

Mr. B. Hurst
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

30th October 2025

Dear Ben

INSTALLATION OF PACKAGE TREATMENT PLANT – MARSHFIELD GATE FARM, GILLOW HEATH

On behalf of my client Mr. M. Stanmore I would be grateful if you would find enclosed a planning application relating to the proposed installation of a package treatment plant on land north of Marshfield Gate Farm, Gillow Heath.

The proposed package treatment plant is to serve the recently approved dwellings that are to be formed through the conversion of former agricultural buildings at Marshfield Gate Farm (Application SMD/2024/0516 refers). The proposed package treatment plan will be located within the field to the north of the buildings on the opposite side of the public highway and will comprise of a Marsh Ensign 16 system. The system produces a clean effluent which will drain to an existing ditch to the northwest.

The application site is located within the North Staffordshire Green Belt, wherein policy SS10 of the Local Plan confirms that strict control will be exercised over inappropriate development, allowing only for exceptions as defined by government policy. Paragraph 154 of the National Planning Policy Framework confirms that engineering operations can be considered appropriate within the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.

The installation of the proposed package treatment plant will amount to an engineering operation, but owing to its siting below ground, will not give rise to any loss of openness of the Green Belt, nor will it conflict with the purposes of including land within it. The land will remain open and free from above ground development as per the situation as it exists today. The submitted proposal consequently amounts to an appropriate form of development within the Green Belt, in accordance with policy SS10 of the Local Plan and paragraph 154 of the National Planning Policy Framework.

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Owing to its subterranean position the proposed development will not give rise to any adverse harm to the character and appearance of the surrounding area, which will otherwise retain the appearance of an open field. No conflict with policies SS10 and DC1 of the Local Plan will therefore arise as a consequence of the development.

The proposal is furthermore exempt from statutory Biodiversity Net Gain requirements as the proposed package treatment plant will not give rise to a loss of more than 25 square metres of habitat.

Having regard to the considerations set out above we submit that there is a compelling case for planning permission to be granted for the proposed development, and trust that this proposal will meet with your approval.

Should you nevertheless have any queries or concerns with the proposal then please contact me to discuss further.

Yours sincerely



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