

### **Minerals Resource Assessment – Land at Short Lane, Alkham**

1. This statement has been prepared to support Dover District Council's proposed allocation for housing on land at Short Lane, Alkham. The site is located in an area which has been designated as a Mineral Safeguarding Area (MSA) for "Sub-Alluvial River Terrace Deposits" and, as a consequence, the Mineral Planning Authority requires a Mineral Resource Assessment to be submitted any subsequent planning application. The purpose of this statement is to demonstrate that there are no barriers to allocation of the site in the emerging Dover District Local Plan.
2. The site is bordered to the north and west by existing houses off Short Lane and at Glebelands respectively. The property Halfacres is located to the south. Open fields are to the east of the site. The site is approximately 0.32 ha in size and is currently used as open grazing land. The land is in the Area of Outstanding Natural Beauty (AONB) and slopes to the south east.
3. The Kent Minerals and Waste Local Plan (MWLP) was adopted by Kent County Council (KCC) on 14<sup>th</sup> July 2016 in accordance with the provisions of Section 23(5) of the Planning and Compulsory Purchase Act 2004. MSAs are designated within this document.
4. The Kent Minerals and Waste Local Plan includes an adopted policy DM7 which deals with mineral safeguarding. The policy sets out seven criteria which will be applied to proposals for development in a MSA, in order to determine whether the proposed development would be acceptable in a MSA.
5. The MWLP's policy on mineral safeguarding is set out in policy DM7 "Safeguarding Mineral Resources". In summary, policy DM7 states that *"planning permission will only be granted for non-mineral development that is incompatible with minerals safeguarding, where it is demonstrated that either:"*
  1. the mineral is not of economic value or does not exist; or
  2. extraction of the mineral would not be viable or practicable; or
  3. the mineral can be successfully extracted prior to the non-minerals development taking place; or
  4. the non-minerals development is temporary and would not prevent future mineral extraction; or
  5. the need for the development overrides the presumption for mineral safeguarding; or
  6. it constitutes development that is exempt from mineral safeguarding policy; or
  7. it constitutes development on a site allocated in the adopted development plan.



Criterion 1: *'the mineral is not of economic value'*

6. The area of the mapped Sub-Alluvial River Terrace Deposits within the site is very small and given that the proposed housing allocation lies on the side of a slope it is likely that this is at the extremity of the deposits, if they are to exist at all.

Criterion 2: *'extraction of the mineral would not be viable or practicable'*

7. Extraction of the mineral would not be viable nor practicable due to the small extent of the site and the proximity of the site to surrounding residential properties on Short Lane and Glebelands. Any extraction of the resource would cause an unacceptable impact on the amenity of residents in those properties. Furthermore, the site is located in the AONB and on a slope, so mineral extraction on the site and in the immediate surrounding area would be likely to cause landscape harm.

Criterion 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'*.

8. This statement deals with the mineral planning aspects of compliance with the mineral safeguarding policy, which is a matter for Kent County Council. Given that Alkham is designed as a village in the adopted Local Plan and the emerging Local Plan and no alternative sites for housing have been identified in the Plan then this is a matter for the District Council and is not considered further in this report. However, it is relevant to note that the mineral resource on the site is likely to be extremely limited and may not exist at all given that the river/valley bed lies to the south east of the site and outside of the boundary of the proposed allocation.
9. This statement demonstrates that the mineral in the site is already indirectly sterilised by the presence of existing houses adjoining the site, so it has no economic value as a mineral resource and it therefore satisfies criterion 1 of the mineral safeguarding policy. The statement also shows that mineral extraction would not be viable or practicable because the site is too small to be a commercially viable mineral resource, the site is located in the AONB and has existing residential properties in the immediate vicinity. The site therefore satisfies criterion 2 of the mineral safeguarding policy.
10. Since the site satisfies the County Council's safeguarding policies, there is no reason for any objection to the proposed allocation in the emerging Local Plan be raised on the grounds of mineral safeguarding.

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