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GLADMAN DEVELOPMENTS LTD

PROPOSED DEVELOPMENT AT LAND OFF THE HILL, LITTLEBOURNE, KENT

MINERAL RESOURCE ASSESSMENT

JANUARY 2021

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GLADMAN DEVELOPMENTS LTD

PROPOSED DEVELOPMENT AT LAND OFF THE HILL, LITTLEBOURNE, KENT

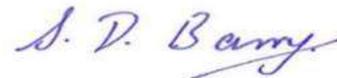
MINERAL RESOURCE ASSESSMENT

JANUARY 2021

PREPARED AND APPROVED BY:

Stephen Barry

Technical Director &
Chartered Mineral Surveyor



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- ST18291-001 Superficial geology

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EXECUTIVE SUMMARY

This report has been prepared to support a planning application by Gladman Developments Ltd for proposed development on land off The Hill, Littlebourne, Kent. The site has been reviewed in relation to the mineral safeguarding policies of Kent County Council's adopted Minerals and Waste Local Plan.

The site comprises approximately 16 ha of agricultural land. Published geological maps for the area indicate that the superficial geology on the site comprises a head deposit, which is considered to be a safeguarded mineral resource, as it sometimes contains brickearth. The solid geology comprises the Thanet Formation, which is not a safeguarded mineral resource.

The entire site is covered by a head deposit, although only the eastern part of the site has been designated as a mineral safeguarding area. However, the quantity of the safeguarded mineral on the proposed development site is too small to be economically viable and due to the proximity of residential development, prior extraction would not be practicable. Consequently, the safeguarded mineral has no economic value and as prior extraction is not a practicable option, the mineral will never be worked. The proposed development is therefore compatible with criterion 2 of the mineral safeguarding Policy DM 7.

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1 INTRODUCTION

1.1.1 This report has been prepared in accordance with instructions from Gladman Developments Ltd to prepare a Mineral Resource Assessment report in support of a planning application for proposed development on land off The Hill, Littlebourne, Kent, approximately 8 km to the east of Canterbury. The site boundary is shown edged red on the attached plan at **Appendix 1**. The site comprises approximately 16 ha of agricultural land and the site is bounded by a private residence to the north, Canterbury Road (A257) to the east, residential development and Bekesbourne Lane to the south and Howletts Wild Animal Park to the west.

2 SITE GEOLOGY

2.1.1 Geologically, a distinction is made between “superficial deposits” and “solid geology”. Superficial deposits such as sand and gravel are found at, or close to, the surface. The solid bedrock beneath the superficial deposits is called the “solid geology”.

Superficial deposits

2.1.2 The British Geological Survey (BGS) online map at 1:50,000 scale shows that the entire site is covered in a head deposit, as shown on drawing ST18291-001. Head is a mixture of poorly sorted clay and silt. It sometimes contains brickearth which is a superficial periglacial loess that is used in the brickmaking industry. Kent County Council has identified the eastern part of this site as a mineral safeguarding area for its potential to contain brickearth.

Solid Geology

2.1.3 The British Geological Survey (BGS) online map at 1:50,000 scale indicates that the site is underlain by the Thanet Formation, which comprises sand, silt and clay. This is not a safeguarded mineral resource.

3 MINERAL SAFEGUARDING POLICY

3.1.1 The relevant mineral planning policies are contained in the Kent Minerals and Waste Local Plan, which was adopted in September 2020 and is due for review by 2030. The Minerals and Waste Local Plan sets out the strategy and planning policies for mineral extraction, importation and recycling, and the waste management of all waste streams that are generated in Kent.

“Policy DM 7– Safeguarding Mineral Resources”, which is attached in full at **Appendix 2**, states that planning permission will only be granted for non-mineral development that is incompatible with mineral safeguarding, where it is demonstrated that either:

1. the mineral is not of economic value or does not exist; or
2. that extraction of the mineral would not be viable or practicable; or
3. the mineral can be extracted satisfactorily, having regard to Policy DM9, prior to the non-minerals development taking place without adversely affecting the viability or deliverability of the non-minerals development; or
4. the incompatible development is of a temporary nature that can be completed and the site returned to a condition that does not prevent mineral extraction within the timescale that the mineral is likely to be needed; or
5. material considerations indicate that the need for the development overrides the presumption for mineral sterilisation such that the sterilisation of the mineral can be permitted following the exploration of opportunities for prior extraction; or
6. it constitutes development that is exempt from mineral safeguarding policy, namely householder applications, infill development of a minor nature in existing built up areas, advertisement applications, reserved matters applications, minor extensions and changes of use of buildings, minor works, non-material amendments to current planning permissions; or
7. it constitutes development on a site allocated in the adopted development plan where consideration of the above factors (1-6) concluded that mineral resources will not be needlessly sterilised.

