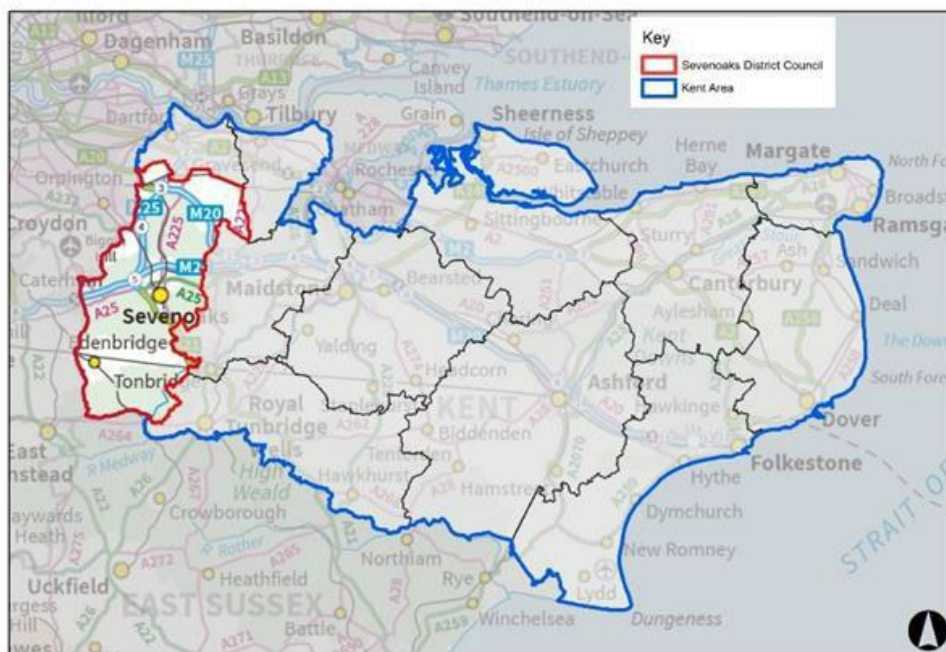


Statement of Common Ground Between Kent County Council and Sevenoaks District Council (the Parties) Concerning Minerals and Waste Safeguarding and Allocation of Mineral Sites

August 2026

1. Introduction

- 1.1 This document represents a Statement of Common Ground (SoCG) between Kent County Council (KCC) and Sevenoaks District Council (SDC) (**the Parties**) that will help ensure that waste is managed, and minerals are supplied in Sevenoaks District in accordance with relevant local and national policy.
- 1.2 Specifically, this SoCG covers the following strategic matters:
 - Proposed allocation of sites in Mineral Safeguarding Areas (MSA) in the emerging Sevenoaks District Local Plan (2027-2042)
 - Safeguarding Minerals Management, Transportation & Waste Management Facilities
- 1.3 Until local government reorganisation takes effect, KCC remains the waste and minerals planning authority for the two-tier area of Kent with responsibility for planning for the future management of waste and supply of minerals in the county by preparing relevant strategic policies. Sevenoaks District is located within West Kent and SDC has responsibility for planning other development such as housing and employment within the District of Sevenoaks (See Figure 1).



- 1.4 KCC is in the process of reviewing the adopted Kent Minerals and Waste Local Plan 2013-30 (Early Partial Review 2020) (KMWLP), and further considering the possible review of the adopted Mineral Sites Plan 2020 (MSP). The KMWLP review has resulted in modifying a number of its

adopted planning policies, essentially those concerning the supply of aggregate minerals, biodiversity net gain, low level and very low-level nuclear waste management at the Dungeness Nuclear Estate, deletion of both strategic minerals and waste site allocations, changes to the supporting text regarding the expectation of receiving a declining amount of non-hazardous waste from London and minor changes to the Mineral Safeguarding Area proposals maps. With regards the MSP, depending on further consideration of any promoted sites, the Plan may require review and modification to enable an allocation to be secured to maintain hard rock landbanks until 2039. In 2017, KCC adopted a Supplementary Planning Document on Safeguarding (Safeguarding SPD), this was reviewed in March 2021. Modifications to the KMWLP safeguarding policies (DM 7 (7) and DM 8 (2)) were proposed as part of the Early Partial Review of the KMWLP, the emerging Full Review of the KMWLP does not propose to make any additional changes to these policies or their explanatory text.

- 1.5 SDC's existing Local Plan consists of the adopted Core Strategy (2011) and the Allocations and Development Management Plan (2015). SDC is currently undertaking publication of a new Local Plan (Sevenoaks District Local Plan), covering the period 2027-2042, under Regulation 19, with submission to the Planning Inspectorate programmed for before the end of 2026. The Local Plan proposes a number of allocations in Minerals Safeguarding Areas, which are discussed in further detail at section 3.

