



Planning Appeal under Section 78 of the Town & Country Planning Act 1990

Land at Ball Green Farm, Staffordshire

Statement of Common Ground

Planning Inspectorate reference: APP/B3438/W/24/3351328

Staffordshire Moorlands Council reference: SMD/2022/0076

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1 Introduction

1.1 Background

- 1.1.1 This Statement of Common Ground ('SoCG') sets out those areas of common ground between Anesco Ltd ('the Appellant') and Staffordshire Moorlands District Council ('the Council') along with areas of disagreement, and areas where the parties are working to resolve matters.
- 1.1.2 The appeal submitted is against the refusal of full planning permission for development described as the construction of a temporary 49.35MW battery storage facility, to include a compound, a DNO control room, a customer substation, security fencing, landscaping and other associated infrastructure (planning application reference: SMD/2022/0076).
- 1.1.3 This SoCG covers the following areas;
- Section 2: site context and history
 - Section 3: the proposed development
 - Section 4: planning policy context
 - Section 5: matters agreed
 - Section 6: matters of dispute
 - Section 7: list of plans and possible conditions; and
 - Section 8: signatures

2 Site context and history

2.1 The Site

- 2.1.1 The 1.85 hectares (ha) site is an agricultural pasture field located to the east of Bemersley Road. It is situated to the approximately 1km to the west of the settlement of Brown Edge and approximately 200m to the north of the village of Ball Green (Ball Green lies within the City of Stoke-on-Trent Council administrative area).
- 2.1.2 The site is bounded by agricultural fields. A number of farm buildings are located to the south of the site, adjacent to Ball Green. A small number of residential properties are located along Bemersley Road with pockets of dwellings and farmsteads within the surrounding countryside. A section of footpath Brown Edge 13, which forms part of the Brown Edge Green Bale route is located 200m east of the Site.
- 2.1.3 The site is located within the open countryside and within the North Staffordshire Green Belt.
- 2.1.4 The site is not a 'Valued Landscape', in the context of NPPF 187, and the site is not within any designated landscape such as a National Landscape, National Park, or local landscape designation. Similarly, it is not within or adjacent any statutory ecological designations such as a Site of Special Scientific Interest (SSSI) or other designation.
- 2.1.5 The site is a valley side location with land levels falling across the site, from west to east, from approximately 174m AOD to 149m AOD.
- 2.1.6 There are no designated heritage assets within the site or immediately adjacent to it. The Chatterley Whitfield Heritage Park and Heritage Centre is approximately 1km west of the site, which contains a Grade I Listed Building, 10 Grade II Listed Buildings and the Chatterley Whitfield Colliery Scheduled Monument.
- 2.1.7 The site contains a small area of Grade 3a agricultural land which is defined as Best and Most Versatile Land, with the remainder of the site (90% of it) being Grade 3b
- 2.1.8 A watercourse, known as The Head of Trent is located to the east of the site. However, the site is in Flood Risk Zone 1 and is not located within any other flood risk areas. The site is also at a low risk from surface water flooding.
- 2.1.9 The site is approximately 1,000m from the Point of Connection (PoC) to the grid which feeds the Whitfield substation to the north west of the site. The point of connection has been agreed with the District Network Operator (DNO).

2.2 Planning History

- 2.2.1 A request for an EIA Screening Opinion for the development was submitted to the Council on 27th October 2021 (reference SMD/2021/0691). A formal screening opinion was subsequently issued by the Council on 19th January 2022. The response concludes that the development is unlikely to have EIA significant effects on the environment and the Council have confirmed that the development is not EIA development.
- 2.2.2 There is no other relevant planning history for the site.

3 Appeal development

3.1 The development

3.1.1 The proposed Battery Energy Storage System (BESS) is capable of importing and exporting up to 49.35 Megawatts (MW) of electricity.

