

**Minerals Statement:
Sevenoaks Quarry development
proposals and current sand
extraction**
(Interim Draft Version)

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1.0 INTRODUCTION

1.1 This interim draft minerals statement has been prepared by David Lock Associates on behalf of Tarmac in relation to Sevenoaks Quarry, Sevenoaks, Kent. It has been prepared in relation to specific points made by Kent County Council (KCC) and other mineral planning authorities in their representations made on the Sevenoaks Local Plan 2015-2035 (pre-submission draft) consultation, regarding mineral safeguarding at Sevenoaks Quarry. In particular, concerns were raised over the extent to which the proposed mixed-use development at the site would sterilise the permitted reserves of soft sand. This statement has been prepared to explain the following:

- a summary of the planning context and proposals for Sevenoaks Quarry (section 2);
- an explanation of the proposed first phase of development proposed to take place concurrently with the sand extraction (section 3); and
- the timing of subsequent development in relation to permitted economic reserves and likely extraction timescales (section 4).

1.2 This is described as a *draft interim statement* because further work is being undertaken by Tarmac regarding the feasibility of delivering the proposed early phase of housing concurrent with the extraction of the economic reserve at Sevenoaks Quarry. This will cover both technical and environmental considerations as well as an indicative layout. Section 3 will be updated for the final version of this report

2.0 PLANNING CONTEXT

The site

2.1 Sevenoaks Quarry comprises about 94 ha of land within northern Sevenoaks, immediately adjoining Greatness and less than 3 km from Sevenoaks town centre. It is bounded by railway lines to the west and the north. There is an established employment/commercial area to the west and Bat and Ball railway station lies to the south west (about 800 metres from the site boundary). To the east is Childsbridge Lane and the residential area of Seal. To the north west is a landfill site operated by Enover (previously known as Cory landfill site). Landfill operations are currently due to cease in September 2019.

Sevenoaks Local Plan

2.2 Sevenoaks District Council (SDC) has proposed the allocation of Sevenoaks Quarry for residential and mixed-use development (leisure and recreation uses) - site ST2-13. This has followed previous consultations where the site was put forward for potential allocation, for example through the Local Plan Issues and Options Document (2017) and the draft Local Plan (2018). In addition, Sevenoaks Town Council prepared a masterplan for Northern Sevenoaks which identified the site as a key opportunity for new housing and new recreation and leisure uses. For clarity, none of the consultation documents suggested the development should occur instead of its current permitted mineral workings. Policy ST2-13 refers to the development of 600 dwellings as follows:

6-10-year period:	150 dwellings
11-15-year period:	450 dwellings

2.3 Sevenoaks Quarry is also designated as a Minerals Safeguarding Area in the Kent Minerals and Waste Local Plan 2013-2030 and is subject to Policy D7. One of the key criteria for accepting non-mineral development in mineral safeguarding areas is when minerals can be extracted satisfactorily prior to the non-mineral development.

2.4 Whilst extraction has taken place at Sevenoaks Quarry since at least the 1960s (and was a brickworks earlier than that), the permitted scheme for sand extraction (App. Ref: SE/08/675) comprises the extraction of sand and associated operations until 31 December 2030. Related operations on site include bagging plant operations, mortar production, sand processing and specialist soil production.

The proposed development

2.5 The proposal is to deliver a high quality sustainable urban extension to Northern Sevenoaks to include 600-800 new homes, leisure and recreation associated with the lake, supporting community infrastructure and new green infrastructure for the benefit of people and wildlife alike. A broad concept plan is shown overleaf.



E Minor Revision 25.01.2019
 D Minor Revision Retain Retail, Community 20.01.2019
 L1 and Potential Primary School
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Client: **TARMAC**
 A CBM COMPANY

Sevenoaks Quarry
Concept Master Plan

Scale: 1:5,000	Drawn: MG	Designed: RM	Approved: DB
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On: _____ 200m

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3.0 PROPOSED EARLY PHASE DEVELOPMENT

- 3.1 A fundamental principle of Tarmac's proposed development at site ST2-13 is that there is no intention to curtail the currently permitted scheme or sterilise the economic reserves. Tarmac is first and foremost a building materials company and intend to continue with operations under permission SE/08/675. Residential and supporting mixed use development (notably leisure and recreation uses) are proposed as alternative after-uses subject to allocation in the Sevenoaks Local Plan.
- 3.2 There is, however, the opportunity to deliver early phase development on approximately 4ha of land (within a total site area of 94ha) which is not currently subject to sand extraction but contains hard standing, car parking, site office buildings, storage buildings, existing cottages, plant (including a fixed conveyor) and some separate businesses. It also contains the locally listed Oast House (proposed for re-use).
- 3.3 Tarmac and its consultant team have reviewed the opportunity to redevelop this area and it is considered to be both feasible and acceptable. The extent of early phases of development is subject to:
- relocation of existing operational plant and site offices to other locations, both within the site and elsewhere within the local market area, to ensure the continued and uninterrupted operations;
 - satisfactory separate access from Farm Road; and
 - implementation of mitigation measures to include noise attenuation and early structural planting.
- 3.4 Regarding the access from Farm Road, separate discussions with KCC are on-going. The Farm Road access was formerly the main access to the Quarry (before the construction of the new haul road off Bat and Ball Road). It is proposed that it could be re-opened to support a limited amount of new development.
- 3.5 Tarmac is in the process of preparing further technical information on the detail to demonstrate the first phase can be undertaken without prejudicing the remaining sand extraction and ensuring acceptable residential environment. *Once this further technical and indicative design work has been undertaken this report will be updated with additional information.*
- 3.6 Moreover, Tarmac would be willing to agree to modifications to the wording of Policy ST2-13 to require that sufficient information is submitted with an outline planning application to demonstrate that in an early phase of development, acceptable residential amenity is achieved; and there is no detriment to the continued operation of the quarry.