Compliance with adopted safeguarding policy

Criterion 2

- 3.1.2 The safeguarded mineral on the proposed development site is brickearth, which can be found within the head deposit. Brickearth is a compacted silt/clay which was deposited during the Quaternary period and is used in the brick making industry in Kent.
- 3.1.3 The entire site is covered by a head deposit, although only the eastern part of the site has been designated for mineral safeguarding. The area hatched brown on drawing

ST18291-001, shows the approximate extent (2.5 ha) of safeguarded mineral on the proposed development site. The quantity of safeguarded mineral is too small to be commercially viable, so prior extraction of the safeguarded mineral is not a practicable option.

- 3.1.4 Most of the safeguarded mineral has already been indirectly sterilised by residential development to the north and east of the proposed development site. If the safeguarded mineral were to be worked, then a buffer zone of at least 100m would be needed, which is delineated by the black line on drawing ST18291-001. This 100m buffer zone makes the already small quantity of mineral even smaller. Consequently, any extraction of the safeguarded mineral from the site would not be a practicable or economically viable option.

4 CONCLUSIONS

- 4.1.1 The entire site is covered by a head deposit, although only the eastern part of the site has been designated as safeguarded for its potential to contain brickearth.
- 4.1.2 The area of safeguarded mineral on the proposed development site is approximately 2.5 ha in extent, which makes it too small to be of any economic value. Most of the safeguarded mineral resource has already been indirectly sterilised by the presence of existing residential development to the north and east of the site, which is usually protected by a 100m wide buffer zone. A buffer zone of that size would cover almost the entire safeguarded mineral resource on the site.
- 4.1.3 As a consequence of the small area of safeguarded mineral and the indirect sterilisation by existing housing, the mineral is of no value as it will never be worked. Prior extraction is not practicable due to the surrounding constraints such as roads and existing residential development. The site therefore meets the requirements of criterion 2 of the mineral safeguarding Policy DM 7, so the proposed development would be acceptable in a Mineral Safeguarding Area.

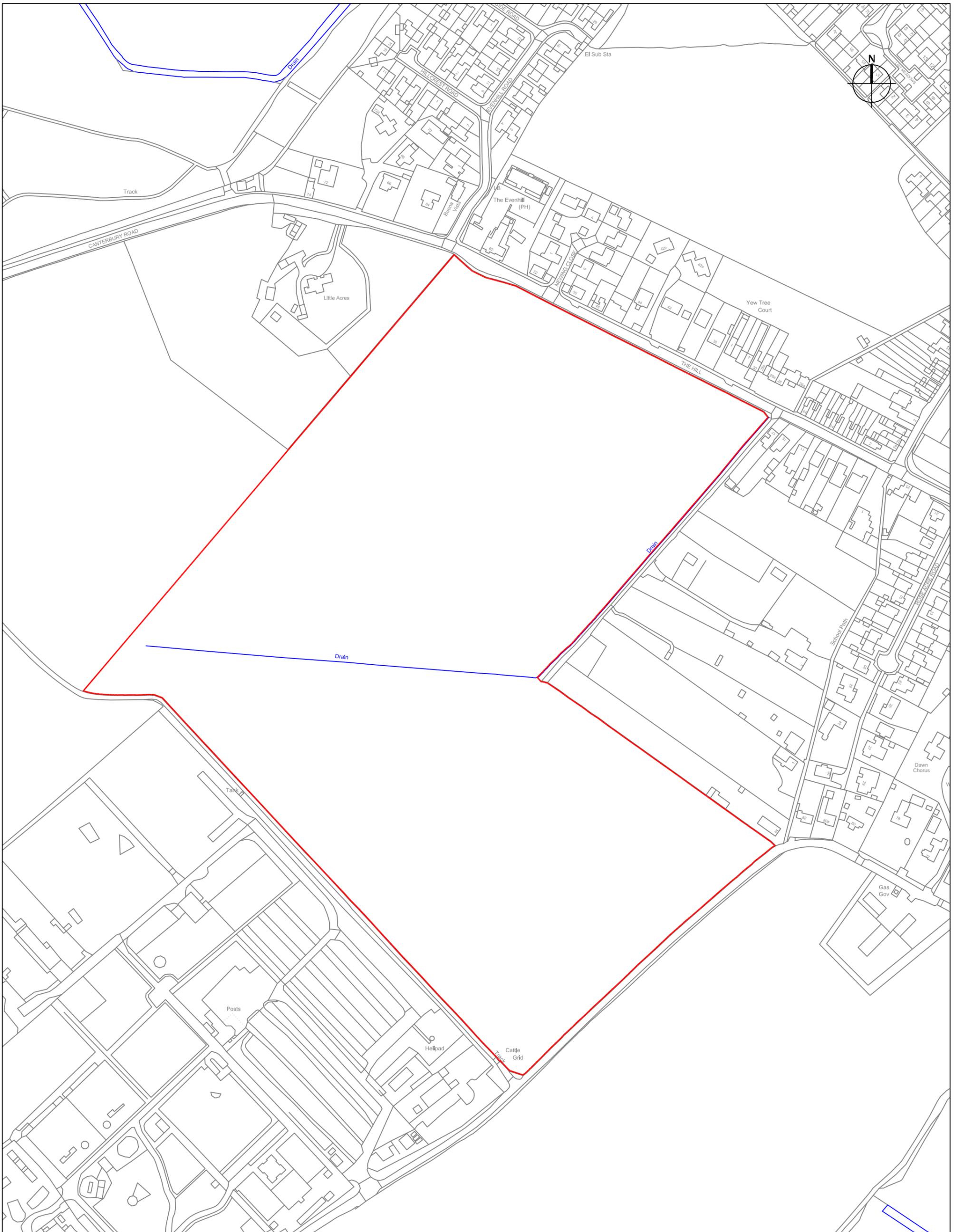
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APPENDICES