3.1.2 The key elements of the proposal are as follows:

- Energy storage container units containing the batteries, associated control equipment, PCS inverters, cooling system and fire safety equipment;
- A 132kV substation compound, with a maximum height of 5.5m, with a District Network operator (DNO) substation (up to a height of 3.75m), customer substation (up to a height of 3.54m) and a communications hub;
- A new access from Bemersley Road including the removal of hedgerow to provide visibility splays, and a new access track to the site.
- Security fencing and enclosures. The batteries will be enclosed with deer fencing which is approximately 2m high and comprises of timber posts and wire mesh, with the 132kV substation enclosed with palisade fencing of approximately 2.4m for safety and security purposes;
- Low Voltage (LV) substations each with a transformer installed with the rows of battery cabinets. The LV cabins themselves are typically 3.5m high, 14.4m long and 5m wide which will be painted green. The transformers are generally 2.5m high, 1.5m long and 2.5m wide.
- High Voltage (HV) switchgear is required to accumulate all the HV cables from the transformers before connecting to the grid network.
- The Distribution Network Provider (DNO) requires an Intake Substation with various protection settings to protect the grid from any faults that the BESS may cause. This intake substation will be built in compliance with building materials approved by the local planning authority.
- A security system is required to prevent both unauthorised access into the battery storage system, and to protect the equipment. In addition to the proposed fencing, a security beam system will also be installed around the fence perimeter. The security beams will be raised approximately 1.2m off the ground and will employ laser technology, meaning no artificial lighting will be required.

- A swale is proposed to the eastern end of the site to allow for a gravity led sustainable drainage solution. The drainage has been designed to accommodate flows from the site.
- The swale would be planted with grassland and species mix as a wildflower meadow.
- Landscaping enhancements are also proposed in the form of hedgerow works along the site boundaries along with the creation of a landscape area of scrub and scattered tree planting at the eastern edge of the site, between the swale and the site boundary.
- Ecological enhancements are proposed in the form of the landscaping and tree planting area to the eastern edge of the site, meadow and grassland planting within the site, and hedgerow enhancement. This provides a demonstrable biodiversity net gain

- 3.1.3 The 'construction phase' of the Site will take approximately 36 weeks with 4-5 commercial vehicles on average anticipated to visit the site daily. The battery banks, substations and other construction materials will be delivered to Site using 16.5m articulated lorries.
- 3.1.4 Once constructed, access to the BESS will typically require one van accessing the application Site twice a month i.e. two two-way vehicle movements per month. The Site will be accessed during the operational phase by engineers for maintenance works including maintaining hedgerows and mowing the grass. There will be no onsite office or permanent staff on the Site, and those attending will do so utilising small vehicles such as transit vans.
- 3.1.5 Due to the topography of the site, as detailed on the proposed plans, excavation of the existing land levels will be necessary to provide vehicular access down the slope and the raising of land levels to provide a level area for the substation compound.
- 3.1.6 It is intended that the BESS will have a lifespan of 40 years. At the end of its operational life, it is proposed that the infrastructure would be removed from the Site, and the field would be returned to its previous condition and would be returned to agricultural use. The future restoration of the site could be secured by condition.

3.2 Connection to the Grid

- 3.2.1 Battery Energy Storage Systems (BESS) must be located where there is available capacity within the electricity network. A connection point to the south west of the site has been agreed with the District Network Operator (DNO). The connection from the site to the grid will utilise other land within the landowners control and highways land, and will be managed separately by the DNO under their permitted development rights and is not part of this application.
- 3.2.2 It is important that BESS are positioned as close as possible to the main Point of Connection ('POC') which is ideally a direct connection to a substation, or alternatively into a higher voltage line which then connects over a short distance to a substation. Proximity to the POC is

important as being close to a cable connection or substation reduces energy losses and means the BESS can operate more efficiently thereby maximising its contribution to the energy grid. Connections are also preferable on higher voltage networks as these networks typically have sufficient capacity, which is otherwise not available on lower voltage networks, meaning connection to a lower voltage network would require costly grid reinforcement works.

4 Planning policy

- 4.1.1 This Section identifies those planning policies and guidance which are most relevant to the Appeal proposal.
- 4.1.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.1.3 The development plan is formed of:
- Staffordshire Moorlands Local Plan (2020)
- 4.1.4 The following policies are agreed to be key regarding the determination of this appeal:

Staffordshire Moorlands Local Plan (September 2020)

- Policy SS10 – Other Rural Areas Strategy
- Policy SD2 – Renewable/ Low-Carbon Energy
- Policy SD4 – Pollution and Water Quality
- Policy DC1 – Design Considerations
- Policy DC3 – Landscape and Settlement Setting
- Policy NE1 – Biodiversity and Geological Resources

4.2 Material Considerations

- 4.2.1 Material Considerations include:
- National Planning Policy Framework (December 2024)
 - Planning Practice Guidance which supports the National Planning Policy Framework
 - Other relevant documents as listed in Section 4.3 (below).

