

Consultation Response Form

Consultation from: Staffordshire Moorlands District Council	Contact: Chris Johnston
Your reference: SMD/2025/0247	Our reference: N/A
Received date: 23/05/2025	Response date: 13/06/2025
Application Type: Mineral Safeguarding Area	Case Officer: Isabelle Spencer
Description of Proposed Development: Development of a battery energy storage system (BESS) connecting to the local electricity grid with associated infrastructure, customer substation, cable routing, access, security fencing and landscaping.	
Location of Development: Tean Leys Farm, Tean Leys, Lower Tean, ST10 4NS.	
Reasons for Exemption from Safeguarding Policies: [See Table 7 of Appendix 6 to the Minerals Local Plan for details] None	
Mineral Safeguarding Areas (MSA):	Sand and Gravel (Partial)
Mineral Infrastructure Site nearby: None	
Waste Safeguarding considerations: None	
Waste Management Facilities nearby: None	
Relevant extract from our Standing Advice: Where application sites are small and constrained by existing development, particularly residential development, we would conclude that it is not practicable or environmentally acceptable to extract any underlying mineral.	
Recommendation Summary: No Comment	
Details and Reasoning: The submitted planning statement demonstrates that the development of the proposed battery energy storage system would be temporary in nature and have a temporary operating period. Therefore, the Mineral and Waste Planning Authority would conclude that the development involves limited disturbances to the ground with battery storage units, and the impact of the development on underlying mineral resources is insignificant.	
NOTE TO PLANNING OFFICER Finally, I wish to take this opportunity to remind you of the policy requirement (as detailed in Policy 1.2 of the Staffordshire and Stoke-on-Trent Joint Waste Local Plan ,	

and as supported by paragraph 8 of the [National Planning Policy for Waste](#)) to make better use of waste associated with non-waste related development. In accordance with Policy 1.2, all 'major development' proposals (as defined in the [Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#), or any subsequent changes/revisions) should:

- i. Use / Address waste as a resource;
- ii. Minimise waste as far as possible;
- iii. Demonstrate the use of sustainable design and construction techniques, i.e.: resource-efficiency in terms of sourcing of materials, construction methods, and demolition;
- iv. Enable the building to be easily decommissioned or reused for a new purpose; and enable the future recycling of the building fabric to be used for its constituent material;
- v. Maximise on-site management of construction, demolition and excavation waste arising during construction;
- vi. Make provision for waste collection to facilitate, where practicable, separated waste collection systems; and,
- vii. Be supported by a site waste management plan / waste audit if the development is likely to generate significant volumes of waste *

* updated to take account of Planning Practice Guidance – [Waste – Determining planning applications](#) - paragraph 049 - Should significant developments include a waste audit?