

**From:** [Bryan.Geake@kent.gov.uk](mailto:Bryan.Geake@kent.gov.uk)  
**To:** [Planning Support](#)  
**Subject:** Application Reference: 23/504068/OUT Proposal: Outline application with some matters reserved (access only sought) for the removal of 2 former agricultural sheds and erection of up to 117no. dwellings and associated infrastructure including partial footwa  
**Date:** 10 October 2023 15:56:10  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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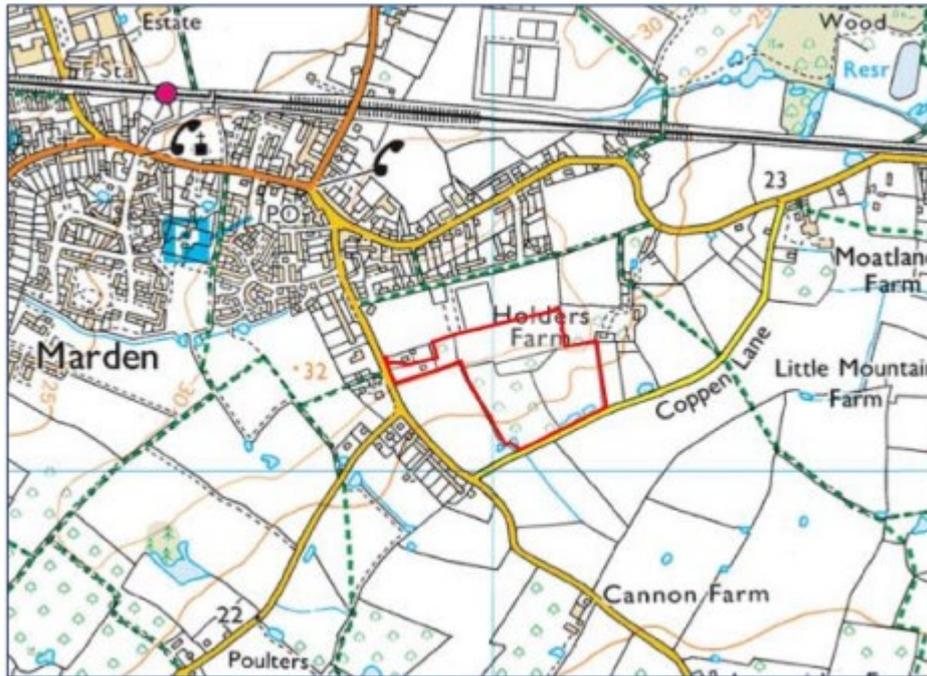
Dear Marion Geary

**Application Reference: 23/504068/OUT Proposal: Outline application with some matters reserved (access only sought) for the removal of 2 former agricultural sheds and erection of up to 117no. dwellings and associated infrastructure including partial footways on Albion Road. Location: Land East of Albion Road And North Of Copper Lane Marden Kent TN12 9EG**

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

The applicant has identified that there are safeguarded land-won minerals directly threatened by sterilisation by the development proposed. As shown on the below extract from the Maidstone Borough Council Mineral Safeguarding Area proposals map of the Kent Minerals and Waste Local Plan 2013-30 (Early Partial Review 2020) (KMWLP) and the planning application site plan:





 River Terrace Deposits

These minerals [River Terrace Deposits] are safeguarded by Policy CSM 5: Land-won Mineral Safeguarding of the KMWLP. The applicant has submitted a Mineral Resource Assessment (MRA) to assess whether any of the exemption criteria of Policy DM 7: Safeguarding Mineral Resources can be invoked. To that end, with survey data, the MRA concludes that the sand and gravel resources are marginal and therefore unviable for any prior extraction. The MRA discusses the bore hole findings that demonstrate that there are significant clay and silt layers within in the sand and gravel component of the bore hole results, the overall quantity of resource is not estimated. Nor if that would be sufficient to offset the processing costs that would be required to produce a usable aggregate. However, given the relatively small are of the affected mineral resource it can be reasonably concluded that it is unlikely to be a viable resource that is affected by the proposed development. Criterion 1 of Policy DM 7 can be considered sufficiently supported by evidence that the presumption to safeguard land-won mineral resources can be invoked in this instance.

Therefore, the County Council has no land-won minerals or waste management capacity safeguarding objections or further comments to make regarding this application.

Yours sincerely

***Bryan Geake*** *BSc Hons (Geol), MSc, MRTPI*

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