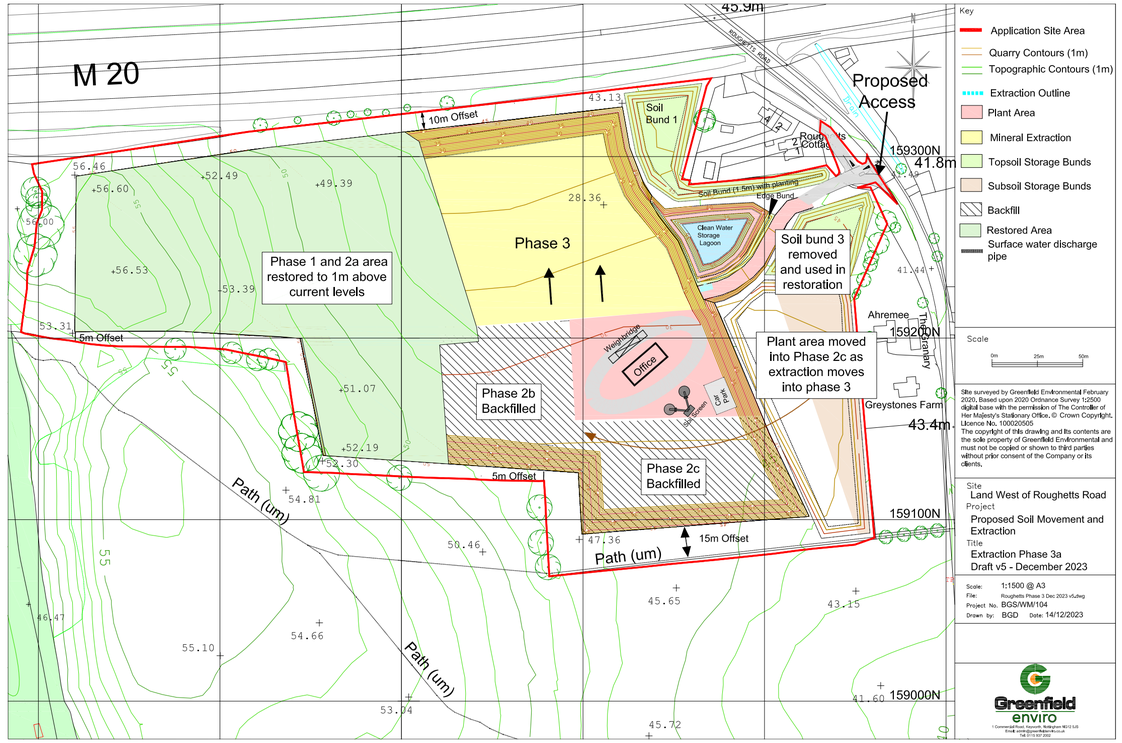
Extraction Phase 2c & Restoration Phase 1 & 2a



