

Consultation Response Form

Consultation from: Staffordshire Moorlands District Council	Contact: Rosie Dinnen
Your reference: SMD/2025/0053	Our reference:
Received date: 02/04/2025	Response date: 28/04/2025
Application Type: No Comment Response	Case Officer: Isabelle Spencer
Description of Proposed Development: Full planning application for demolition of building and alterations to site layout to accommodate 29 static caravans with associated internal access roads and parking areas and amendment to occupancy dates to permit all year round opening.	
Location of Development: Rudyard Vale Caravan Park, Lake Road, Rudyard.	
Reasons for Exemption from Safeguarding Policies: [See Table 7 of Appendix 6 to the Minerals Local Plan for details] None	
Mineral Safeguarding Areas (MSA):	Sand and Gravel (Partial).
Mineral Infrastructure Site nearby: None.	
Waste Safeguarding considerations: None.	
Waste Management Facilities nearby: None.	
Relevant extract from our Standing Advice: Development that is temporary or easily removed, and involves minimal disturbance of the ground, such as poly tunnels, caravan parks, solar panels, or battery storage facilities, is unlikely to create a significant safeguarding issue, though it is not formally exempt. The Mineral and Waste Planning Authority (MWPA) will rely on this standing advice in relation to these types of development proposals and no specific comments would be provided.	
Recommendation Summary: No Comment	
Details and Reasoning: The MWPA would conclude that the development involves minimal disturbances of the ground as the application is for alterations to site layout to accommodate 29 static caravans with associated internal access road and parking areas. There would also be no permeant mineral sterilisation.	
NOTE TO PLANNING OFFICER	

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?