4.3 Other Relevant Documents

- 4.3.1 Other relevant national guidance and documents which are also material considerations and to which the Appellant will refer to in the context of renewable energy generation are:
- Overarching National Policy Statement for Overarching Energy (EN-1) (2024)
 - National Policy Statement for Renewable Energy Infrastructure (EN-3) (2024)

- National Policy Statement for Electricity Networks Infrastructure (EN-5) (2024)
- Government Energy White Paper (2020).
- Powering up Britain Policy Papers (2023).
- Climate Change Act (2050 Target Amendment) Order 2019.
- Written Ministerial Statement of 30th July 2024.
- NESO Clean Power 2030: Advice on achieving clean power by 2030.
- NESO Clean Power Action Plan 2030.
- Appeal decisions and Case Law as relevant to the development.

4.3.2 Other relevant documents that inform and support the Local Plan include:

- Planning for Landscape Change: Supplementary Planning Guidance to the Staffordshire and Stoke on Trent Structure Plan 1996 – 2011;
- Landscape, Local Green Space and Heritage Impact Study (August 2016);
- Staffordshire Moorlands Local Plan Green Infrastructure Strategy (2018);
- Staffordshire Moorlands Design Guide (Adopted 2018);
- Green Belt Review Study (November 2015).

4.3.3 Both parties reserve the right to refer to relevant changes in policy, guidance, or other material matters which may follow from the recent Government consultations on planning, development, and specific renewable energy matters.

5 Matters agreed

5.1 Site context and designations

5.1.1 It is agreed, the site is:

- Within the Noth Staffordshire Green Belt as defined by the Staffordshire Moorlands Local Plan, and does not represent previously developed land.
- Within the Countryside as defined by the Staffordshire Moorlands Local Plan.
- Not a valued landscape.
- Not within any landscape designation.
- Not within a Conservation Area.
- Not within the setting of any heritage assets whether they be designated or non-designated assets.
- Considered to have a low potential for archaeological remains
- Not subject to any ecological, habitats, or species designations.
- Formed of a very small proportion (0.18ha / 10%) of Grade 3a agricultural land with the remainder being Grade 3b land.
- Is an agricultural field but not currently used for food production.
- Not subject to any other policy or planning designations or constraints, other than those relating to countryside and rural development.
- Is not subject to designations or constraints set out at Footnote 7 of the NPPF, aside from the land being within the Green Belt.

5.2 Environmental Impact Assessment

5.2.1 It is agreed that an Environmental Statement is not required to support the development. The development is not EIA development.

5.3 Benefits of the Development

5.3.1 It is agreed:

- There is an identified need to secure renewable energy and associated low carbon infrastructure as part of the UK's transition to net zero.

- The UK Government has declared a climate emergency, including a commitment to achieving a clean power energy grid by 2030 and a net zero economy by 2050.
- Staffordshire Moorlands District Council has committed to becoming a carbon neutral authority by 2030.
- BESS is low carbon infrastructure and is necessary as part of the transition to a renewable and low carbon future and are required to secure energy security. Therefore, positive weight should be attached to this material consideration and overall benefit. The extent of this weighting is not agreed and is set out in the parties respective Statements.
- The site has an agreed grid connection with sufficient capacity¹, and new grid connection locations are limited around the country including within the Staffordshire Moorlands District.
- The appeal scheme responds directly to the urgency for a low carbon transition and there is a grid connection contract in place which would allow for the scheme to be connected to the grid in 2028. Therefore the benefits of the proposals would start to be realised in 2028. The established agreed grid connection is a material benefit.
- The project should be located as close as possible to a grid connection, with proximity of the connection being necessary for efficiency and effectiveness of supply. Furthermore, a shorter connection distance reduces the potential for local disturbance during the works as less intensive works are required to facilitate the connection. The proximity of the connection is therefore a benefit of the development.
- The proposal will deliver measurable biodiversity net gains
- The proposal has a lifespan of 40 years after which the site can be restored and the development is reversible.
- The development would result in financial investment, including direct and indirect jobs during the construction phase and decommissioning phase and a small number of jobs related to the operational stage.

