

Consultation Response Form

Consultation from: Staffordshire Moorlands District Council	Contact: Jane Curley
Your reference: SMD/2026/0050	Our reference: SCC/26/0037/CON
Received date: 29/05/2026	Response date: 09/06/2026
Application Type: Mineral Safeguarding Area	Case Officer: Matthew Griffin
Description of Proposed Development: Engineering works for agricultural land improvements.	
Location of Development: Land Off Rownall Rocks, Wetley Rocks, Staffordshire.	
Reasons for Exemption from Safeguarding Policies: [See Table 7 of Appendix 6 to the Minerals Local Plan for details] None	
Mineral Safeguarding Areas (MSA):	N/A
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: No Objection	
Details and Reasoning: We've been consulted on this application with additional information including a revised planning statement and a soil deposition plan. The revised planning statement confirms that 15,659 cubic metres of soil shall be removed from the 'Battery Energy Storage System' (BESS) site and deposited within the application site. This is a reduction of 23,116 cubic metres of material to be deposited relative to the original proposal. The soil would be used to permanently level an existing agricultural field. [It is noted that more material is to be retained on the BESS site within the screen bunding (refer to Materials Management Plan approved by the District Council under condition 15 of Permission SMD/2022/0444)]. The applicant's agent has clarified that the proposed transfer of materials would take place over an estimated period of no longer than 6 weeks. The site would also involve short-term on-site temporary storage of materials, and the deepest area of deposition would be 3.9 metres. The agent also confirms that in relation to the crossing of the public highway, the applicant would notify both the local highway	

authority, and the parish council when the crossing is to be used. The work would be managed in accordance with the Construction Traffic Management Plan, including the use of traffic marshals during soil transfer operations, to ensure highway safety and minimise any disruption.

The Planning Statement confirms that the soil to be re-used on the application site is not considered as a waste material as per the Definition of Waste Code of Practice under 'Route B' which covers the re-use of suitable site-won material where contamination is not present or suspected. The proposals would not amount to a waste county matter and therefore, would not materially conflict with Policy 1.4 of the Waste Local Plan which relates to the use of waste for landscaping, screening, engineering purposes or for the improvement of agricultural or forestry land.

Previous concerns regarding the programme of the proposed engineering works and its linkage with works necessary for the preparation of the BESS site have been addressed.

NOTE TO PLANNING OFFICER

Based on our experience of dealing with proposals involving waste used for the improvement of agricultural land, we would advise that if permission is granted for the proposal that conditions are imposed relating to the materials to be used, the timescale for importation of materials, to ensure that materials are not deposited above approved levels; the use of the road crossing and the prevention of road fouling, the separate storage of topsoil and placement of soils on the land in accordance with the [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#), provision of a topographical survey to the LPA following completion of the deposition of materials; and a period of up to 5 years aftercare management of the land including land used for access.