4.0 PROPOSED LONGER-TERM DEVELOPMENT (FOLLOWING SAND EXTRACTION)

- 4.1 Importantly, following the development of limited early phases, no further development which materially prejudices mineral extraction activities would take place until the economic sand extraction under permission SE/08/675 on the remainder of the site has been completed.
- 4.2 It is useful to consider the broad timing of advancing these proposals in the light of the continued mineral operations. At this stage, Tarmac propose to submit an outline planning application once the Local Plan has been adopted, with a view to first residential starts in 2024 (Q2) in the early phase area off Farm Road access. Mixed use development on the remainder of the site is not expected to commence until after the completion of the mineral working from 2031. The indicative programme below demonstrates this:

Indicative planning and development programme: Sevenoaks Quarry

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
Sevenoaks Local Plan process (up to adoption)																							
Preparation of Outline Planning Application (OPA)																							
OPA determination (inc. S106)																							
Pre-commencement conditions and initial enabling/mitigation																							
First Reserved Matters Applications																							
First phase of residential (approx. 150 dwellings)																							
Continued mineral workings on remainder of site																							
Restoration and next phases of development in remaining																							

- 4.3 Draft Policy ST2-13 sets out that approximately 600 dwellings could be delivered at Sevenoaks Quarry. In addition, Tarmac have reviewed its potential and has submitted representations as part of the pre-submission draft consultation suggesting 800 dwellings could be achieved at reasonable densities and delivering predominantly green and blue infrastructure at the site. More detailed work associated with the preparation of an Outline Planning Application will determine the appropriate capacity and build-out but at this stage, based on the Local Plan figure of 600 dwellings, the table below shows the indicative build-out:

Indicative build-out rate: Sevenoaks Quarry

First phase residential (alongside continued sand extraction)	From 2024 onwards :	Approx. 150 dwellings
Remaining phases (post-sand extraction)	2031-2035:	Approx. 450 dwellings

- 4.4 Mineral planning permission SE/08/675 requires mineral extraction to cease by 31 December 2030. Condition 8 specifies that, unless otherwise agreed in writing no more than 320,000 tonnes per annum of sand shall be extracted from the site. The 2018 Annual Mineral Return for the site indicated that there may be approximately 4.1 million tonnes of sand reserve remaining and Tarmac is committed to extract all the remaining economic reserve by 2030.
- 4.5 Tarmac has the aspiration to accelerate output from the site and, if necessary, will seek approval in writing to increase annual sand extraction above 320,000 tonnes per annum or apply to vary condition 8 through a section 73 planning application. However, even at currently permitted extraction rates, the estimated remaining reserve as reported in 2018 would still be exhausted by 2031, subject to a successful extension of time application.
- 4.6 Beyond the early phase development, further residential dwellings can therefore be delivered within the Sevenoaks Local Plan period of 11-15 years (2031-2035) whilst not sterilising any

economic reserves. Notwithstanding this, Tarmac would be willing to agree to suggested modifications to the wording of Policy ST2-13 of the Sevenoaks Local Plan so that the policy requires a mineral assessment be submitted as part of the outline planning application.

5.0 CONCLUSIONS

- 5.1 This draft interim statement has been prepared by David Lock Associates on behalf of Tarmac. It sets out the planning context background and confirms Tarmac have no intention of curtailing the sand extraction at Sevenoaks Quarry.
- 5.2 A discreet phase of development for approximately 150 dwellings on 4ha of land is proposed alongside the continued permitted extraction on the remainder of the site. *Tarmac is undertaking further work on this proposal and this statement will be finalised once this information is available.*
- 5.3 The proposed development on the remaining areas at Sevenoaks Quarry would not sterilise the economic mineral resource. Indeed, it is not in Tarmac's commercial interests to do so. Tarmac intend to extract the economic reserve by 2030 and have the aspiration to accelerate output from the site. It is considered the proposals meet the criterion of Policy DM7 of the adopted Minerals and Waste Local Plan by virtue of the mineral being extracted satisfactorily prior to or alongside development and its extraction not being adversely affected.
- 5.4 Proposed modifications to Sevenoaks Local Plan Policy ST2-13 could be agreed to ensure information is submitted with an outline planning application to ensure: (i.) that a satisfactory residential environment can be achieved on an early phase; (ii.) there is no detriment to the continued operation of the remaining quarry; and (iii.) a minerals assessment is submitted with an application regarding the remaining economic reserves.
- 5.5 Tarmac is committed to working in partnership with the District and County Council to ensure the effective continuation of the worked mineral deposit and the longer-term delivery of a sustainable urban extension for northern Sevenoaks.