

# The proposed development

Brett is preparing to submit a planning application for the extraction of soft sand over a period of approximately 16 years, with an additional 2 years for completion of the final restoration of the site to restore to agricultural use.

## The key points of the proposal

- Reserves of sand at our nearby Burleigh Farm Quarry will run out in around 2 years' time.
- Chapel Farm would provide the next source of soft sand (building sand). Delivering a much-needed resource to local markets to develop infrastructure and enhance local community facilities such as schools.
- The site is allocated in the Kent County Council Minerals and Waste Local Plan for the extraction of soft sand.
- Extraction of soft sand from agricultural land using traditional working methods.
- Construction of a new access road off the A20.
- Phased working and restoration.
  - An extraction period of approximately 16 years.
  - 2 additional years for the final completion of low-level agricultural restoration.
- Onsite minerals and clays will be used to deliver the restoration scheme.
- Low level processing plant set at a lower level on the site.
- Provision of managed crossing for public footpath.
- Regular noise and dust monitoring.
- Restoration – reinstating agricultural uses and providing Biodiversity Net Gain (BNG).

Brett has a strong track record of working closely with local communities and we are happy to answer any queries. Talk to a member of our team here today, or contact us using the details in the footer, or calling:

**01227 829000**



## CHAPEL FARM QUARRY PUBLIC EXHIBITION

Please comment on this proposal

e: [planningdepartment@brett.co.uk](mailto:planningdepartment@brett.co.uk) t: 01227 829000

or for more information visit [www.brett.co.uk](http://www.brett.co.uk)



# Location of development

The proposed development is situated to the southeast of Lenham and to the west of Lenham Forstal, with the closest residential settlement being Chapel Farm to the Southeast of the site.

## Site facts

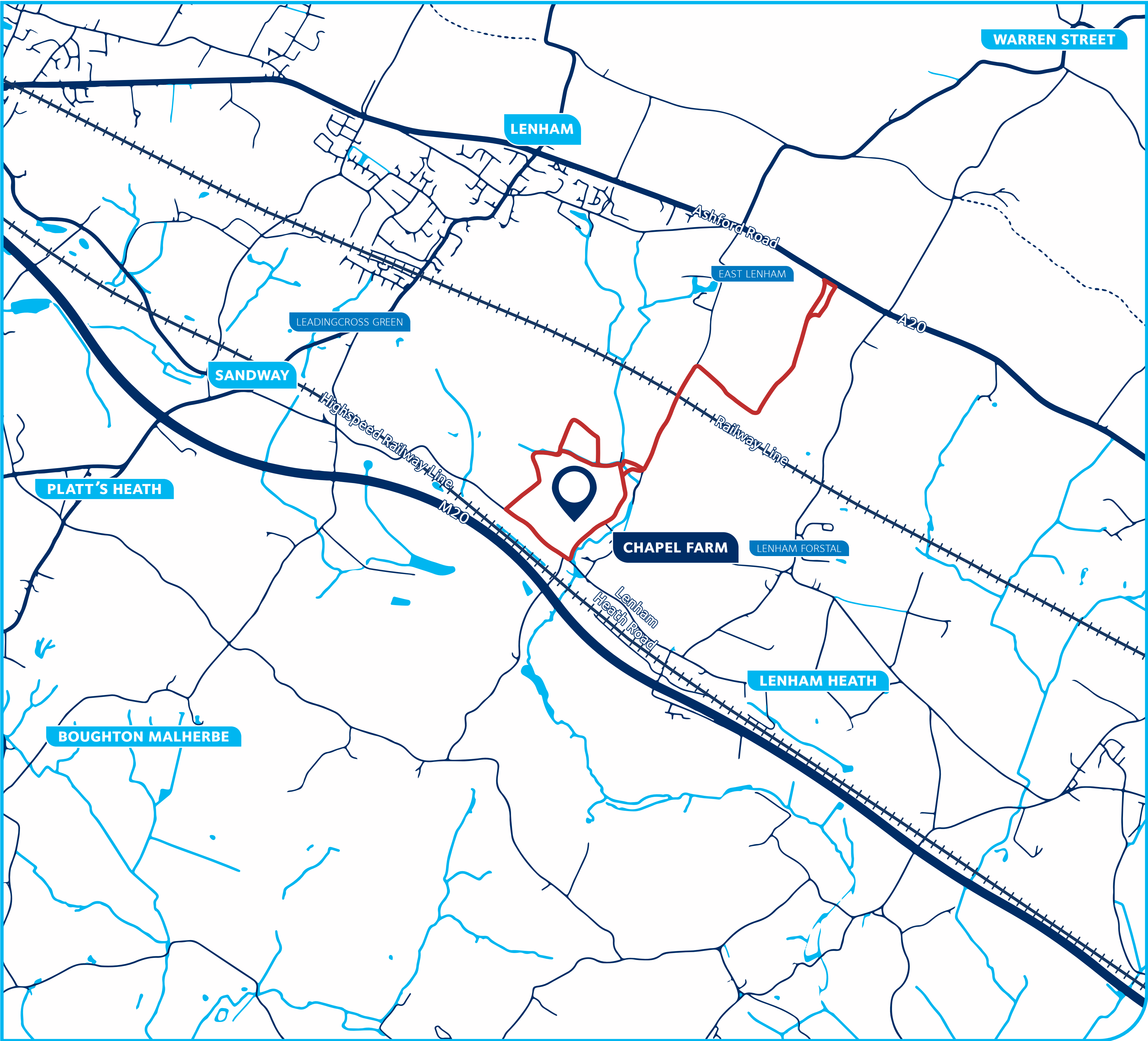
The site is approximately 28.5 hectares in size and the main operational area covers two fields currently in agricultural use. The extraction area covers one field to the south and is in a relatively remote part of the countryside with few overlooking properties. A field to the north of this will be used for the temporary storage of soils.