5.4 Principle of development

Renewable and low carbon energy

5.4.1 It is agreed on the matter of renewable energy and related low carbon infrastructure:

- The relevant policies are listed in Section 4 of this Statement of Common Ground. There are no emerging plans or policies which carry material weight at this time.

¹ Due to commercial sensitivities evidence of the grid connection agreement has not been provided. The Council has taken it on good faith that a grid connection agreement is in place.

- BESS are a necessary component of a secure and reliable energy grid. They allow energy to be stored when supply is high and then released to the electricity grid network during times of peak demand. The development would serve the energy grid as a whole rather than a specific local generation facility and is a key grid stabilisation service which is essential to supports the transition to renewable energy technologies.
- Battery storage enables the grid to handle the change in power flows arising from the growth in power from renewable energy sources and the decommissioning of 'traditional' fossil fuel power stations. Without such systems stabilising the grid will be challenging and this will constrain the amount of renewable energy that can be utilised, ultimately hindering the ability to decommission further fossil fuel plants.
- The Climate Change Act (2050 Target Amendment) Order 2019 increased the UK's commitment to a 100% reduction in carbon emissions by 2050 (net zero).
- In 2021 the Government adopted the Sixth Carbon Budget (2033-37) to cut emissions by 78% by 2035. The Government's intention is to have a fully decarbonised electricity system by 2035.
- Future Energy Scenarios (2024) expect that to secure net zero could require and additional 36GW of electricity storage by 2050,.
- The NESO "clean power pathway" identifies a four-to-fivefold increase in demand flexibility including an increase in grid connected battery storage from 5GW to over 22GW by 2030 as defined in the accompanying NESO Action Plan.
- There is considerable urgency for BESS to come forward to handle the transition to low carbon energy sources and to underpin energy security.
- There are no requirements for the appellant to demonstrate a need for renewable energy and associated storage, as confirmed by Paragraph 168 of the NPPF.
- NPPF Paragraph 168 also sets out that local planning authorities should: '*...give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future...*'.
- Battery energy storage is a Critical National Priority as set out in National Policy Statement EN-1 and is an essential component of the strategy to achieve net zero and to respond to the declared local and national climate emergency.
- Policy SD2 of the Staffordshire Moorlands Local Plan relates to low carbon and renewable development, and the proposed development is related to renewable energy provision.
- Policy SD2 states proposals would be supported subject to the degree of impact on the landscape, any designated sites, the amenity of residents and the historic environment.

- There is no planning policy nor legislative requirement for the appellant to consider alternative sites for the proposed development.

Green Belt

5.4.2 It is agreed:

- The site is within the North Staffordshire Green Belt.
- The site is not previously developed land.
- Local Plan Policy SS10 requires Green Belt development to be considered in accordance with national planning policy.
- The proposed development does not meet the exceptions for development in the Green Belt as set out in paragraphs 154 of the Framework.
- In accordance with paragraph 153 of the Framework, substantial weight should be given to any harm to the Green Belt, including harm to its openness.
- The development reduces the openness of the Green Belt, both spatially and visually. The degree of which, in the case of this appeal, is a matter of disagreement.
- The development conflicts with paragraph 143 purpose (c) of including the land in the Green Belt, by failing to safeguard the countryside from encroachment. The degree of which is also a matter of disagreement.
- The land upon which the site is located does not strongly contribute to purposes b), d) or e) of Green Belt as set out in Paragraph 143 of the NPPF and the development does not result in conflict with those purposes.
- The contribution that the land upon which the site is located makes towards purpose a) i.e. checking the unrestricted sprawl of large built up areas, is a matter of disagreement.
- Paragraph 153 of the Framework confirms that inappropriate development is should not be approved except in very special circumstances (VSC's) and that VSC's will not exist unless the harm to the Green Belt, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- Paragraph 155 of the NPPF is relevant in assessing the proposed development.
- In the context of NPPF paragraph 155, it is agreed:
 - The development would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan (as per paragraph 155(a));
 - There is a demonstrable unmet need nationally for the development (as per paragraph 155(b));