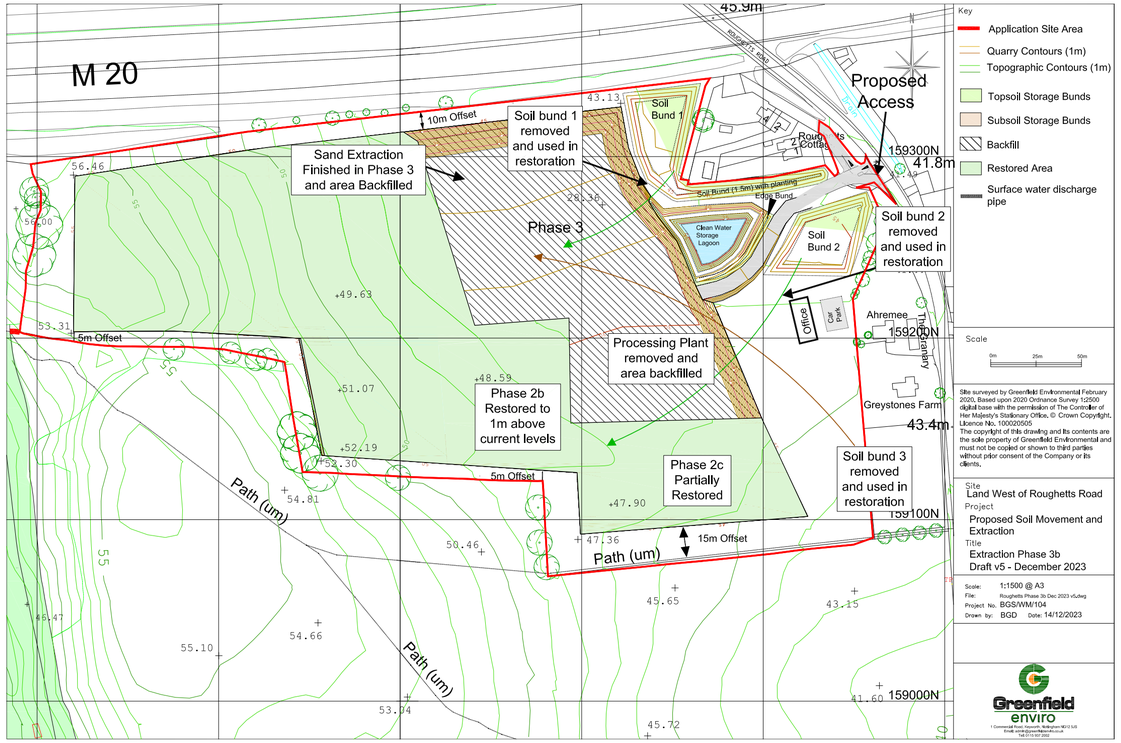
STAGE	WORK
Extraction Phase 3 & Restoration Phases 2b & 2c	Restoration to continue eastwards within Phase 2b and southern part of Phase 2c. Backfill of Phase 2a could be complete. Basic grass seeding undertaken to Phases 1 and 2a. Site office, plant and weighbridge relocated to the northern part of Phase 2c area below ground level. New asphalt road put into place connecting with haul road. Extraction to progress into Phase 3. Remaining estimated total of 158,000 cubic metres sand removed.
Restoration Phase 3 and Removal of Associated Infrastructure	Inert materials used to restore Phase 3 area. Remaining part of Phase 2c fully restored by the placement of topsoil from one of the topsoil bunds, followed by grass and seed mix. Haul road and clean water storage lagoon removed. Remaining topsoil from Soil bunds 1 and 2 would be used to backfill voids created
Reinstatement and Aftercare	A final planting scheme would be implemented allowing the land to return to agricultural use and incorporating a minimum of 10% Biodiversity Net Gain. Boundary fencing and tree protection measures removed. Office and parking removed. Aftercare period of 5 years commences with groundwater monitoring and habitat management.

*See supporting images to illustrate stages of work overleaf

Extraction Phase 3 & Restoration Phase 2b & 2c



Restoration Phase 3 and Removal of Associated Infrastructure



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?

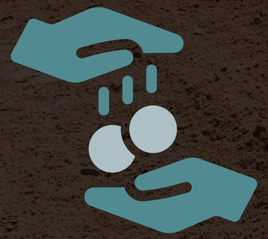
We are committed to protecting and enhancing biodiversity and will work with experts to develop and enhance habitats and biodiversity on-site.

Ecological survey work has been ongoing on the site to ensure we incorporate appropriate mitigation into the development proposal during the excavation/restoration period. The restored site will include measures to ensure a minimum of 10% Biodiversity Net Gain after the development is completed.

Benefits

SOCIO-ECONOMIC BENEFITS

Job Creation
estimated 4/5 people to work in the quarry (machines and weighbridge), admin role, quarry manager. There will also be additional job creation through the employment of drivers



Spin off to Local Economy
machine hire, consumables, testing, maintanance, spend in the local villages etc.

Contribution to Tax Revenues and Business Rates

Support Development of Infrastructure and the Construction of New Homes

ECOLOGICAL/BIODIVERSITY

Temporary Use so Site Will Be Put Back to Agricultural Use
with argicultural land to the same grade

Provision of a Minimum of 10% Net Gain to Biodiversity
once site is fully restored

Share Your Views

Thank you for taking the time to read through the proposals.

Before we finalise and submit the planning application we would like to hear your views and respond to questions from the community.

You can complete a feedback form on the consultation website or email the team with your comments and/or questions.

If you need a paper copy of the information in this brochure or the feedback form please let us know and we will post this out to you.

All feedback from the consultation will be recorded and submitted as part of the planning application submission.

The questions received will be published, together with our responses.

CONTACT: consultation@landwestofroughettsroad.co.uk

The deadline for feedback is Friday 10th May 2024.