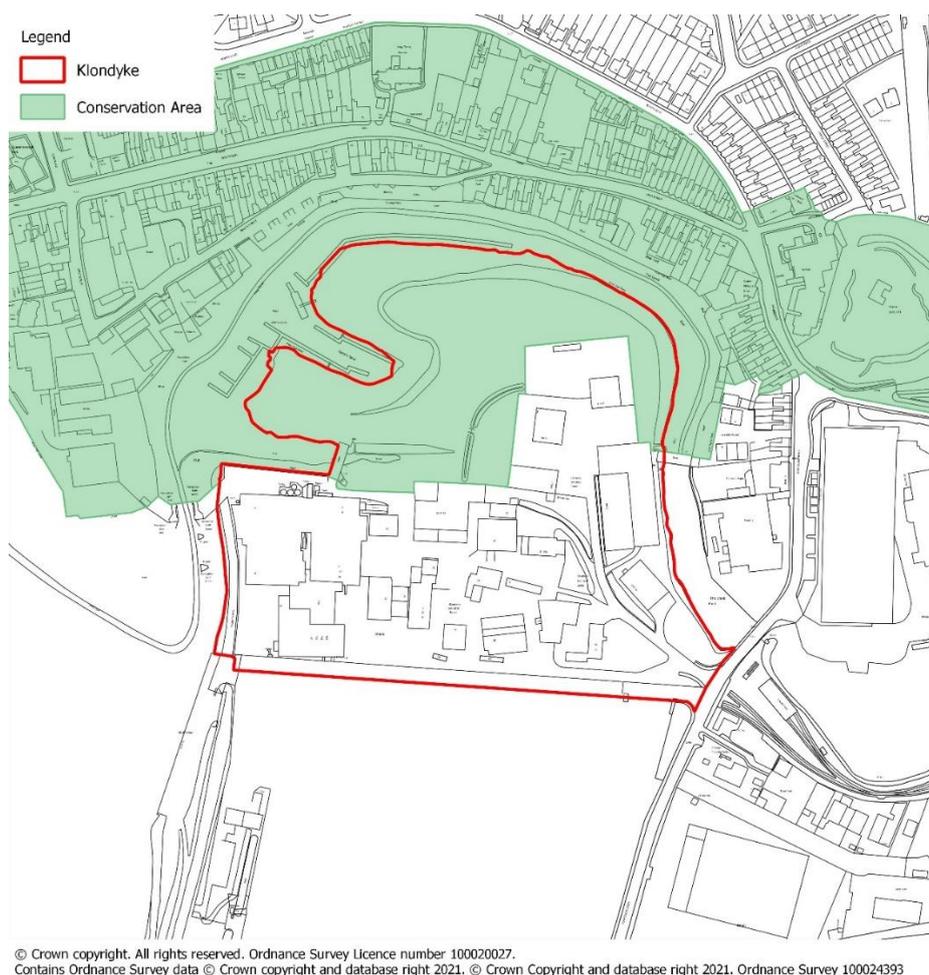


Klondyke Site – Environmental Questions and Answers (June Update)

This note aims to provide additional information relating to the context and management of the site works and their potential impacts and effects on the Queenborough Conservation Area, particularly in respect of dust, and to expand on the information provided in the previous Environmental Questions and Answers issued in March 2021.

What are the impacts on Queenborough Conservation Area?

The Queenborough Conservation Area has been designated for the number of historic buildings within it, the medieval street layout of the High Street and the area of saltmarsh that lies within the northern area of the Klondyke Site known as The Saltings. The Saltings represent the former coastal landscape which would have included a much wider area of saltmarsh. Views from the northern side of the Creek over the saltmarsh out into the Swale are considered to be of particular value to the character of the Conservation Area. The extent of the Conservation Area within the Klondyke Site is shown here:



Within the Queenborough Conservation Area, the Saltings has been land raised and infilled by man-made materials over the years. This has resulted in it containing contaminated materials from previous industrial processes that have occurred on the Site. Remediation works are being carried out onsite to address the legacy of these historical industrial processes.

