

Consultation Response Form

Consultation from: Staffordshire Moorlands District Council	Contact: Chris Johnston
Your reference: SMD/2025/0354	Our reference: SCC/25/0104/CON
Received date: 13/08/2025	Response date: 31/10/2025
Application Type: Mineral Safeguarding Area	Case Officer: Isabelle Spencer
Description of Proposed Development: Erection of a 300 MW Battery Energy Storage System (BESS).	
Location of Development: Land off Leek Road, Werrington, Staffordshire, ST9 0DQ.	
Reasons for Exemption from Safeguarding Policies: [See Table 7 of Appendix 6 to the Minerals Local Plan for details] None	
Mineral Safeguarding Areas (MSA):	Fire Clay and 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: N/A	
Recommendation Summary: Holding Objection	
Details and Reasoning: The submitted 'Mineral Assessment' concludes that the proposed development would not sterilise the underlying bedrock sand resource. Clarification is required, however, on the extent of excavations and whether there would be incidental extraction of the mineral resource. The submitted 'Cut and Fill Assessment' indicates a surplus volume of 3,060m ³ of excavated materials with depths of cut at more than 4m below surface level. Confirmation should be provided on the use of any sand extracted incidental to site preparation works and if there is a requirement for off-site disposal of excavated materials.	
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?