

Stowe by Chartley Parish Council



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Planning application 25/40571/FUL Yew Tree Farm, Drointon

This planning application was debated at the Stowe-by-Chartley Parish Council meeting held on Thursday, 22 May 2025. It was agreed to recommend to the Planning Authority of Stafford Borough Council that the application should be refused.

The reasons for this decision are clear, unanimously agreed, and, we would argue, are unanswerable:

- **The cumulative effects of this proposal together with the Inspector's earlier decision to allow the application for a solar farm at Lower Farm Drointon will overwhelm the hamlet of Drointon. In the region of 80% of Drointon will be covered by solar panels.**
- **The size and location of the proposed solar farm is totally unsuitable for a rural setting.**
- **The plan to use Grindley Lane for access is unworkable both during the construction period and during the lifetime of the site. We do not believe that there is a viable alternative route.**
- **Major Health and Safety issues have been ignored, or at best, trivialised.**
- **The planning application makes scant reference to the decommissioning of the site at the end of its workable life span. There appears to be no plan defined to set aside finances for removal and safe handling of solar panels and battery storage buildings.**
- **The proposed scheme will increase contributions to Greenhouse gas emissions rather than diminish them.**

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Attachments:

Owing to the very short period of time allowed for public consultation, it has proved impossible to receive responses from a number of bodies we have attempted to question on several key points affecting highway security and health and safety. It would appear that the developers have not taken these points into consideration in their proposal. We argue that these very real concerns must be addressed satisfactorily before any permission is granted by the Planning Authority.

Therefore, the attachments show which bodies we have contacted and the questions we have asked.

Detailed explanation of the above points:

The cumulative impact:

Granting of planning approval for the solar farm at Lower Farm, Drointon was agreed by the Inspector after the appeal by the developers. Originally the local Planning Authority refused permission. It was held by the Planning Authority that the proposals were seriously flawed in a number of ways.

The aforementioned Lower Farm proposal and this much larger Yew Tree Farm solar development proposal are situated closely adjacent to each other. If constructed, they will be seen as one overpowering threat to the surrounding community.

This even bigger plan, if approved, would heighten all the earlier identified problems. It has been estimated that in the region of 80% of the hamlet of Drointon would be covered by solar panels.

There are often many points of debate when considering planning applications, and very often emotions are to the fore without sufficient notice being taken of legislation and advisory papers from Central Government. In this case the proposals seem to be unaware of published government advice. If developers are aware, no mention is made in their very detailed proposal.

We would refer you to guidance issued by Central Government to help local councils in the consideration of planning applications.

“Guidance to help local councils in developing policies for renewable and low carbon energy and identifies the planning considerations,

From: Ministry of Housing, Communities and Local Government, Ministry of Housing, Communities & Local Government (2018 to 2021) and Department for Levelling Up, Housing and Communities

Published:

18 June 2015

Last updated:
14 August 2023

In thinking about criteria the National Policy Statements published by the Department for Energy Security and Net Zero provide a useful starting point. These set out the impacts particular technologies can give rise to and how these should be addressed.

In shaping local criteria for inclusion in Local Plans and considering planning applications in the meantime, it is important to be clear that:

- **the need for renewable or low carbon energy does not automatically override environmental protections**
- **cumulative impacts require particular attention, especially the increasing impact that wind turbines and large-scale solar farms can have on landscape and local amenity as the number of turbines and solar arrays in an area increases**
- local topography is an important factor in assessing whether wind turbines and large-scale solar farms could have a damaging effect on landscape and recognise that the impact can be as great in predominately flat landscapes
- great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting
- proposals in National Parks and Areas of Outstanding Natural Beauty, and in areas close to them where there could be an adverse impact on the protected area, will need careful consideration
- **protecting local amenity is an important consideration which should be given proper weight in planning decisions**

(The bold type is our amendment, as the three paragraphs seem particularly pertinent to the current situation in Staffordshire.)

