



BEDFORD BOROUGH COUNCIL

Borough Charter granted in 1166



Chief Executive: [REDACTED]

Planning Inspectorate
Submitted via PINs Portal
East Park Energy Project Web Page (PINs)

Email: planning@bedford.gov.uk
Date: 11 September 2026
Ref. EPE 23-02405LPA/2.15D8

RESPONSE TO DEADLINE 8: Cover Letter

Dear Sir,

Application by BSSL Cambsbed 1 Limited for an Order Granting Development Consent (DCO) for the East Park Energy Farm (EN010141).

BBC Reference No.: [REDACTED] | **Examination Ref:** [REDACTED]

LOCATION: Land at and Between Keysoe Pertenhall and Little Staughton, Staughton Road, Little Staughton, Bedfordshire (the 'Site').

PARTICULARS OF DEVELOPMENT: The Proposed Development comprises a new ground-mounted solar photovoltaic energy generating station and an associated on-site battery energy storage system (BESS) on land to the north-west of St Neots. The Proposed Development also includes the associated infrastructure for connection to the national grid at the Eaton Socon National Grid Substation... generation and export of 400 megawatts (MW) of renewable electricity, as well as the storage of 100 MW of electricity in the BESS [the 'Proposed Development']

This response is solely that of Bedford Borough Council, submitted without prejudice.

Case Officers:

Should you require any clarification, please contact Peter Dijkhuis (Lead Case Officer) or Greg Logan (Principal Planning Officer) (Peter.dijkhuis@bedford.gov.uk) (Greg.logan@bedford.gov.uk) (Planning@bedford.gov.uk).

DELEGATED AUTHORITY

This response has been reviewed and approved under the Council's Planning Committee Scheme of Delegation to Officers (adopted 2022):

Signat

[REDACTED]

Date: 11 September 2026

Gavin Chinniah: Head of Planning and Building Control

Craig Austin, Deputy Chief Executive & Director for Environment
Borough Hall, Cauldwell Street, Bedford MK42 9AP

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1.0 INTRODUCTION

Context Cover Statement

- 1.1 This statement is prepared by Bedford Borough Council (the 'Council') in response to Deadline 8 (11 September 2026).
- 1.2 It is noted that the Council has concluded discussion with the other Host Authorities and the Applicant (the 'Parties') with regards to aspects, matters, and issues in relation to this Examination.
- 1.3 This Report is solely that of Bedford Borough Council, submitted without prejudice, and signed-off under delegated authority (Bedford Borough Council, Planning Committee Scheme of Delegation, adopted 2nd February 2022).

2.0 Agreements

- 2.1 DCO Agreement: the Applicant has submitted a FINAL Development Consent Order, and on the basis that there are no outstanding matters other than those identified in the Statement of Common Ground, the Council is in agreement.
- 2.2 Highways Side Agreement: the Applicant has submitted Highway Side Agreement to evidence their commitment to this Agreement. This will be engrossed between Parties outside the Examination. On the basis that there are no outstanding matters, the Council is in agreement

3.0 Statement of Common Ground

- 3.1 The Council has concluded discussions with the other Host Authorities and the Applicant with regards to the FINAL Statement of Common Ground (SoCG) which sets out 'Matter Agreed' and 'Matters not Agreed'. This will be submitted by the Applicant to the Examination.

4.0 LLFA Section 150

- 4.1 Section 150 of the Planning Act 2008 provides that a DCO may not disapply or remove a requirement for a prescribed consent or authorisation unless the relevant body has consented to the inclusion of the provision. Section 23 of the Land Drainage Act 1991 is a prescribed consent under Part 1 of Schedule 2 to the Infrastructure Planning (Interested Parties and Miscellaneous Prescribed Provisions) Regulations 2015. The relevant bodies in this case will be the LLFAs and as such, the Applicant will require the consent of BBC to include Article 8(1)(a) in the draft DCO.
- 4.2 This matter has been concluded as set out in the FINAL SoCG.

The Council trust that this information is of assistance to the Examining Authority. Should you wish to discuss any matters raised in the submissions made against Deadline 8, then please do not hesitate to contact the Principal Planning Officer by email.

PD-QA/3pg end