

From: Bryan.Geake@kent.gov.uk
To: [Planning Support](#)
Subject: Application Reference: 23/504471/OUT Outline application (with all matters reserved except access) for the development of up to 120no. dwellings Location: Land At Moat Road Headcorn Maidstone TN27 9NT
Date: 02 November 2023 14:21:53

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Dear Marion Geary

Application Reference: 23/504471/OUT Proposal: Outline application (with all matters reserved except access) for the development of up to 120no. dwellings (Use Class C3) including demolition of existing buildings, new means of access into the site from Moat Road (not internal roads), associated highway works, provision of public open space, emergency/pedestrian access to Millbank, and associated infrastructure including surface water drainage (with related off site s278 highway works to Moat Road). Location: Land At Moat Road Headcorn Maidstone TN27 9NT

Thank you for consulting the County Council's Minerals and Waste Planning Policy Team on the above reserved matter planning application.

I can confirm that the application site is not within 250 metres of any safeguarded mineral or waste facility, and thus would not have to be considered against the safeguarding exemption provisions of Policy DM 8: Safeguarding Minerals Management, Transportation, Production and Waste Management Facilities of the adopted Kent Minerals and Waste Local Plan 3013-30 (Early Partial Review 2020). With regard to land-won minerals safeguarding matters it is the case that the application site is coincident with a safeguarded mineral deposit in the area, this being a limestone deposit (Paludina limestone). Therefore, the presumption to safeguard these deposits from needless sterilisation is set out by Policy CSM 5: Land-won Mineral Safeguarding of the Kent Minerals and Waste Local Plan 2013-30. The applicant has prepared a Mineral Resource Assessment to address the need to investigate if there are any grounds to invoke an exemption from the presumption to safeguard the mineral resources of the application site from sterilisation by the proposed development. This document has been prepared on the basis the deposit, though recognised as safeguarded, is of limited use at this time. Being used for historical restoration and maintenance purposes in small quantities reflecting its specialist application. The nature of the deposit in the application area would, if prior extracted, yield some 1,1800 tonnes of this material. With no definable 'market' and thus no data on where or not this would be viable to prior extract, or not, is impossible to discern. It is, however, considered by the County Council, that this amount of material, given the deposits occurrence being fairly extensive, would not compromise any future extraction that could take place to meet the need for historic building restoration or maintenance purposes. Therefore, it is reasonable to conclude that exemption criterion 1 or 2 of Policy DM 7: Safeguarding Mineral Resources can be invoked.

The County Council has no further land-won minerals or waste management capacity safeguarding objections or comments to make regarding this proposal.

Yours sincerely

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