

Rachael Godfrey

From: Richard Timms
Sent: 11 May 2023 10:45
To: Planning Comments
Subject: FW: 23/500899/OUT - Land North Of The A20, Hollingbourne - Updated Mineral Safeguarding Assessment

Categories: Rachael

Please log and upload

Richard Timms MRTPI

Principal Planning Officer

Development Management

Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent, ME15 6JQ

t: 01622 602325 w: www.maidstone.gov.uk

From: Bryan.Geake@kent.gov.uk <Bryan.Geake@kent.gov.uk>

Sent: 11 May 2023 10:30

To: Richard Timms <RichardTimms@maidstone.gov.uk>

Cc: eliott.kelly@avisonyoung.com

Subject: RE: 23/500899/OUT - Land North Of The A20, Hollingbourne - Updated Mineral Safeguarding Assessment

Dear Richard

23/500899/OUT - Land North Of The A20, Hollingbourne - Updated Mineral Safeguarding Assessment

Thank you for your email regarding the updated mineral assessment (MA) for the above development proposal.

Having considered the MA's argument that, the amount of reasonably estimated mineral (Folkestone Formation) at 368,640 tonnes of recoverable mineral, significant but not strategic, and the difficulties in procuring suitable inert backfill (sub-soils) material to restore the site to form a developable area again is considered such that criterion 3 of Policy DM 7: Safeguarding Mineral Resources. As it concludes:

Considering the details summarised above and other factors discussed within the MSA included in Appendix B, the mineral resources found on site cannot be extracted in a viable or practical manner and that prior extraction cannot be undertaken without rendering the proposed B8 scheme undeliverable. On that basis the Ashford Road proposals comply with Policy DM7 of the KMWLP.

My view is that given the circumstances of the site's physical constraints and the difficulties that are likely to be encountered post mineral extraction is sufficient to invoke this exempting criterion of Policy DM 7: Safeguarding Mineral Resources. On that basis the County Council no longer raises an objection to the proposal on land-won mineral safeguarding grounds.

Yours sincerely

Bryan Geake BSc Hons (Geol), MSc, MRTPI

Bryan Geake | Principal Planning Officer | Minerals and Waste Planning Policy | Growth, Environment and Transport | Kent County Council First Floor, Invicta House, County Hall, Maidstone, Kent ME14 1XX
| Telephone: 03000 413376 | www.kent.gov.uk/planning

From: Richard Timms <RichardTimms@maidstone.gov.uk>
Sent: Wednesday, May 10, 2023 8:59 AM
To: Bryan Geake - GT GC <Bryan.Geake@kent.gov.uk>
Subject: RE: 23/500899/OUT - Land North Of The A20, Hollingbourne - Updated Mineral Safeguarding Assessment

Dear Bryan

Please take this email as formal re-consultation by the LPA and could I have your advice within 14 days please.

Regards

Richard Timms MRTPI
Principal Planning Officer
Development Management
Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent, ME15 6JQ
t: 01622 602325 **w:** www.maidstone.gov.uk

From: Kelly, Elliott (Avison Young - UK) <Elliott.Kelly@avisonyoung.com>
Sent: 09 May 2023 17:56
To: Richard Timms <RichardTimms@maidstone.gov.uk>; bryan.geake@kent.gov.uk
Cc: Rory Kemp <Rory.Kemp@Wates.co.uk>; sam.thistlethwaite@identityconsult.co.uk; Stockall, Peter (Avison Young - UK) <Peter.Stockall@avisonyoung.com>
Subject: 23/500899/OUT - Land North Of The A20, Hollingbourne - Updated Mineral Safeguarding Assessment

Good evening Richard and Bryan,

I trust you're well.

Further to Bryan's consultation response on behalf of Kent County Council, IC Planning have prepared a document to provide clarity on the matters raised.

Bryan - we would be grateful if you could review the document at your earliest possible convenience and provide an update consultation response. Should you need clarity on any further matters, I have cc'd Sam from Identity Consult and we'd be happy to arrange a short MS Teams call to discuss.

Richard – please can you upload the attached to MBC's website?

Many thanks in advance

Elliott

Elliott Kelly (MRTPI) (he/him/his)
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