

[REDACTED]

Sent: 17 December 2025 15:59
[REDACTED]

Cc: Ben Haywood
Subject: FW: DOC/2025/0091 and DOC/2025/0103

[REDACTED]

From: Ian Podmore
Sent: 17 December 2025 13:39

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Subject: DOC/2025/0091 and DOC/2025/0103

Incremental modifying amendment applications DOC/2025/0091 ,and DOC/2025/0103 relating to the original approved conditional Application SMD/2022/0548

Please post on the public portal as lawful objections?

I don't believe it's in the interests of anybody except the applicant's to agree to incremental amendments that fundamentally change the context of what was originally agreed and conditionally controlled by District Councillors back in 2022 when this major sized BESS Battery Storage project was first approved. We have seen with the other neighbouring major sized approved BESS SMD/2022/0444 that that 3 subsequent incremental amending applications SMD/2024/0055 to increase Battery sizes and capacity, NMA/2024/0027 to increase the operational area within the site and move the attenuation pond to a field immediately next to Rownall Road and NMA/2025/0018 to start construction of the access road, merely resulted in the construction phase of this development being further extended still without any MMP plan being submitted or approved despite the original consent being granted well in excess of 3 years ago! The impact of this long drawn out construction undertaking merely prolongs the local nuisance, noise and acute traffic congestion for all residents and produces significant slowing of domestic property sales through buyer uncertainty of the real impact of such ongoing developments.

Let's not allow this destructive cycle to occur all over again on this the second site still non compliant with the 2023 National Fire and Rescue site recommendations. Both these modifying applications DOC/2025/0091 and DOC/2025/0103 should be refused and reviewed all together once all Council conditions are fulfilled and signed off. further delays in fulling will only prolong the agony locally and allow

the applicant to build at their own speed and rate drawing out this lengthy intrusive construction recognising the original application was already approved now well in excess of 3 years ago! Again let's not also forget most importantly, that the original application SMD/2022/0548 made great sway of the fact that all of the construction traffic would access and exit this site via a new exclusive road constructed from the National Grid private access road and would not add to the construction traffic congestion already now accessing accessing the SMD/2022/0444 site over the single track section of Rownall Road between the junction with Mill Lane and the bend at the entrance of Rownall Hall Farm. Now the applicant requests authority to also use the farm track which exits onto the worst of the blind bends onto Rownall Road immediately opposite the entrances into Rownall Stables and Rownall Ridge already a serious accident black spot! This should most definitely not be permitted particularly as now this route is being used daily by a vastly increased volume of speeding daily contractor traffic unfamiliar with this dangerous length of twisting single track lane without passing places ! Many accidents occur along the stretch the latest being only last month on the bad bend at the entrance of Rownall Hall Farm. (See below)

Sincerely Ian Podmore]

ST9 OBT

Sent on behalf of The Rownall and Bagnall Green Belt Campaign



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