View looking West



View looking North



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# Phasing of development

Operations will initially commence in the northeast of the site with the construction of the new access point and preparation of the plant site (within Phase 5). Phased

extraction of sand will then progress from west to east before finishing with extraction of sand from under the plant site. Restoration will be carried out in a progressive manner.

**We encourage you to complete a feedback form with your comments on the proposal.**



## Key benefits of the scheme

- Delivering a much-needed supply of soft sand (building sand) to local and regional markets from a site allocated in the Kent County Council Local waste and Minerals Plan.
- Supporting the local economy including through the provision of employment opportunities – up to 10 permanent employees required at the site.
- Restoration returns the site to agricultural use.
- Biodiversity enhancements, creating and improving existing habitats.
- The ongoing commitment of continued public engagement through the establishment of a local community liaison committee to ensure good working relationships with local residents.



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# Transport and access

It is a specific element of the proposed scheme that all HGVs would approach and depart from the north using a dedicated access road, which would be created on the A20 Ashford Road. A new site entrance would be created with landscaping that ensures visibility.

As this site is a replacement for our existing operations an increase in lorry movements is not anticipated. Main routes used will be those currently used by the existing quarry vehicles.

The HGV routing arrangement would be signposted at the site entrance and monitored to ensure driver compliance. Regular watering of haul roads in periods of dry weather and all HGVs will have sheeted loads to minimise dust and dirt.