2. Safeguarding of Landwon Mineral Resources - Policy DM 7 of the KMWLP

- 2.1 The main economic minerals found within the district are aggregates in the form of soft sand (located within the Folkestone Formation to the north of the district) and sharp sand and gravel (associated with river terrace deposits adjacent to the River Medway). The economic safeguarded minerals found within the district are detailed on the Kent Minerals and Waste Local Plan Mineral Safeguarding Areas proposals maps which can be seen at the following link: www.kent.gov.uk/about-the-council/strategies-and-policies/environment-waste-and-planning-policies/planning-policies/minerals-and-waste-planning-policy#tab-1.
- 2.2 The County Council proposed changes to Policy DM 7 as part of the Early Partial Review of the KMWLP, as adopted in 2020. The policy should not be read in such a way that indicates sites allocated in a local plan are exempt from mineral safeguarding in all cases. The now adopted changes to Policy DM 7 exemption criterion (7) clarifies that such sites are only to be considered as exempt from the presumption to safeguard where mineral safeguarding has been addressed at the local plan preparation stage.
- 2.3 The **Parties agreed in the 2024 SOCG** that KCC and SDC would apply Policy DM 7 when determining if proposed development, that might otherwise

be incompatible with safeguarding a landwon mineral resource, would be acceptable. Exemption criteria to the presumption to safeguard are set out in Policy DM 7 and include where a proposal is on land allocated in a local plan and/or where prior extraction of the mineral has taken place.

3. Proposed Allocation of sites in the Sevenoaks District Local Plan in Mineral Safeguarding Areas (MSA)

- 3.1 KCC in its response to SDC's Regulation 18 consultation (2025) highlighted coincidence of one site with a land-won safeguarding mineral (Land north of Sevenoaks) and highlighted the need for assessment against the Mineral Safeguarding policy provisions. KCC also highlighted that it was unclear whether mineral and safeguarding implications had been sought.
- 3.2 Following the end of the Regulation 18 consultation, SDC has been in contact with KCC to understand which of the proposed allocations required further assessment and has sought Minerals Assessments/further information in order to assess the applicable allocations against the Safeguarding Minerals policies.
- 3.3 The Sevenoaks District Local Plan includes nine sites which partially or entirely coincide with MSAs.
- 3.4 SDC has sought Minerals Assessments from all sites which partially or entirely coincide with MSAs. The Minerals Assessments/other information has been provided to KCC to advise as to the implications. All sites have been concluded to be either acceptable having had regard to Policy DM7, and Policy DM9 where applicable, or are considered suited to securing a Minerals Assessment and consideration at the planning application stage. For those appropriate for consideration at planning application stage, the following wording has been included within the relevant development briefs 'Safeguarding Minerals Resources (DM7) – Minerals Assessment required'.

4. Safeguarding of Minerals Management, Transportation & Waste Management Facilities - Policy DM 8 of the KMWLP

- 4.1 Waste produced in the District of Sevenoaks is managed at various facilities both within and outside of the District, these facilities also serve areas outside of the District. The sites associated with waste management within the district are included in the Monitoring and assessment part of the County Council's web page at the following link: www.kent.gov.uk/about-the-council/strategies-and-policies/environment-waste-and-planning-policies/planning-policies/minerals-and-waste-planning-policy#tab-4.
- 4.2 Policy DM 8 exemption criterion 2 states:

it constitutes development on the site that has been allocated in the adopted development plan where consideration of the other criteria (1, 3-7) can be demonstrated to have taken place in formulation of the plan and allocation of the site which concluded that the safeguarding of minerals management,

transportation, production and waste management facilities has been fully considered and it was concluded that certain types non-mineral and waste development in those locations would be acceptable; or

[the other Policy DM 8 exemption criteria 1, 3-7 referred to above in criterion 2 are as follows:

1. it constitutes development of the following nature: advertisement applications; reserved matters applications; minor extensions and changes of use and buildings; minor works; and non-material amendments to current planning permissions; or

3. replacement capacity, of the similar type, is available at a suitable alternative site, which is at least equivalent or better than to that offered by the facility that it is replacing; or

4. it is for a temporary period and will not compromise its potential in the future for minerals transportation; or

5. the facility is not viable or capable of being made viable; or

6. material considerations indicate that the need for development overrides the presumption for safeguarding; or

7. It has been demonstrated that the capacity of the facility to be lost is not required]

4.3 The allocations in the Sevenoaks District Local Plan have been assessed by SDC in relation to existing facilities used for the management of minerals and waste. None of the sites have been identified as being within a safeguarded site but five site allocations have been identified as falling within the 250m buffer of safeguarded facilities. These five sites have been considered against criteria 1-7 but none of the exemptions apply. These five sites have been assessed in terms of whether or not they would hinder the operation of the existing infrastructure, having had regard to noise, dust, light and air emissions associated with the infrastructure and its impact on future residents, as well as whether the means of access for the proposed site allocations are likely to constrain vehicular access for the facility. SDC considers that future residents of these site allocations are unlikely to experience unacceptable level of harm but where appropriate will seek to address potential harm through our development briefs e.g. by requiring the layout of development to be informed by noise and odour assessments.

4.4 As such, having had regard to Policy DM 8, SDC is of the opinion that development in these locations is likely to be acceptable.

5.1 Signatories/Declaration

Signed on behalf of Kent County Council

Position: Head of Planning Applications

Date:

Signed on behalf of Sevenoaks District Council

Name: Richard Morris

Position: Chief Planning Officer

Date:

Sites that fall into the Sevenoaks District Mineral Safeguarding Area

Land south west of Skinners Farm, Edenbridge

Land west of Lingfield Road Recreation Ground and east of Skeynes Farm Cottages,
Lingfield Road, Edenbridge

Land south of Lower Road, Hextable

Land north of Sevenoaks, west of Otford Road

Land east of High Street, Sevenoaks

Land west of Brittain's Lane, Sevenoaks

Brittain's Lane, Kippington, Sevenoaks

Land at Lullingstone Avenue, Swanley

Land north of Beechenlea Lane, Swanley

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