

Consultation Response Form

Consultation from: Staffordshire Moorlands District Council	Contact: Jane Curley
Your reference: DOC/2025/0082	Our reference: SCC/25/0133/CON
Received date: 04/11/2025	Response date: 08/12/2025
Application Type: Mineral Safeguarding Area	Case Officer: Isabelle Spencer
Description of Proposed Development: Discharge of condition 15 (Materials Management Plan) relating to SMD/2022/0444.	
Location of Development: Land East of Cellarhead Substation, 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
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: Staffordshire County Council were consulted on the previous application (our ref. SCC/25/0097/CON) and requested clarification on the disposal of excavated materials and how that material would be made readily available for the restoration of the site to 'pre-development conditions'. The updated Materials Management Plan (MMP) confirms that the earthworks proposed at the site include a cut and fill exercise for the re-use of natural soils within the raised embankment surrounding the BESS. The Plan also indicates that there will be a requirement for the disposal/ transfer of surplus materials including soils, onto land which is not authorised to receive these materials. Clarification is sought whether the off-site disposal site is for the temporary or permanent storage of materials given the requirements of condition 21 of the permission SMD/2022/0444 for the BESS site to be reinstated to agricultural use. The Local Planning Authority should be satisfied that the MMP ensures that there are	

sufficient fill materials and soils to achieve a sustainable after use of the site following the decommissioning of the facility.

The submitted 'Soil Movement: Volume Analysis' indicates a further deepening of the proposed development platform by 0.3m which will result in additional material for disposal/ storage. The MMP indicates that the underlying bedrock sandstone should not be affected but should sand deposits be found within the overlying superficial deposits, the developer should retain and use this material for construction of the facility. Note that recovery of mineral incidental to site preparation works for the purposes of sale would require a separate planning permission.

The MMP refers to contingencies and indicates that materials could be removed to a waste recycling facility. Notwithstanding the above concerns about retention of restoration materials, clarification should be provided on the contingencies for materials management should the proposed disposal/ storage site not be authorised or not provide sufficient capacity for accommodating the surplus materials to be excavated from the site.

NOTE TO PLANNING OFFICER