### Hours of Operation:

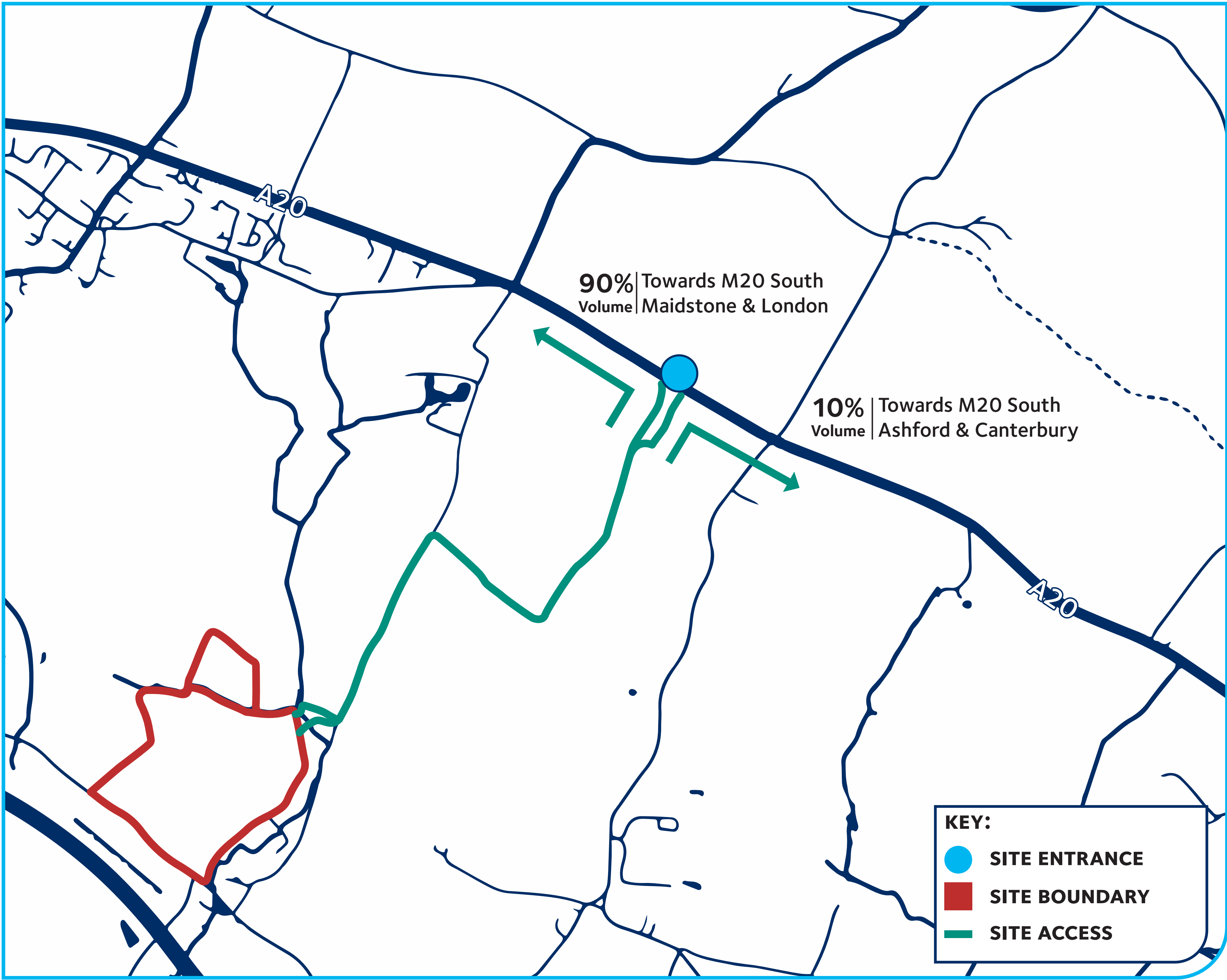
The site would operate between the following hours:

Monday-Friday 07:00 to 18:00

Saturday 07:00 to 13:00

The site would not operate on Sundays or Bank Holidays.

