



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: SMD20250247V3

District Reference: SMD/2025/0247

Date Received: 06-Oct-2025

Date Responded: 20-Oct-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: Conditional

Site Visit Conducted on: 08-Oct-2025

CONDITIONS:

1. Before the proposed development is commenced, developer shall ensure the passing bays referred to in Technical Note 1 and detailed in highways Technical Note 03 dated 29th September 2023 under SMD/2023/0059 have been provided generally in accordance with the details within that document but subject to technical approval. The passing bays shall thereafter be provided available for use from the start of construction in accordance with the technically approved details.

2. No development shall take place other than in accordance with the submitted Construction Transport Management Plan and Abnormal Load Access Assessment except where otherwise required by the LPA or Highway Authority.

3. The development hereby permitted shall not be commenced until the visibility splays shown on drawing 2111-031 SP01 D have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 900 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development commencing.

4. The development hereby permitted shall not be commenced until details of the following highway works:

- widening and formalisation and surfacing of access (generally as drg 2111-031 SP01 D but subject to technical approval)
- crown lifting of overhanging trees where required on abnormal load route (generally as drgs 2111-031 SP08 and 09);
- carriageway widening or protection where required (as indicated on drg 2111-031 SP10 but subject to technical approval)

have been submitted to and approved in writing by the Local Planning Authority. The highway alterations shall thereafter be provided available for use from the start of construction in accordance with the technically approved details

REASONS

ALL To comply with NPPF Paragraph 115, 116; to comply with SMDC Local Plan policy DC1; in the interests of highway safety; to ensure the development can be carried out with a minimum of inconvenience to other road users.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The highway works comprising passing bays, widening and surfacing of access, minor carriageway widening shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (road.adoptions@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.

<https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>
Highways Agreements - Staffordshire County Council

Abnormal Loads will require coordination with Staffordshire County Council as Highway Authority. The developer should contact abnormalloads@staffordshire.gov.uk to discuss and agree routes and timings.

Any temporary traffic management on the highway, including road closures, will require approval from SCC Traffic and Network. Details are available at Permissions and licences overview - Staffordshire County Council and Permission to temporarily manage traffic on the public highway - Staffordshire County Council

The developer should contact Traffic and Network as early as possible to ensure road space can be booked and works programmed on the highway. The developer should allow adequate time for processing of the application.

NOTES TO PLANNING OFFICER

Application is for a BESS.

The main issue for the Highway Authority will be during construction and the practicality of construction vehicles accessing the site.

Additional information has been requested which has now been provided.

This response is based on the Technical Note 01 dated October 2025

Developer confirms that this application and SMD/2023/0059 are separate and unconnected. However, discussions have been held between the developers regarding the improvements in access, particularly passing bays, proposed and required under SMD/2023/0059 and referred to by the Planning Inspector in appeal decision. These passing bays will be provided by whichever developer commences works first. Proposal now refers to proposals for three passing bays/road widening along Leigh Lane on the access route and commits to their use/provision. This is appropriate, is an improvement and is supported by the Highway Authority.

Condition can be discharged on construction of passing bays.

Condition is pre commencement as passing bays are required for construction period.

The proposed passing bays/road widenings are entirely within the adopted highway. No additional land is required. These are to be permanent and will remain for the benefit of all road users once construction is complete.

Abnormal Load assessment has been submitted which includes reference to overhanging trees and localised widening due to verge overrun. Technical Note anticipates only a single abnormal load and likely road closure. This being the case, temporary steel plates which can be placed and removed during the road closure are likely the best option. This should be confirmed with Abnormal Loads and Traffic



and Network. Condition can be discharged on confirmation of agreement with Abnormal Loads and Traffic and Network.

Current records show that there were no Personal Injury Collisions on Leigh Lane between Uttoxeter Road and the site access or within 50m either side of the Leigh Lane junction with Uttoxeter Road in the previous five years.

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