

LPA ref: SMD/2025/0354

Date: 24.02.2026

Planning Department
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Sherwood House
Sherwood Avenue
Newark
Nottinghamshire
NG24 1QQ

Dear Chris,

Response to Consultee Comments for Application Reference SMD/2025/0354

Many thanks for your patience whilst we collated the required information. Please accept the contents of this letter, amended Flood Risk Assessment (to supersede the current version you have) and a letter from Greenfire Solutions to address the below comments.

Staffordshire County Council Minerals and Waste Planning Authority

Regarding the holding objection submitted by the above consultee, we can confirm the following in response to each of their points:

1. Clarification of the extent of excavations and whether there would be incidental extraction of the mineral resource.

Based on the Cut and Fill Assessment, the areas of cut are located within an area where Glacial Till is mapped overlying bedrock of the Chester Formation and Pennine Lower Coal Measures Formation. It is expected that the majority of the material in the areas of cut will comprise cohesive soils, with smaller potential volumes of sand being excavated where the Till thins out. Any incidental extraction of granular soils (i.e. bedrock sand) will be utilised as a Class 1 earthworks material which would be preferential for reuse under areas of proposed roads/hardstand.

2. Given the 'Cut and Fill Assessment' indicates a surplus volume of 3,060m³ of excavated materials with depths of cut at more than 4m below surface level, confirmation is required of the use of any sand extracted incidental to site preparation works and if there is a requirement for off-site disposal of excavated materials.

Where safeguarded minerals (sand) are encountered, they will be prioritised for reuse, as summarised above. It is noted that the earthworks drawings are preliminary at this stage and it is expected that they will be fine-tuned through the detailed design stages. If there remains a surplus of material, any off-site disposal is expected to comprise soils which are less suited to earthworks, such as topsoil, organic-rich soils, soft/wet clays.

Lead Local Flood Authority

An amended Flood Risk Assessment has been provided to supersede the current version. This addresses comments raised in the objection by the Lead Local Flood Authority, with the changes in the Flood Risk Assessment comprising:

- Added detail to the "Surface Water Flooding" section regarding predicted flood depths at the site;
- Stated that units at the site are to be raised a minimum of 30cm above ground level, allowing surface water to flow beneath them and retaining natural flow paths; and
- Added information regarding swale depths, slopes and storage capacity to the drainage section and appendix.

Staffordshire Fire and Rescue

As discussed, whilst this is not a formal objection, the comments they have raised are disputed as there is more recent guidance than they refer to. As such, a detailed response from Greenfire Solutions has been provided to help address these and alleviate any potential concerns.

I trust this letter and accompanying information will overcome the above comments and should you have any questions please do not hesitate to contact me.

Yours sincerely,
for Tetra Tech RPS

Grant Fixter
Principal Planner

