

# **Proposed Quarry at Land West of Roughetts Road**

## Frequently Asked Questions

### **There will be an inevitable increase in traffic on already congested roads, how will you overcome this?**

The Applicant commits to developing a Travel Management Plan setting out HGV routing details including directions to drivers to access the site from the A20 only – there is no need or incentive for HGVs to access the site through the villages to the north.

The application will be supported by a Transport Assessment to consider the impact of HGVs on the local roads.

Currently, Roughetts Road has low numbers of HGVs passing along it. The overall HGV flows on Roughetts Road will remain low in absolute terms.

The Transport Assessment notes Roughetts Road and the junction with the A20 can manage the proposed HGV movements to and from the site without modification and without undue residual cumulative impact on the local road network.

The site access improvements have been agreed in principle with KCC Highways and assessed by an independent road safety auditor.

### **What will be done to reduce the noise from the quarrying?**

The Applicant has committed to implementing a Noise Management Plan.

Quarrying at the site will be subject to limitation on working hours. The proposal is for the quarry to be operational as follows:

- 0700 – 17.30 Monday to Friday
- 0700 – 1200 Saturday

There will be no operations outside of these hours, or on Sundays and public holidays without the prior written approval of the Minerals Planning Authority (Kent County Council).

The proposals also include the establishment of landscape bunds along the eastern boundary (behind the houses that face onto Roughetts Road). The bunds would be 2m high above the existing ground level and would be formed as part of the initial works on site (i.e. before quarrying starts).

### **How are you going to manage air pollution?**

The application will be supported by an Air Quality Assessment to consider the impact of the development on local air quality. The following mitigation measures will be incorporated into the proposals:

- Site access would be restricted to prevent vehicles turning to the north towards Ryarsh
- Plant and lorry engines would not be left to idle when not in active use on site.
- Machinery would be serviced regularly in accordance with manufacturers' recommendations.
- Plant operators and drivers would be trained to operate plant and lorries in an economical and low emissions manner.

### **How are you going to manage the dust pollution?**

The site will be the subject of a dust management plan which includes:

- Daily dust monitoring
- Planted screening bund installed around the Site perimeter adjacent to the closest neighbours
- A mobile browser and/or sprinkler system to be deployed as and when required
- A road sweeper would be available on the main access road
- Haul roads would be dampened by water bowser during dry months when dust is visible in the air
- The height of stockpiles would be limited to reduce the distance over which dust and particulates could be blown and dispersed by winds

### **What are you going to do to stop the impact on local wildlife?**

A series of ecological surveys have been undertaken on the site to understand what ecology is present and what mitigation required. As the site is currently grazed, it is the boundaries to the field which host the majority of the ecology.

At the end of the quarrying period, the site will be restored to its existing condition and the proposals will include a 10% net gain to biodiversity through the creation of new habitat. This will be retained for a period of 30 years.

### **How will you ensure the safety of the development?**

The site will be fenced on the boundary to the Public Right of Way to stop access. The site vehicular entrance will also be gated to prevent access outside of working hours.

### **The site is on the Greenbelt, how can you quarry there?**

The site is in the Green Belt, however, National Planning Policy in the National Planning Policy Framework confirms that mineral extraction is not 'Inappropriate' development in the Green Belt provided it preserves its openness and does not conflict with the purposes of including land within the Green Belt.