## Transport plan (HGV routing)



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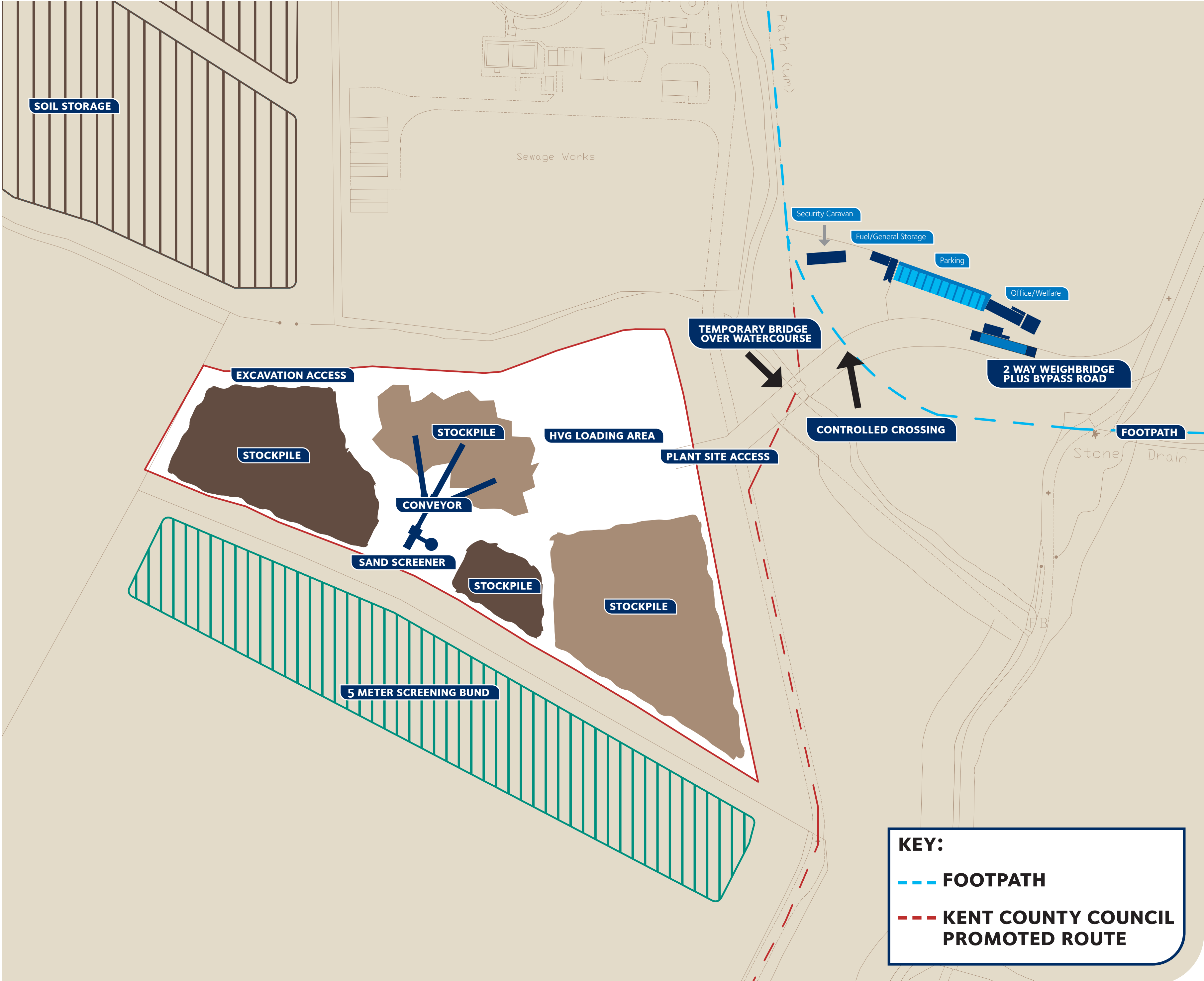


# Plant site layout

The plant site will contain a small, low-level modular plant. This will be set at a lower level on the site following the removal of soils and overburden materials. The plant will screen the extracted sand for flint and clay particles prior to stockpiling and loading onto HGV transportation for distribution. There will also be a weighbridge, offices and welfare facilities.

A screening bund is proposed to be built to the south of the plant site (shown by green striped area below) using soils from the site. The function of the screening bund is to provide additional visual and acoustic screening of the plant site operations from external viewpoints to the south.

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# Restoration

- Reinstated agricultural land extraction area at a lower level.
- Fully restored plant site area.
- Onsite minerals and clays will be used to deliver the restoration scheme.
- Biodiversity enhancements, creating and improving existing habitats, including Chilston Pines Wooded Scrubland.

