
Planning Statement

**Tea Leys Farm
Lower Tea
Stoke on Trent
Staffordshire
ST10 4NS**

Installation of Biomass Boiler and
all associated works

Tea Leys Farm

September 2024

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1.0 Introduction

- 1.1 This Planning Statement is prepared and submitted in support of a full planning application submitted to Staffordshire Moorlands District Council (“The Planning Authority”) for the installation of a 500kw biomass boiler in an existing building (in retrospect) at Tean Leys Farm, Lower Tean, Stoke on Trent, ST10 4NS.
- 1.2 The information contained within this Planning Statement is supplementary to that provided within the application forms and is to be taken into account during the assessment of the planning application.
- 1.3 The Planning Statement considers the planning issues relating to the full application for the biomass boiler. The information included within this statement is intended to assist the Planning Officer in making their decision.

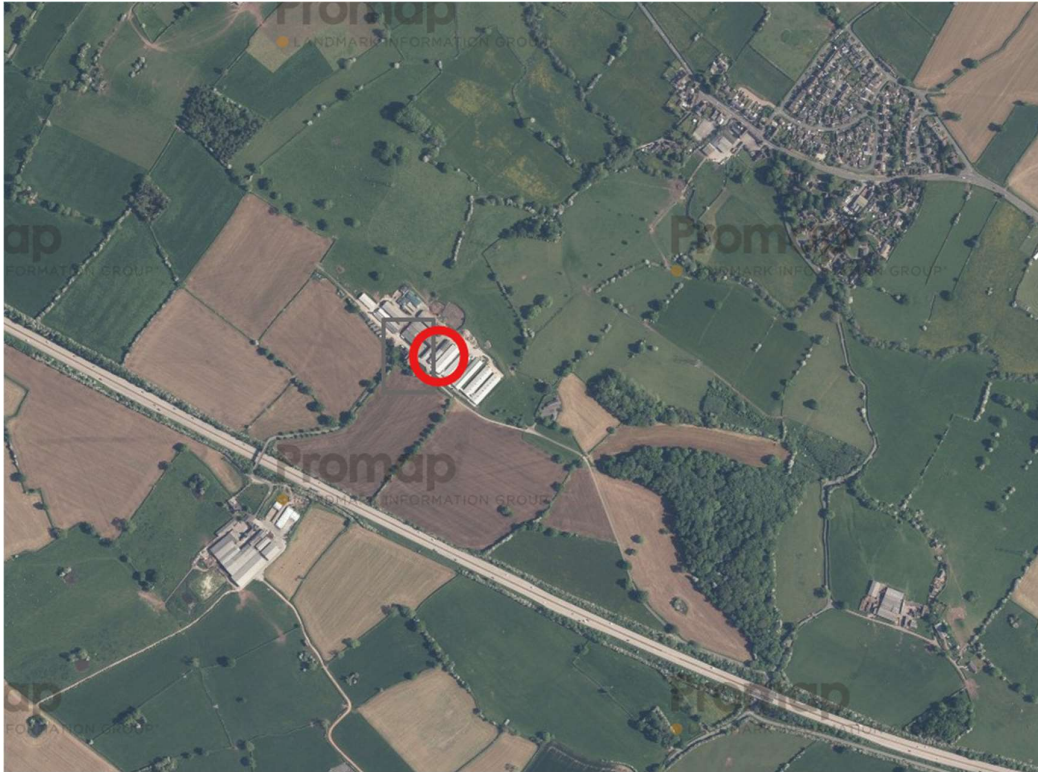
2.0 Background

- 2.1 The biomass boiler has been installed within an existing building forming part of the existing complex of agricultural buildings and yards at Tean Leys Farm.
- 2.2 The installed boiler comprises an ETA Hack500 wood chip boiler. Brochure details for this model accompany this Planning Statement.
- 2.3 As noted, the system has been installed in an existing building of standard agricultural appearance as a form of farm diversification. The stack height is approximately 7.9 metres above adjacent ground levels; with this being the only element of the development visible outside of the building.

