

Consultation Response Form

Consultation from: Staffordshire Moorlands District Council	
Your reference: SMD/2025/0173	Our reference: N/A
Received date: 29/04/2025	Response date: 16/05/2025
Application Type: No comment response.	
Description of Proposed Development: Proposed residential re-development of the former Blakemore and Chell, New Street, Leek, Staffordshire, ST13 6EB.	
Location of Development: Blakemore and Chell site, New Street, Leek, Staffordshire, ST13 6EB.	
Reasons for Exemption from Safeguarding Policies: [See Table 7 of Appendix 6 to the Minerals Local Plan for details] 4. Within development boundary	
Mineral Safeguarding Areas (MSA):	Bedrock Sand
Mineral Infrastructure Site nearby: N/A	
Waste Safeguarding considerations: N/A	
Waste Management Facilities nearby: N/A	
Relevant extract from our Standing Advice: Applications that fall within the development boundary of urban areas and rural settlements identified in an adopted development plan document are exempt from mineral safeguarding requirements.	
Recommendation Summary: No Comment	
Details and Reasoning: The proposed site is located within a Mineral Safeguarding Area (MSA) for Bedrock Sand. However, as stated by our standing advice above, Staffordshire County Council as the Mineral Planning Authority have no comments to make.	
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?