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Appendix 1:
Site Location Plan

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*	*	*	*
Rev	Date	By	Revision notes
PLANNING			

Project
Evenhill, Littleport

Title
Location Plan

Drawn by SB	Issue date 20.07.2020
Title checked by SB	Title checked date 20.07.2020
Highways checked by CHECKED BY	Highways checked date CHECKED_DATE
Topo checked by CHECKED BY	Topo checked date CHECKED_DATE
Scale(s) 1:1250 @ A3	
Drawing No 2020-034/101	

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Appendix 2:
Policy DM7 Safeguarding Mineral Resources

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Policy DM 7

Safeguarding Mineral Resources

Planning permission will only be granted for non-mineral development that is incompatible with minerals safeguarding,⁽¹⁰⁶⁾ where it is demonstrated that either:

1. the mineral is not of economic value or does not exist; or
2. that extraction of the mineral would not be viable or practicable; or
3. the mineral can be extracted satisfactorily, having regard to Policy DM9, prior to the non-minerals development taking place without adversely affecting the viability or deliverability of the non-minerals development; or
4. the incompatible development is of a temporary nature that can be completed and the site returned to a condition that does not prevent mineral extraction within the timescale that the mineral is likely to be needed; or
5. material considerations indicate that the need for the development overrides the presumption for mineral safeguarding such that sterilisation of the mineral can be permitted following the exploration of opportunities for prior extraction; or
6. it constitutes development that is exempt from mineral safeguarding policy, namely householder applications, infill development of a minor nature in existing built up areas, advertisement applications, reserved matters applications, minor extensions and changes of use of buildings, minor works, non-material amendments to current planning permissions; or
7. it constitutes development on a site allocated in the adopted development plan where consideration of the above factors (1-6) concluded that mineral resources will not be needlessly sterilised.

Further guidance on the application of this policy is included in a Supplementary Planning Document.

7.6 Policy DM 8: Safeguarding Minerals Management, Transportation, Production & Waste Management Facilities

7.6.1 It is essential to the delivery of this Plan's minerals and waste strategy that existing facilities⁽¹⁰⁷⁾ used for the management of minerals (including wharves and rail depots) and waste are safeguarded for the future, in order to enable them to continue to be used to produce and transport the minerals needed by society and manage its waste.

106 In this context 'mineral safeguarding' should be taken to mean safeguarding certain minerals identified within a Mineral Safeguarding Area shown in the policies maps in Chapter 9 and allocations in the Minerals Sites Plan.

107 'Existing facilities' are taken as those have permanent planning permission for minerals and waste uses.

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DRAWINGS

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CLIENT GLADMAN DEVELOPMENTS LTD	DRG No ST18291-001	SCALE 1:5,000 @ A4	DATE 16/12/2020
PROJECT LAND OFF THE HILL, LITTLEBOURNE, KENT	DRAWN BY BVC	CHECKED BY SDB	APPROVED BY SDB

DRAWING TITLE SUPERFICIAL GEOLOGY	
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