- Having regard to the nature of the development, the site is a sustainable location, in the context of paragraph 110 and 115 of the Framework (as per paragraph 155(c)), and.
- The 'Golden Rules' do not apply to this development (as per paragraph 155(d)).
- Regarding the definition of grey belt in the NPPF glossary, when applied to the appeal:
 - The land does not strongly contribute to any of purposes (b), or (d) in paragraph 143;
 - The only difference between the parties is the appellant concludes there is no conflict with purpose (a) (sprawl) whereas the Council asserts the land contributes strongly to purpose (a)
 - The site does not relate to any of the sites/designations referred to in Footnote 7 of the NPPF where there would be a strong reason for refusing or restricting development.
- There is no planning policy nor legislative requirement for the appellant to consider alternative sites for the proposed development.

5.5 Consultees Comments and Responses

5.5.1 It is agreed that there are no outstanding objections, based on the scheme considered by the Council, from consultees with the exceptions of:

- Environmental Health Officer (regarding noise matters)
- Arboricultural Officer (regarding landscape and visual impact matters).
- Brown Edge Parish Council

5.6 Technical Matters where no objections have been raised

5.6.1 It is agreed the appeal scheme considered by the Council would not give rise to any unacceptable impacts in respect of a range of technical matters in that they do not form reasons for refusal:

- Archaeology – The heritage desk-based assessment accompanying the application determined the site to have low archaeological potential and the risk of significant impacts is low.
- Heritage – There is no impact on designated or non-designated heritage assets, or their setting, meaning there is no requirement to consider whether public benefits outweigh harm to heritage assets and NPPF paragraphs 213 and 214 are not engaged.

- Agricultural Land – There is no unacceptable loss of Best and Most Versatile Agricultural Land.
- Ecology and Nature Conservation – Staffordshire Wildlife Trust raised no objections subject to conditions to secure a detailed Landscaping plan and habitat creation; and monitoring (including BNG); surface water drainage; and, species protection measures. There would be no impact on designated and non-designated sites of ecological significance.
- Flood Risk and Drainage – Drainage matters were addressed through the course of the application such that the LLFA and no objection subject to agreed conditions. Severn Trent Water raised no objections and did not require any conditions to be applied.
- Ground Conditions and Pollution – The Coal Authority raised no objections to the application. Staffordshire County Council Minerals and Waste confirm that no sterilisation of mineral resources would arise. No objections have been received in respect of ground conditions, contamination of pollution. Suitably worded conditions can be agreed.
- Highways – Highways raised no objections, subject to conditions and an informative which can be agreed.
- Staffordshire Police – Staffordshire Police raised no objection subject to an informative.
- Staffordshire Fire and Rescue Authority – The SFRA have provided generic advice confirming that the scheme should adhere to the guidance set out by the National Fire Chiefs Council – Grid scale Battery Energy Storage Planning.

5.6.2 The scheme submitted for the appeal has been altered which has resulted in amended plans and technical documents. As part of the appeal process, a number of consultees whose original comments may be affected have been reconsulted. A full update on the consultation responses received will be provided prior to the hearing.

5.7 Technical matters relevant to the reasons for refusal

5.7.1 This section of the Statement of Common Ground summarises the points of agreement on the remaining technical matters of noise and landscape where they relate to the reasons for refusal.

Noise

5.7.2 It is agreed:

- The Noise Assessment has identified 5 Woodhouse Lane, Old Woodhouse Farm, 276-278 Bemersley Road and 1 Heather View as being representative properties for the purposes of the Noise Assessment

