

Staffordshire Moorlands District Council
Development Control
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Our ref: SV/2023/111730/01-L01
Your ref: SMD/2023/0137
Date: 15 June 2023

Dear Sir/Madam

**CHANGE OF USE TO A HOLIDAY PARK (CARAVAN SITE) INCLUDING
ANCILLARY SOCIAL CENTRE AND FACILITIES, CAR PARKING AND
LANDSCAPING.
FORMER ANZIO CAMP BUXTON ROAD BLACKSHAW MOOR LEEK**

Thank you for referring the above application which was received on 31 May 2023. We have reviewed the information submitted and would offer the following comments for your consideration at this time.

We note that the Councils Environmental Health Officer has provided comments on the planning record including Contamination & RDF (refuse derived fuel) Waste and its illegal tipping at the proposal site.

Waste: We advise that we have had an interest in this site since it was used as an illegal waste site in the late summer of 2016 when some 1000 tonnes plus of baled waste was illegally deposited upon the land. An investigation was initiated and was dealt with by our National Enforcement colleagues and currently there is a case going through the courts with regards this matter.

Our interest in the site is specific to the baled waste store at ground level. No waste has been buried on the site.

Our Environmental Crime Team has taken responsibility for oversight of Anzio camp and has maintained contact with the present landowners in an effort to get the waste removed from the site.

Due to the waste containing a significant volume of plastics, which when set alight could burn for weeks, the site remains on our High-Risk fire database. Such an event could have a significant detrimental impact on human health to the immediate area and the market town of Leek.

Environment Agency
Hafren House Welshpool Road, Shelton, Shrewsbury, SY3 8BB.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

The baled waste will be required to be removed and disposed of via a properly regulated waste facility. With regards waste management I would refer you to our West Midlands Pollution Prevention Guidance (attached).

Groundwater and contaminated land: The following comments relate solely to the protection of 'Controlled Waters'. Matters relating to Human Health should be directed to the relevant department of the Local Authority.

Reference to the 1:50,000 scale geological map Sheet 111 (Buxton) indicates that the site is located on Carboniferous Millstone Grit which is designated a 'Secondary (A) Aquifer' by the Environment Agency. Superficial deposits of Glacial Till are indicated for the site which are designated as 'Unproductive Strata' by the Environment Agency.

We would have no bespoke comments to offer with regards contaminated land and would recommend you seek the comments of your Environmental Health Team for further advice. Please also refer to our attached Guidance Note for Developers/Consultants - Sites Affected by Land Contamination (West Midlands Area).

Yours faithfully

Miss Aileen Parry
Planning Officer

Direct e-mail Aileen.Parry@environment-agency.gov.uk