**Our restorations have won over 50 awards**



Above: our restoration at Hambrook Marshes. Below: Our lower-level agricultural restoration at Charing



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# Effects and mitigation

At Brett we work hard to protect our reputation as a good neighbour and have developed a number of best practice operating procedures and approaches to minimise any impacts on the local community and the surrounding environment.

## Potential impacts and mitigation strategies

Quarrying sand is a low impact, low process operation similar to Charing Quarry. Listed opposite are some of the ways we mitigate any potential impacts. Our detailed environmental assessments will be available on the Kent County Council website once we have submitted our planning application.

### Visual

Creation of soil bunds, lowering plant site, direction of working, phased restoration and use of existing vegetation to reduce views into the site.

### Ecology

Thorough assessment of the existing ecology with restoration providing for Biodiversity Net Gain.

### Transport and access

New access, a signposted and monitored HGV routing plan to ensure that drivers stick to the approved routes.

### Noise

Use of screening bunds with regular noise monitoring to ensure noise is kept within health and safety and Local authority guidelines

### Air quality and dust

Regular watering of haul roads in periods of dry weather and all HGVs will have sheeted loads.

### Public rights of way

Provision of managed haul road crossing point for public footpath.

### Cultural heritage

Extensive review of the potential effects on all historic assets, such as finds of archaeological interest, ensuring the proposals reduce the effect on any assets in the final design.

### Soil resources

Careful soil stripping and handling to place into bunds for use in final restoration, or direct placement during phased restoration.

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# Next steps

A draft planning application and environmental impact assessment are being prepared. This exhibition is part of the consultation with our neighbours about our plans. We will consider any comments we receive from consultation and revise our plans as appropriate before submitting the final proposals to Kent County Council.

It is anticipated that a planning application will be submitted to Kent County Council in the second quarter of 2025. Following its submission, council officers will undertake a formal consultation process involving the local community, nearby residents and other public bodies such as the Environment Agency, Historic England and the County itself as Highway Authority. Should the Council be minded to grant planning permission, it is anticipated that preparation works could start during 2026.

**We encourage you to:**

- Complete a feedback form with your comments on the proposal.
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# Frequently asked questions

## Why do we need a new quarry here?

Reserves of sand at our nearby Burleigh Farm Quarry will run out in around two years' time.

Chapel Farm would provide the next source of soft sand (building sand), delivering a much-needed resource to local markets to develop infrastructure and enhance local community facilities such as schools. The site is allocated in the Kent County Council Minerals and Waste Local Plan for the extraction of soft sand.

## What is the sand used for?

Soft sand, or building sand, is a construction aggregate used for a range of building applications. Soft sand is important for mortar and asphalt production.

## Who will decide whether your plans can go ahead?

Our planning application will be decided by Kent County Council, which is the Mineral Planning Authority for the area.

## What happens when you finish quarrying?

The quarry will be worked progressively, which means as we extract the sand, we will restore the areas from where it is removed as we go along. To do this we will only use soils arising from the site. We are not proposing to bring in any additional soils or waste materials to the site from elsewhere.

As a result, the area from which sand is removed will be left at a lower level than it is at present. This area will be largely returned to agricultural use, with some areas of scrub and species-rich grassland.

## Is this connected to the proposed 'Heathlands Garden Settlement' scheme?

The 'Heathlands Garden Settlement' scheme is subject to its own separate planning application and does not form part of this scheme.

## How can I have my say?

You can share your comments with us at this exhibition, or via email or phone to our planning team directly.

Once the application has been submitted, Kent County Council will consult a range of organisations, including local residents, as part of the formal application process.

You will be able to make any comments you have on the application at that stage directly to the Council.

## Thank you for attending this exhibition.

We value your opinions and are committed to maintaining engagement with local communities.

If you have any further queries, please do not hesitate to speak to our team, either in person or using the provided contact details.



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