- The background sound levels adopted for the assessment are representative of the existing conditions at the noise sensitive receptors identified.
- Construction phase noise and vibration effects can be controlled to an acceptable level through a suitably worded planning condition.
- The predicted Specific Sound Level levels on the originally considered Noise Impact Assessment (Sept 2023 v3) are not in dispute.
- The relevant reason for refusal only stipulates night-time noise levels exceeding night-time background sound levels and the Appeal Site was therefore refused on the basis of night-time noise levels only. No reference is made to daytime noise levels in the relevant reason for refusal. The EHO consultation comment(s) and Committee Report raise concern with regard to the effect of the development during the evening.
- The updated Noise Assessment (Aug 2024 v4) shows no significant adverse effect on noise sensitive receptors during the daytime, even with the Council's preferred acoustic corrections of +5dB, and there would be compliance with the Council's own preferred criterion during the daytime. In the Council's opinion with correction NSR's 2 and 3 would be subject to adverse effects during the day.
- The Noise Exposure Hierarchy table provided in Planning Practice Guidance on Noise is a relevant consideration in determining effects and corresponding policy actions in line with the NPPF and NPSE.
- Night-time hours for the purposes of noise assessments are the hours of 2300 to 0700.
- During the above night-time hours, residents are more likely to be inside than outside.
- The relevant reason for refusal states there is 'potential' for an adverse impact on the amenity of nearby residents, not that an impact is certain or definitive

Landscape and visual impact

5.7.3 It is agreed:

- The site is not a valued or designated landscape.
- the LVIA methodology submitted with the original planning application is in accordance with the principles of Guidelines for Landscape and Visual Impact Assessment 3rd Edition, 2013 (GLVIA3).
- that the proposals will deliver **Minor** beneficial effects to the landscape receptors 'Native Hedgerow' and 'Hedgerow Trees'.
- The site is not visible from nearby listed buildings or other heritage assets.

- Visual receptors with a **High** sensitivity and potential views towards the site are limited to those using PRoW 6 and 13 (parts of the promoted 'Brown Edge Green Vale' walk) and users of Marshes Hill Common.
- Other identified visual receptors have a **Medium** sensitivity.
- A Landscape Management Plan can ensure the continued management and maintenance of the proposed mitigation planting.
- Subject to a scheme for site restoration, which could be secured via condition, the proposed landscaping could be retained following the development which in turn delivers a betterment.
- Conditions are required for hedge trimming along the site access to ensure an appropriate visibility splay is maintained from the site. This is agreed with Highways Officers.

6 Matters of dispute

6.1 Summary

6.1.1 The following matters are not agreed, and these matters will be discussed during the Appeal and finalised prior to the Inquiry.

6.2 Green Belt

6.2.1 The application was refused due to, in part, harm to the Green Belt and in the council's view the absence of very special circumstances which clearly outweigh the harm to the Green Belt, and other harm identified. The following is not agreed:

- The extent of harm in the context of paragraph 153 of the NPPF. The Appellant considers the only harm is that to the Green Belt, and that the harm is very limited. The effect on the openness of the Green Belt and the purposes of including the land within the Green Belt is not agreed.
- Whether the site can be considered to meet the definition of 'Grey Belt' at paragraph 155 of the NPPF.
- Whether the development is inappropriate development in the Green Belt considering paragraph 155 of the NPPF.
- Whether, if the development is inappropriate development, the benefits of the development form Very Special Circumstances sufficient to clearly outweigh all harm(s) as per paragraph 153 of the NPPF.

6.3 Impact on Residential Amenity

6.3.1 The application was refused due to, in part, adverse impact on the amenity of nearby residents in conflict with Policy SD4. The following is not agreed:

- The extent of the impact on the living conditions of nearby residents by reasons of noise disturbance, in the context of Policy SD4.

6.4 Landscape and character

6.4.1 The application was refused due to, in part, introducing a significant and harmful landscape and visual change. The following is not agreed:

- The magnitude of change resulting from the development. The Appellant considers the change to be minimal and highly localised whereas SMDC considers there will be greater adverse effects and that they will be experienced over a wider area.
- The impact of this change on the character of the area.

6.5 Summary

- 6.5.1 There are currently three identified reasons for refusal as detailed above. The Appellant and Local Planning Authority will work to resolve matters of dispute.

7 List of plans and possible planning conditions

7.1 List of Plans that Informed the Council's Decision

- 7.1.1 The parties anticipate they will agree a list of plans and documents. A final statement of common ground will be forwarded to the Inspector in due course.

7.2 Planning Conditions

- 7.2.1 The parties anticipate they will agree conditions that meet policy requirements and the relevant tests. The conditions will be provided separately.

8 Signatures

Signed:

Date: 11/02/2025

Nick Pleasant, on behalf of Anesco Ltd

Signed: *Declan Cleary*

Date: 11/02/2025

On behalf of Staffordshire Moorlands Council