
From: planningcomments@staffs Moorlands.gov.uk
Sent: 11 August 2025 16:42
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : NMA/2025/0018 Site Address: Land East of Cellarhead Substation Rownall Road Wetley Rocks Staffordshire Comments by: Ian Podmore Private freehold resident

From:

Rownall Ridge formerly Rownall Hall
Rownall Road
Rownall, Wetley Rocks
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Submission: Objection

Comments: NMA/2025/0018

The application seeks to cancel and override the most essential critically important condition No 15 Materials Management Plan (MMP) as copied below.

15. No development shall commence including site stripping and clearance until such time that a Materials Management Plan (MMP) that defines the excavation and bund formation processes and provides detailed drawings of the proposed raised earthworks has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details

The prior Council approval of a full detailed Materials Management Plan (MMP) before site construction starts, is the most important requirement imposed on the applicant (who is now not the landowner) which provides certainty that at some time in the future, this scenic rural Green belt landscape will be returned to its former condition and appearance despite the prevailing circumstances and resources that may or may not exist at the time of the expiry of this temporary operational licence.

It should not be forgotten that it was the highly damaging visible impact of a 100 or so battery banks, each the size of shipping containers in this rural green belt landscape which resulted in the Councillors refusal of the first application. The second modified application included excavating the entire battery compound 6ft under the existing ground level which met with Council approval on December 22nd, 2022, subject most importantly, to the later submission and approval of a detailed Material Management Plan (MMP) before commencement of construction

In the light of recent experiences as recently as last month the Material Management Plan has proved to be an essential prerequisite, the absence of which, locally resulted in a gross failing as material waste from the neighbouring National Grid site was dumped across Rownall Road onto Rownall Hall Farmland in different ownership, without planning consent. This farm falls of course within the Council designated doubly protected land of 'The Staffordshire Masterplan' held to be of incredibly special local scenic value?!

The idea that this carefully considered essential MMP Council provision can now be simply and swiftly cast aside despite no attempt made to complete it within the last 2 years, is no reason to remove it, just because the applicant is now anxious to make a start.

This constructive planning related objection shows the need to not only protect our existing rural landscape and environment but to ensure it stays protected for future generations. What's so unbelievable is the applicant's expectation that the very same councillors who imposed this essential qualifying condition are now for some inexplicable reason thought prepared to remove it!

There is little doubt that application SMD/2022/0444 would not have been approved without this controlling proviso necessary to preserve our landscape and ensure now that these measures are taken to 'future proof' the restoration of our green belt landscape and guarantee its return to its original state and appearance after the expiry of the applicants operating licence irrespective of any prevailing conditions at the time.

This is not a minor incidental requirement, it is major and integral to this approval and is what 'landscape management' entails when building industrial installations within the Green Belt!

Please do not remove it

Regards Ian Podmore

Rownall Ridge. ST9 0BT

Sent on behalf of the Rownall and Bagnall 'Save the Green Belt Campaign'

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