3.0 The Application Site

- 3.1 The application site relates to an existing agricultural building at Tean Leys Farm; located within a rural area to the south-west of Lower Tean. The application site is located within the open countryside for the purposes of land use planning, and there are no neighbouring residential properties within the application site’s vicinity.

- 3.2 An aerial view of the application site and its context is provided below, denoted by the red circle.



4.0 Planning Policy Context

- 4.1 Principally, the planning policy against which the proposed development would be assessed is as follows:

Staffordshire Moorlands Local Plan Policies (Adopted September 2020):

- SD2: Renewable/Low-Carbon Energy
- DC1: Design Considerations
- DC3: Landscape and Settlement Setting

- 4.2 Local Plan Policy SD2 states:

“The Council will strive to meet part of the District's future energy demand through renewable or low-carbon energy sources (which could be through a variety of technologies, for example solar energy, biomass etc), in line with current evidence which identifies the feasibility of these forms of energy across the District. The Council will assess wind turbine schemes in line with the Government’s specific policy on wind turbines.

For all other forms of renewable energy the Council will support small- and large-scale standalone renewable or low-carbon energy schemes subject to the following considerations:

- The degree to which the scale and nature of a proposal impacts on the landscape, particularly having regard to relevant Landscape Character evidence and impact on the Peak District National Park (taking into account both individual and cumulative effects of similar proposals);*
- the degree to which the developer has demonstrated any environmental/economic/social benefits of a scheme, as well as how any environmental or social impacts have been minimised (e.g. visual, noise or smell);*
- the impact on designated sites of European (or successor), national and local biodiversity and geological importance in accordance with policy NE1;*
- the impact on the amenity of residents and other interests of acknowledged importance, including the historic environment;*
- the degree to which individual proposals reflect current local evidence regarding the feasibility of different types of renewable or low-carbon energy at different locations across the District;*
- in the case of solar energy proposals that are not affixed to buildings or structures, applicants will be expected to demonstrate that they have examined whether previously developed land is available be for greenfield land. Where agricultural land is proposed, poorer quality land should be utilised before higher quality agricultural land”.*

4.3 In addition, national planning policy relevant to the proposed development is primarily contained within the National Planning Policy Framework (NPPF), paragraph 160.

5.0 Appraisal

5.1 In-line with the provisions of Local Plan Policy SD2, the biomass development subject of the application would not cause any adverse landscape visual impacts – being sited within an existing building within a wider farm complex, and with the only visible element of the development relating to a modestly-scaled stack/flue which would not be widely visible within the host landscape. Indeed, the stack would be viewed within the context of, and against the backdrop of, the surrounding farm complex at Tean Leys Farm.

- 5.2 The biomass development is a long-established and trusted form of renewable energy development, which involves the burning of sustainable wood chip. Given the lack of any neighbouring residential properties within close proximity to the application site, it is considered there would be no adverse impacts upon neighbouring residential amenity caused by the development.
- 5.3 There are no statutory designated ecological sites within the application site's vicinity, and therefore it is considered the potential for an adverse ecological impact would be low.
- 5.4 As the development is submitted in retrospect, and does not impact upon any on-site priority habitat, nor upon any habitat with a biodiversity value greater than zero, the application is not subject to BNG requirements, and planning permission will not need to be subject to the statutory BNG condition.
- 5.5 Furthermore, there are no designated historic assets which would be impacted by the development owing to its minor scale and lack of visibility within the wider area. Indeed, as noted, the development lies within a complex of agricultural buildings and is of a minor scale. Therefore, there would be no potential for the setting of any nearby historical assets to be impacted negatively.
- 5.6 With regards impacts upon highway safety within the site's vicinity, the development does not and has not altered the frequency or type of vehicular movements to and from the application site. Thus the development has no impact upon highway safety within the vicinity of the site.

6.0 Conclusion

- 6.1 The application relates to an appropriate form of small-scale renewable energy development within an existing farm complex at Tean Leys Farm.
- 6.2 The development has been demonstrated to be in full compliance with Local Plan Policy SD2, and it is therefore respectfully requested that full planning permission be granted.