
From: planningcomments@staffsmoorlands.gov.uk
Sent: 08 July 2025 08:26
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0250 Site Address: Land off Leek Road Werrington Staffordshire ST9 0DQ
Stoke-On-Trent Comments by: Ross Ward

From:

Church House
Blythe Bridge Road
Caverswall
STOKE-ON-TRENT
Staffordshire
ST11 9EA

Phone:

Email:

Submission: Objection

Comments: I wish to object to this planning application for the following reasons

¿ The development does not fall into any of the categories in Schedule 1 of the Town and Country Planning (EIA) Regulations 2017.

¿ However, the site is approximately 8 hectares and in Schedule 2 if a development for infrastructure projects is over 5 hectares or if it is over 0.5 hectares for an industrial development then the requirement to conduct an EIA is at the Planning Authorities discretion.

¿ This site is a greenbelt site is in greenbelt which should surely in and of itself be adequate reason to require an EIA to be carried out.

¿ The site is within 350m of Moorside High School

¿ The site is within 300m of a major residential area and has a number of homes with 100m on three sides

¿ The site is 300m from Cellarhead crossroads which is already designated as one the two worst areas for air pollution in the Staffordshire Moorlands. The construction, function and maintenance of this site can only have a further detrimental effect on this.

- ¿ There is a natural pond within 60m of the site (not shown on the site general arrangement drawing).
- ¿ The EIA Screening Report by RPS contains multiple references to existing habitat studies but none of the actual evidence is included in the report
- ¿ Bats, and other flora and fauna have been witnessed in and around this site by local residents on repeated occasions.
- ¿ The report tends to focus on the construction phase of the project but beyond that, the final infrastructure is not given adequate consideration.
- ¿ Battery storage sites create noise, vibration and light pollution. In the event of power failure generators will service the site exacerbating these pollutants
- ¿ A ditch on site historically connects to the rise of the river Blythe at Cresswell Piece and is therefore a direct receptor route to a main watercourse and reservoir in the event of leak/fire (contaminated water from firefighting)
- ¿ The storage units are 3.5m tall which is way above all existing natural barriers with some substation structures exceeding 7.5m
- ¿ The report suggests that there are locational benefits from this development, but this is clearly not the case
- ¿ There is a freshwater spring on the eastern boundary of the site
- ¿ The Site is located in a Source Protection Zone (Zone III- total catchment) and is in a drinking water safeguard zone for surface water (DEFRA, 2025)
- ¿ Despite this the site has not had a conceptual drainage strategy submitted with the report

In the round all of the above considerations shows the clear need for a comprehensive, fully evidenced EIA be carried out for this site which will doubtless demonstrate that this site is not appropriate for this development and it does not justify very special circumstances for development of green belt particularly in the context of the amount of greenbelt already under threat in the local area.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffsmoorlands.gov.uk/YourData>
