

Mrs Louise Leyland
Energy Planning
3 Lockside Office Park
Lockside Road
Preston
PR2 2YS

Root Power (South) Ltd
c/o Agent

Application no: SMD/2024/0568

Determined on: 11/12/2025

**Town and Country Planning Act 1990
Town and Country Planning (Environmental Impact Assessment) Regulations 2017
Town and Country Planning (Development Management Procedure) (England) Order 2015
(as Amended)**

REFUSAL OF PLANNING PERMISSION

Location of Development:

New House Farm, Luzlow Lane, Bagnall, Staffordshire ST9 9JZ

Description of Development:

Battery Energy Storage System (BESS) and associated infrastructure (EIA development)

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above in accordance with plans ref:

- LZL-BESS-001.4 Rev 2 – Site Location Plan
- LZL-BESS-001.5 Rev 6 – Proposed Site Plan
- P16021-GOO-XX-XX-DR-C-0540 Rev P02 – Cut Fill Analysis
- P16021-GOO-XX-XX-SK-C-0541 Rev P02 – Proposed Drainage Schematic
- P16021-GOO-XX-XX-DR-C-0542 Rev P02 – Proposed Levels
- P16021-GOO-XX-XX-DR-C-0543 Rev P02 – Long Sections
- ES Figure 1.5 Rev F – Soft Landscape Proposals
- LTP/5584/P2/01.01 Rev 0 – Proposed Access Preliminary Design
- LTP/5584/P2/02.01 Rev 0 – Proposed Access Visibility Splays
- YLM-BESS-GEN-001.2 Rev A - BESS Components Dimensions 33kV Switchroom
- YLM-BESS-GEN-001.3 Rev A - BESS Components Dimensions Site Cabin/LV Switchroom
- YLM-BESS-GEN-001.4 Rev A - BESS Components Dimensions 33kV/415V Site Supply Transformer

- YLM-BESS-GEN-001.5 Rev A - BESS Components Dimensions BESS Transformer c/w Inverters
- YLM-BESS-GEN-001.6 Rev A - BESS Components Dimensions BESS battery Cluster
- YLM-BESS-GEN-001.7 Rev A - BESS Components Dimensions V-Mesh Fence
- YLM-BESS-GEN-001.8 Rev A - BESS Components Dimensions Wooden Fence
- YLM-BESS-GEN-001.10 Rev A- BESS Components Dimensions 132/33kV Substation Transformer
- YLM-BESS-GEN-001.10a Rev A - BESS Components Dimensions 132/33kV Substation Switchrooms
- YLM-BESS-GEN-001.11 Rev A- BESS Components Water Tanks
- LZL-BESS-001.6a Rev 1 – 99MW BESS 132 Substation Elevations Plan
- LZL-BESS-001.6b Rev 1 – 99MW BESS 132 Substation Elevations Plan
- LZL-BESS-001.6c Rev 1 – 99MW BESS 132 Substation Elevations Plan
- LZL-BESS-001.6d Rev 1 – 99MW BESS 132 Substation Elevations Plan

for the reason(s) specified below:-

1. The proposed development represents inappropriate development in the Green Belt and as such it is harmful by definition. The development would, in addition compromise openness by replacing open fields with a development of industrial character and appearance. Openness and permanence are the essential characteristics of the Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Furthermore, there would be significant conflict with one of the main purposes of including land within the Green Belt namely that of safeguarding the countryside from encroachment. The totality of the Green Belt harm is significant and Local Planning Authorities are required to give substantial weight to any harm to the Green Belt. While there are clear benefits, it is not considered that these would clearly outweigh the harm to the Green Belt and other harm identified in the other reasons for refusal. Therefore, very special circumstances do not exist. The development is therefore contrary to Policies SS2 and SS10 of the Staffordshire Moorlands Local Plan and advice in the National Planning Policy Framework.
2. The proposed development would have an unacceptable harmful effect on the character and appearance of the countryside. The development would result in a form of development which would appear out of context with its landscape setting, and would lead to an incongruous and ad hoc pattern of development in the countryside. The development would lead to the proliferation and greater spread of energy infrastructure development in the area. Furthermore, due to the close proximity of the development to Little Armshead Farm, its industrial character and scale would appear as an uncharacteristic and oppressive form of development. This would be to the detriment of the living conditions of occupiers of that property due to poor outlook. In addition, the development would have a harmful visual effect from nearby sensitive receptors using Wetley Moor Common to the detriment of their enjoyment of the

countryside. The development would neither respect nor enhance local landscape character and would result in a prominent intrusion into the countryside. It would result in significant harm to the character and appearance of the area. For these reasons there is conflict with Policies SS1, SS2, SS10, SD2, DC1 and DC3 of the Staffordshire Moorlands Local Plan and the NPPF.

3. The proposed site layout would fail to provide an adequate layout which would achieve safe and convenient access arrangements for the Fire Authority. The layout may affect the ability of the Fire Authority to deal with an incident at the site. This would not be in the interest of public safety. The development therefore conflicts with Policies SS1 and DC1 of the Staffordshire Moorlands Local Plan and guidance contained within the National Fire Chiefs Council (NFCC) document Grid Scale Battery Energy Storage System planning – Guidance for FRS.
4. The application site lies close to residential dwellings which are noise sensitive receptor. Insufficient information has been provided to demonstrate that the development would not have an unacceptable effect on the living conditions of occupants of this property through noise and disturbance. The development is therefore contrary to Policies SS1, SD2, SD4 and SD2 of the Staffordshire Moorlands Local Plan.
5. The site lies within a Minerals Safeguarding Area for silica sand. The development includes the excavation of existing materials which would be exported off site. Insufficient information has been provided to demonstrate that the development would not have a negative effect on existing minerals resources. The development is therefore contrary to Policies SS1 and SD1 of the Staffordshire Moorlands Local Plan, and Policy 3 of The Minerals Local Plan for Staffordshire (2015 to 2030).
6. Insufficient information has been provided which definitively demonstrates that the proposed development would deliver mandatory biodiversity net gains, and that any net gain would be secured long term. The development is therefore contrary to Policies SS1, NE1 and DC1 of the Staffordshire Moorlands Local Plan.

Informative

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. In this instance, the applicant was given the opportunity to amend the scheme and submit additional documents to address technical matters following the initial round of consultation. However, revised documentation was insufficient to address concerns of all consultees. Furthermore, given the in principle concerns surrounding

the development in this location further amendments to the scheme were not sought and the application has been determined accordingly.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
1. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
2. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
3. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
4. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
5. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.