



Staffordshire County Council
Town and Country Planning Act 1990
Development Management Procedure Order 2015

To: Staffordshire Moorlands
 Staffordshire Moorlands District Council
 Moorlands House
 Stockwell Street
 Leek
 ST13 6HQ

Application Type: FULL

Applicant:

Newfields BESS Limited 565 High Road, Leytonstone,
 London, E11 4PB

Officer: David Plant

Our Reference: SMD20240556

District Reference: SMD/2024/0556

Date Received: 04-Feb-2025

Date Responded: 24-Feb-2025

Particulars of Development:

Development of a Battery Energy Storage System (BESS) with ancillary infrastructure, security fence, access, landscaping and biodiversity enhancements, to provide balancing services to the local electricity grid.

Location of Development:

Land at Newfields Farm, Rownall Road, Wetley Rocks, ST9 0BS

Recommendation Summary: Conditional

Site Visit Conducted on: 12-Feb-2025

1. No development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) a site compound with associated temporary buildings;
- ii) the parking of vehicles of site operatives and visitors;
- iii) loading and unloading of plant and materials;
- iv) storage of plant and materials used in constructing the development;
- v) wheel wash facilities;
- vi) mechanical road sweeper for existing carriageway;
- vii) Intended route for deliveries;
- viii) photographic survey of the Rownall Road/Access Track junction pre and post construction and proposals/commitment to rectify any damage.

REASONS

To comply with NPPF Paragraph 115, 116; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Access routes are defined in the Transport Assessment. This is the most obvious route and links to A53 by the shortest route. This should be confirmed in a Construction Method statement.

Swept path drawing C21133-ATP-DR-TP-003 S2 is included showing 16.5m articulated HGV negotiating the junction of Rownall Road with the private access track.

Vehicles are shown entering and exiting the private track by the southern leg of the junction. This is the most practical route and will not require any alteration to the existing highway.

Photographic survey of this junction is suggested pre and post construction to record the condition of the highway. 640 additional HGV movements are anticipated over the 26 week construction period.

Photographic survey would demonstrate if the condition of the junction were to be worsened by construction works. Commitment to repair, should any repair be necessary, would also be appropriate.

The actual site is some distance from the highway.

Current records show that there were no Personal Injury Collisions on Rownall Road within 215m either side of the access in the previous five years.

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority