

Staploe Parish Council

Date: 14/09/2021

Application number: 21/02240/EIASCR

Proposal: Request for screening opinion in respect of the installation of ground mounted solar array and

Battery Energy Storage System

Location: Land To The South And North Of Bushmead Road Staploe (Cobholden)

Response: Comment

1. Staploe Parish Council believe that this should be considered as a Nationally Significant Infrastructure Project as it extends over 87.5ha and it should be subjected to the commensurate level of scrutiny required for a project of this size.
2. We are concerned about the scale of the development. We understand the need for renewable energy but we estimate that the existing solar farm at Top Farm and a new one proposed at High Wood or at Cobholden would generate one fifth of the electricity required for properties in Bedford Borough and we believe that it is reasonable to expect other areas in the Borough to provide some of the area for solar power. We believe that much of the area could be provided on the roofs of new homes or on existing warehouses. Extending the existing site at High Wood and building a new solar farm at Cobholden would lead to an enormous area of solar panels in our area.
3. If a new solar farm was to be constructed in the area then:
 - a. we would prefer the Cobholden site to be developed in preference to the extension at High Wood [21/00971/EIASCR](#) because Cobholden is on lower quality agricultural land (grade 3 at Cobholden as opposed to grade 2 at High Wood), it is further away from most homes, and further from popular footpaths and ancient woodland.
 - b. We are concerned that biodiversity should be protected and significantly increased by the project (>10% biodiversity gain) and that it is important to create: green corridors (eg. along Duloe Brook), wildflower meadows, hedges around the whole perimeter, ponds, and insect banks and to plant trees to screen the site from homes eg. at Duloe Butts and Two Brewers.
 - c. We are concerned about how the biodiversity features will be maintained. We would like to see the biodiversity features maintained to a high standard over the life of the project. We are conscious that wildflower meadows need careful maintenance over a long period of time to be successful and would like to know who will cut them and maintain them and see a protected budget for maintenance of all the biodiversity features.

d. We would like to see operational impacts minimised. Eg. silent piling / augering nearer residential areas and footpaths. We would like to see the noisy operations such as piling conducted Monday to Friday 9am to 5pm and Saturday morning 9am to 12 midday.

e. We would like to see an ESCROW account (or similar protected fund) set up to ensure the funds required for decommissioning the site in 40 years are available even if the developer goes out of business.

f. We would like to see the developers make a contribution to the community in the form of a community infrastructure payment and free electricity for existing residents.

Best wishes,

Lucy Crawford

Clerk to Staploe Parish Council

Staploe Parish Council

Date: 14/09/2021

Application number: 21/02211/CPNQ

Proposal: Change of use from an agricultural building to a dwelling house

Location: Tally Ho Gypsy Lane Staploe St Neots PE19 5JF

Response: Support

Staploe Parish Council considered this Class Q conversion at their meeting on 13th September and resolved to support it. The access is improved now that the hedge has been cut back and there is a 40mph limit on Gypsy Lane.

Best wishes,

Lucy Crawford

Clerk to Staploe Parish Council

Staploe Parish Council

Date: 14/09/2021

Application number: 21/02179/FUL

Proposal: Erection of a timber granny annexe to be used ancillary to the main dwelling.

Location: Silver Birch Gypsy Lane Staploe St Neots PE19 5JD

Response:

Staploe Parish Council considered this application at their meeting on 13th September. We support this application providing it remains an Annex not to be sold separately to the main house. The existing outbuilding was lived in for many years when previous owners lived at Silver Birches and the proposals would improve the existing poor quality building and provide valuable accommodation for an elderly relative.

Best wishes,

Lucy Crawford

Clerk to Staploe Parish Council

Staploe Parish Council

Date: 14/09/2021

Application number: 21/02146/FUL

Proposal: Erection of detached oak framed garage to front

Location: Beehive Cottage Bushmead Road Colmworth Bedford Bedfordshire MK44
2LJ

Response:

Staploe Parish Council considered this application at their meeting on 13th
September and had no objections.

Best wishes,

Lucy Crawford

Clerk to Staploe Parish Council