

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : SMD/2024/0452

Site Address: Land Adjoining New House Farm Luzlow Lane Bagnall Staffordshire ST9 9JZ Stoke-On-Trent

Comments by: Sharon Plant

From:

Armshead Road
Werrington
Stoke on Trent
Staffordshire
ST9 0ND

Phone:

Email:

Submission: Objection

Comments: I am formally objecting to this application.

I am a homeowner and the application is directly adjoining my land. The site will be directly overlooked from my property and land and the BESS site will be clearly visible. My household has at no point received any prior correspondence regarding this application.

This application if passed will impact directly on my family's quality of life and our right to enjoy our home. It will also affect our local wildlife and community.

The site is in close proximity to residential properties and there is an existing electricity pylon and overhead cables running through where the site application is for. In the event of a fire this would be catastrophic and my family and home will be immediately at risk, not only from fire but also from the toxic fumes emitted by the batteries causing hazard to life. Government guidance for Renewable and low carbon energy states that applicants for BESS sites are encouraged to consider guidance produced by the National Fire Chiefs Council when preparing the application. The location of such sites are of particular interest to fire and rescue services; who will seek to obtain details of the design, and firefighting access and facilities at these sites in their register of site specific risks that they maintain for the purposes of Section 7 of the Fire and Rescue Services Act 2004. From looking at the application the Fire and Rescue service have not been consulted.

The noise levels from the site will disturb mine and neighbouring households. We are rural with extremely low noise impact at present and should the application be passed we will be subjected to higher noise levels from the site causing a disturbance and affecting our quality of life. The application states that there will also be fencing, lighting and CCTV erected which will be clearly visible at night causing light pollution. This site will also cause devaluation to mine and other properties in the area due to the immediate health and safety concerns and the devastation on the visual impact of the area.

The site will also mean increased traffic in the area. The roads are semi-rural and cannot cope with HGV or other industrial vehicles. The increased traffic volume will cause further noise, pollution, disturbance and wear and tear on roads that already cannot cope. There are several other applications for BESS sites in the immediate area of which three are already passed. Government guidance on Renewable and Low Carbon energy states that the potential impacts on the local environment, including from cumulative impacts should be looked at and the views of local communities likely to be affected should be listened to. The cumulative effect on the area is devastating with over 400 acres put up for planning. These applications need looking at as a whole not individually. The process of installing the batteries will mean that this ground will not be able to be returned to its original state.

The site will also lead to the destruction of Wildlife habitats. The area is currently home to curlews, red kite, bats and barn owls not to mention numerous other forms of wildlife. The bats and barn owls fly across the land in the application to our property, neighbouring fields and the common. I am happy to allow access to Staffordshire Wildlife Trust to see this. The proposed site lies within a site of special scientific interest (SSSI) because of Wetley Moor Common which is lowland heath land. It is a known and recorded habitat of wildlife including whitethroat, linnet, skylark, reed bunting and Grasshopper Warbler and this also comes on to our land and the surrounding areas.

My family has lived at our address for four generations. Prior to the current ownership the land in the proposed application was used to raise cattle. It is still used for hay which is mowed and taken off the land each year by the current owner and there are currently bales on these fields. This land is both Green Belt and proven good quality farming ground. The site directly adjoins my land which I grow and take hay from each year.

This area is used and enjoyed by the public for leisure pursuits with walkers, horse riders and cyclists regularly using the area, in particular the roads that run alongside the proposed site. There are also local businesses in the area including a family run caravan site directly across from the site.

Planning policy states that Green Belt should only be used in exceptional special circumstances. Government policy also states that good quality farmland / Green Belt should be protected. There are numerous brownfield sites within the city that can be used.

The application represents inappropriate development in the Green Belt. My reasons for objection are drawn from the NPPF and from Staffordshire Moorlands Local Plan - Adopted 2020. As follows, the application does not sit well with the following:

National Planning Policy Framework - section 15, paragraph 174 Conserving and enhancing the natural environment. It is recognised by leading environmental organisations that development of this kind should be first and foremost on brownfield land. Recycling brownfield sites is the most sustainable option and is especially suitable for developments of an industrial nature such as this. NPPF section 15 para 174(b) states that planning decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services.

Staffordshire Moorlands Local Plan - Adopted 2020

6.63 The development of renewable energy sources will also often be in rural areas but such development will almost always have an environmental cost as well as benefits. Such proposals must be weighed against the continuing commitment to protect the environment. The scale and design of such schemes will therefore be of paramount importance and should accord with Policy SD 2.

6.67 The Green Belt serves a number of purposes which are derived from Government policy in the NPPF and the former Staffordshire Structure Plan. The Green Belt keeps land open and free from development over a long period, which extends beyond the plan period, in order to give assurance that its boundaries will endure. National policy on Green Belts is set out in the NPPF and will apply to the whole of the Green Belt. The Green Belt Review assessed the Green Belt in the District against the five purposes of the Green Belt. The Green Belt boundary (as revised) is identified on the Policies Maps.

Other Rural Areas Strategy Policy SS10

The other rural areas comprise the countryside and the green belt outside of the development boundaries of the

towns and larger villages and the open countryside surrounding the smaller villages. These areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The Council and its partners will achieve this through the following actions:

3. Enhance and conserve the quality of the countryside by: Ensuring renewable energy schemes are of an appropriate scale, type and location.

6. Maintain the Green Belt within Staffordshire Moorlands. Strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.

I believe these points should be observed and that the application should therefore be refused.

Many thanks,

Sharon Plant

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