



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:
C/O Agent Tean Leys Energy Storage LTD

Officer: David Plant

Our Reference: SMD20250247V2

District Reference: SMD/2025/0247

Date Received: 08-Jul-2025

Date Responded: 24-Jul-2025

Particulars of 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

Recommendation Summary: Additional Information

Site Visit Conducted on: 11-Jun-2025

Additional information required.

Revised TS has been submitted on 8th July 2025. However, while it is annotated as rev B, it is not clear what changes have been made. Points made on original response, repeated below, do not seem to have been addressed.

Is there any connection between this application and the sloar farm applications SMD/2023/0059 and P/2023/00217?

Application shows three possible routes to the site but proposes the main access as being off Leigh Lane. A nearby application SMD/2023/0059 (joint with ESBC P/2023/00217) was recently approved at appeal. That application also proposes Leigh Lane as the main access route. It also proposes passing bays along Leigh Lane, a proposal which was agreed with Highways and is supported by the Planning Inspector. It would not be appropriate to expect one application to provide passing bays but not the other. It is not clear if these applications are connected but developers should communicate and provide passing bays.

Existing passing bays are referred to in the TS and CTMP. However these are informal and created by vehicles over time as acknowledged by the Planning Inspector.

Abnormal load is proposed to use Leigh Lane. Leigh Lane includes a grade 2 listed hump back bridge. While there is no current weight restriction on this bridge there is no information in the application to suggest that it will be able to accommodate an abnormal load. Similarly, Leigh Bank is steep and of tortuous alignment. There is no information in the application suggesting that this has been considered. The application states that a specialist haulier will be used but this is of no use if the abnormal load cannot negotiate Leigh Lane.

TS and CTMP propose management of HCVs to reduce likelihood of HCVs meeting each other. However this cannot accommodate private vehicles, agricultural vehicles and HCVs not associated with the site. Further reason to provide passing bays.



Another nearby development (SMD/2023/0954) is referred to in the application but this proposes a different sole access route.

Further consideration of the access route and commitment to provide passing bays is required.

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