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18<sup>th</sup> July 2022

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

**For the attention of: William Cornwall**

Dear William

**REVISED MINERALS RESOURCE ASSESSMENT FOR HEATHLANDS GARDEN COMMUNITY  
EXECUTIVE SUMMARY**

Maidstone Borough Council have requested that RSK prepare an update to the Minerals Resource Assessment (MRA), which was prepared for the proposed Heathlands Garden Community (RSK Report reference 52140 R02 (02)). The requirement to update the MRA is driven by the significant changes to the redline application boundary and the need for greater assurance that allocated mineral resources are not sterilised and mineral safeguarding obligations are demonstrably addressed in strict accordance to Kent Minerals and Waste Local Plan Policy.

This document has been prepared in order to provide an executive summary of the revised MRA, to be issued in due course.

The updated MRA initially summarises the site's location, surrounding land uses, the proposed development (as amended) and provides an updated review of the underlying geological strata in respect to the five phases of proposed development, the first of which is due to commence in 2030, with delivery over a period of some 15 to 20 years.

The report initially identifies the potential land-won mineral reserves and resources of the area, which include: Sandgate Formation, Folkstone Formation, Hythe Formation and Sub Alluvial River Deposits.

Kent County Councils response to the Maidstone Local Plan Review (Regulation 19 consultation) clarified the council's opinions relating to the significance of the potential mineral reserves and resources predicted beneath the Heathlands Garden Community. The consultation stated that "*the one of greatest concern to the County Council as the Mineral Planning Authority for the area, is the Folkstone Formation, a strategic construction mineral (soft and silica sand) that forms a very discrete outcrop in the county and the South East of England*". The consultation continued to confirm that the Sandgate Formation was of little economic importance and that there has been no recorded extraction



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in Kent. Further, that the settlements coincidence with the extensive outcrop of the Hythe Formation was relatively minor, and finally, that the Sub Alluvial River Terrace Deposits are unlikely to be of significant economic importance. The revised MRA demonstrates the exception criterion 1 of Policy DM7 for the resources of the Sandgate Formation, Hythe Formation and Sub Alluvial River Terrace Deposits and discusses the inability for prior extraction of the Hythe Formation to meet the requirements of criterion 2 of Policy DM9.

The revised MRA also provides further reasoning and justification to demonstrate that the need for development overrides the presumption for mineral safeguarding of the Folkstone Formation located within the Third and Fourth Phases, meeting the requirements of exemption criterion 5 of Policy DM7.

The remaining minerals considerations relate to the allocated mineral sites within the redline boundary, namely Lenham Quarry (currently active within the Second Phase, due for completion 2025), Chapel Farm Quarry (proposed within the Fourth Phase, due for commencement 2026) and the currently active allocated site, located east of the redline boundary, Burleigh Farm Quarry (due for completion 2027).

The revised MRA provides further details of the chronology relating to the proposed sequencing of both the allocated mineral extraction sites and the non-mineral development. It also includes details of mitigation measures and restoration requirements to be employed in order to demonstrate that the allocated mineral reserves can be extracted satisfactorily, without constraint, having regard to Policy DM9 and DM7 Criterion 3, without adversely affecting the viability or deliverability of the non-minerals development.

Case studies are referenced within the revised MRA to evidence mechanisms and commitments that have been incorporated as part of similar developments within the south-east of England to ensure mineral safeguarding obligations are satisfactorily addressed, including Beaulieu Park, located north of Chelmsford.

We hope that you will find the above information useful, however, please do not hesitate to contact either of the undersigned if you require any further information.

Yours sincerely

for **RSK Environment Limited - Geosciences**

A blue ink signature of Duncan Sharp, consisting of a stylized, cursive 'D' followed by 'Sharp'.

**Duncan Sharp**  
Director

A black ink signature of Niki Dubber, consisting of a stylized 'N' followed by 'Dubber'.

**Niki Dubber**  
Principal Geo-environmental Engineer