



important habitats and the lack of a need for the ragstone, it is not considered that the applicant's submission establishes exceptional circumstances such as to warrant the loss of the Ancient Woodland.

- 2.4 Overall it is considered appropriate to continue to object to the proposal but, in case KCC, as determining Authority, adopts a contrary position, it is considered appropriate that a number of conditions should be suggested in an effort to mitigate the impact of the works.

**3. Recommendation:**

**3.1 That the County Council be advised that the Borough Council Strongly Objects to the proposed development** for the following reason:

- 1 The Borough Council objects to the proposal as it involves the loss of the Ancient Woodland, woodland covered by a tree preservation and part of the Local Wildlife Site which should not be allowed to take place unless and until Kent County Council has established that there is a current, overriding and demonstrable need for this material which cannot be met elsewhere. In the absence of such a demonstrated need, the proposed development would be contrary to policy CP1 of the Tonbridge and Malling Core Strategy (adopted 2007) and policies NE1, NE3 and NE4 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document (adopted 2010), both of which form part of the Local Development Framework. The Borough Council recognises that it is for the County Council to reach a decision as to the need, or otherwise, for the extraction of ragstone. However, in the light of the conclusions reached in the recently published Minerals and Waste Core Strategy Issues Consultation (particularly paragraph 4.1.19) the Borough Council considers it extremely unlikely that a convincing case of need can be established. Any such case of need, if proven, can only be properly established through the comprehensive Minerals Development Framework and, until such time as this Framework has been adopted, the current proposals are premature.
- 3.2 If KCC is minded to grant planning permission, the Borough Council recommends that conditions should be attached in relation to the following:
  - 1 Ecological measures to be carried out as detailed in the reports attached to the application
  - 2 Works and restoration to be carried out in accordance with the approved plans.
  - 3 Controls over times of blasting, limits on the daily number of blasts, requirements for monitoring of blasts and ground vibrations
  - 4 Controls over the hours of operation of the quarry
  - 5 Controls to regulate and monitor dust and noise arising as a result of the operation

- 6 Controls over the routing of HGV movements
- 7 Site restoration to be undertaken if the quarrying use ceases before all quarrying activities completed.
- 8 The submission of an archaeological watching brief.

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