The buildings within Klondyke Industrial Estate prior to their demolition were south of and therefore did not form part of the Queenborough Conservation Area. They were also of low historic value. Pre-Construct Archaeology Limited carried out a historic building recording of the former industrial/commercial buildings and structures at the Klondyke Industrial Estate prior to their demolition. The survey concluded that the Klondyke Industrial Estate comprised an assemblage of tenanted light-industrial units, some re-using former Sheppey Glue and Chemical Works buildings, or large, redundant and structurally compromised production buildings. While, due to safety reasons, many buildings were not accessed, it appeared, based on external inspections and from cartographic evidence, that due to the continued use and evolution of the industrial estate, few intact buildings or technologies have survived.

In 2018/2019 the buildings within Klondyke Industrial Estate were demolished in accordance with the planning permission. The lower parts of the building walls along the northern boundary of the Industrial Estate were temporarily retained during these works so that they could act as a barrier to discourage reptiles which inhabit The Saltings, from moving south into the rest of the Site during and after demolition had been completed. They have recently been removed subsequent to reptile capture and translocation in the adjacent area to facilitate the current construction activities.

The recent temporary removal of vegetation to enable the works to be carried out was carefully timed to protect breeding birds and reptiles. Once the remediation and land raising works have been completed, through the implementation of the Ecology and Landscape Management Plan (see below), the rough grassland and scrub will be replaced by a new attractive area of open space with scattered trees and shrubs. This will be designed to be in keeping with the features and characteristics of the Queenborough Conservation Area for the benefit of wildlife, members of the public and future residents along the banks of the Creek. It will protect and enhance habitats for wildlife creating Biodiversity Net Gain in accordance with the emerging policies within the Swale Local Plan. In addition, there will also be a footpath running through the grassed area making it an attractive recreational route. The proposals are shown on the plan at the end of this note.

How is dust being controlled on the Site?

There is a Construction Environmental Management Plan for the Site which has been agreed with Swale Borough Council. It provides the management framework to reduce the risk of adverse effects on environmental resources, local residents and businesses. To respond positively to recent concerns and queries from local residents regarding dust, a specific Dust Control Plan is also being produced and once agreed with Swale Borough Council will also be implemented on the Site to further minimise nuisance to local residents. In addition, the works are being carried out in accordance with the requirements of an Environmental Permit with associated method statements covering all potential environmental impacts (including dust and noise). A recent (May 2021) inspection by the Environment Agency of the site operations was very complimentary in terms of the on-site management, monitoring and mitigation of potential environmental impacts.

To respond positively to recent concerns and queries from local residents regarding dust, a specific Dust Control Plan is also being produced and once agreed with Swale Borough Council will also be implemented on the Site to further minimise nuisance to local residents.

In the meantime, the measures currently being implemented to control dust include:

- Visual checks for windblown dust especially in dry weather;
- The area(s) of working during construction are limited so that vehicles are confined within an area that can be subjected to appropriate dust control;
- Material stockpiles are enclosed and covered where required and practicable and dusty materials dampened using water sprays during dry weather;



- The roads are maintained to minimise mud and dust build up using road sweepers;
- Dust control is applied during crushing of material on site to minimise or mitigate dust;
- Vehicles carrying loose aggregate, fill materials or contaminated materials to and from the Site are sheeted at all times;
- A towed bowser is operated during periods of dry weather to keep site roads damped down to prevent dust being blown into the air by wind or passing vehicles;
- Potentially dust generating activities are avoided when wind direction may carry dust into sensitive areas and dust generating operations are avoided during periods of high or gusty winds; and
- Completed earthworks will be covered or vegetated as soon as is practicable.

Who to Contact for Further Queries?

If you have any further queries, please email Petra.Clarke@homesengland.gov.uk at Homes England.