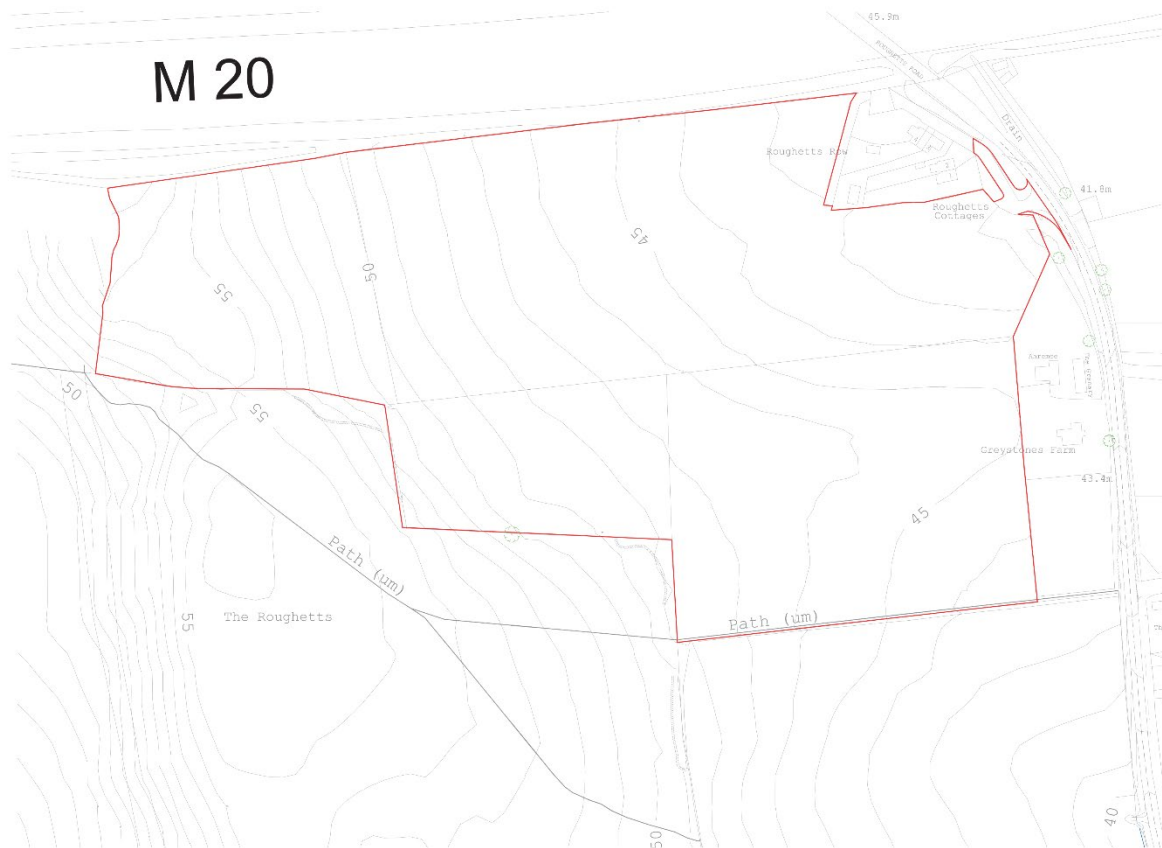
Information will be submitted in support of the application to consider the impact of the development on the Green Belt and to justify the need for the development in this location.

### **Can you provide more information on how long the quarry is expected to remain operational?**

Quarrying will take place over 8 years with restoration starting whilst the quarrying is taking place and continuing for a further 6 years beyond the completion of the quarrying.

## Can you provide more information on the exact location of the quarry and access points?

A more detailed map is provided below which shows the entrance of Roughetts Road.



## How will you overcome the impact on the resident's quality of life?

The application will be supported by a suite of technical documents to assess the impact of the development on highways, air quality, noise, heritage and landscape impact.

## Will residents' house prices be affected by the quarry development?

The impact upon house prices is not a material planning consideration in the determination of a planning application

## Are the sand volumes required? During Parish Council meetings we were told the area is not short on sand.

The Kent Minerals and Waste Local Plan is currently under review and identifies that at the end of the next Plan Period (in 2039) there would be a significant deficit in soft sand supply. Existing quarries in the local area are coming to an end, with the mineral almost entirely extracted. In addition, soft sand demand is currently increasing, adding further pressure to the remaining supply. This quarry will provide additional sand supply to address these issues.

A full justification for the need for soft sand will be provided within the Planning Statement as part of the planning application.