

Consultation Response Form

Consultation from: Staffordshire Moorlands District Council	Contact: N/A
Your reference: SMD/2023/0523	Our reference: N/A
Received date: 27/11/2023	Response date: 28/11/2023
Application Type: No Comment Response	Case Officer: Laura Croshaw
Description of Proposed Development: Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 49.99 MW including mounting system, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping, biodiversity net gain and environmental enhancements for a temporary period of 40 years.	
Location of Development: Rownall Farm, Solar Limited, Land at Rownall Farm, Rownall Road, Wetley Rocks	
Reasons for Exemption from Safeguarding Policies: [See Table 7 of Appendix 6 to the Minerals Local Plan for details] None	
Mineral Safeguarding Areas (MSA):	Bedrock Sand (Partial)
Mineral Infrastructure Site nearby: N/A	
Waste Safeguarding considerations: N/A	
Waste Management Facilities nearby: N/A	
Relevant extract from our Standing Advice: Where proposals are temporary and easily removed and involves minimal disturbance of the ground, we would conclude that the proposal is unlikely to create a significant safeguarding issue.	
Recommendation Summary: No Objection	
Details and Reasoning: The temporary site will measure approximately 57.23ha and will have an operating period of 40 years. The development has been described as temporary and so the Mineral Planning Authority would conclude that the development could be easily removed and would cause minimal disturbance to the ground meaning it would not pose a safeguarding issue. Therefore, the MPA has no objection.	

NOTE TO PLANNING OFFICER

Finally, I wish to take this opportunity to remind you of the policy requirement (as detailed in Policy 1.2 of the [Staffordshire and Stoke-on-Trent Joint Waste Local Plan](#), and as supported by paragraph 8 of the [National Planning Policy for Waste](#)) to make better use of waste associated with non-waste related development. In accordance with Policy 1.2, all 'major development' proposals (as defined in the [Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#), or any subsequent changes/revisions) should:

- i. Use / Address waste as a resource;
- ii. Minimise waste as far as possible;
- iii. Demonstrate the use of sustainable design and construction techniques, i.e.: resource-efficiency in terms of sourcing of materials, construction methods, and demolition;
- iv. Enable the building to be easily decommissioned or reused for a new purpose; and enable the future recycling of the building fabric to be used for its constituent material;
- v. Maximise on-site management of construction, demolition and excavation waste arising during construction;
- vi. Make provision for waste collection to facilitate, where practicable, separated waste collection systems; and,
- vii. Be supported by a site waste management plan / waste audit if the development is likely to generate significant volumes of waste *

* updated to take account of Planning Practice Guidance – [Waste – Determining planning applications](#) - paragraph 049 - Should significant developments include a waste audit?

Note that the Planning Practice Guidance – [Waste – Determining planning applications](#) - paragraph 049 also states that 'before granting planning permission, the LPA needs to be satisfied that the impacts of non-waste development on existing waste management facilities are acceptable and do not prejudice the implementation of the Waste Hierarchy. In addition, the potential impacts from noise, vibration, artificial light, dust and odour must be properly considered for any proposed site'. I therefore wish to also remind you of the policy requirement (as detailed in Policy 2.5 of the [Staffordshire and Stoke-on-Trent Joint Waste Local Plan](#) that 'c) The Waste Planning Authority requests that development proposals which would prejudice the implementation of the Waste Local Plan and result in the loss of a waste management site to a non-waste management use must be accompanied by supporting information setting out how much waste management capacity would be lost as a result of the proposal, the impact of the loss of waste management capacity, and justification for any loss of capacity. This information should be supplied to the Waste Planning Authority'.

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