Paragraph:
007 Reference ID: 5-007-20140306”

This document provides guidance on the **National Planning Policy Framework** which sets out the expectations that local authorities will protect and enhance valued landscapes and sites of biodiversity. [See paragraphs 174 to 188 of the NPPF.]

It is interesting to note that **all** the planning applications for solar panel farms which have been granted approval in the environs of Stafford and Rugeley have been based on greenfield sites. To our knowledge at this point in time, not one is based on a brownfield site. As a Parish Council, we seek that the Borough Council should explore this option with applicants before the use of valued greenfield land is used.

The unsuitability of the proposal for this rural setting:

The nature and extent of the site in question are not in keeping with the surrounding environment. This is essentially a farming community and the proposed development would seriously disrupt surrounding farms and businesses. The developer fails to recognise that, whilst this land is largely Grade 3, it is capable of being used for crops, grazing and other means of providing food for the nation. The land has been let as grazing and mowing grass for numerous years. It has been accepted widely in the farming community that the installation of solar panels is not compatible with any form of farming – not even sheep grazing. By definition, solar panels are placed to “collect” sunshine. If this

is effective there is not sufficient sunlight to allow growing grass to acquire the nutrients it requires to feed stock effectively.

Covering this enormous area of countryside with solar panels will move the designation from rural to urban. For the forty years envisaged to be the life-span of the scheme nothing will be grown on the land affected. The visual amenity will be blighted by the solar panels, the substation equipment and the containerised support accommodation. In addition, it is proposed to locate multiple inverters throughout the site, along with numerous large shipping containers where the BESS batteries would be housed. The whole impression would be of a huge urbanisation in the middle of the countryside. In effect, at the end of the forty years there would be left a huge brownfield site which would be extremely difficult, if not impossible to return to productive land.

Noise and light pollution associated with both the construction and future operation of the site risk affecting farm animals grazing in nearby fields. There are additional concerns of waste materials during construction and during the life of the Solar Farm leeching into soil and/or water supply thereby affecting farm animals and the ecosystem as a whole. This development and the one at Lower Farm are situated close to the SSSI Chartley Moss, an internationally protected RAMSAR site and one of only four floating peat bogs in the United Kingdom.

The developer of the plan for Yew Tree Farm and the developers for Lower Farm seem not to have provided an accurate assessment of noise levels to adjacent properties from BESS fans and inverters. It would seem vital to this application that noise levels should be stated at a number of set distances from the boundary of the Solar Farm. Residents will have to endure the increased levels of noise day and night. It would be reasonable to expect stated levels to which any operator would be held as a condition of approval.

In the previously-quoted Government guidance to help local authorities: “Renewable and low carbon energy” it makes a clear statement about the cumulative landscape and visual impacts. It states: *“Cumulative visual impacts concern the degree to which proposed renewable energy development will become a feature in particular views (or sequences of views) and the impact this has upon the people experiencing those views. **Cumulative visual impacts may arise where two or more of the same type of renewable energy development will be visible from the same point, or will be visible shortly after each other along the same journey.**”* The application for the development of Yew Tree Farm is described perfectly in this quote from the Government guidance for local authorities. If this plan were to be approved, the visual aspect in Drointon would be changed completely, and would be seriously marred. Three historic buildings will be affected visually by this development should it be approved:

- Chartley Castle from its elevated position will be affected
- St John the Baptist, the parish church in Stowe-by-Chartley
- Old Hall farmhouse – a historic building which was mentioned in the objection to the Lower Farm application, but will be even more impacted by this application

Road access during construction and during the proposed lifetime of the site:

Stowe-by-Chartley Parish Council previously considered the planning application for the siting of a solar farm on land at Lower Farm, Drointon. One major concern was the inadequacy of the planned route to access the site, and this plan for the solar farm on Yew Tree Farm uses almost exactly the same country lane. It is clear that our earlier objections are exactly the same as before, but very greatly intensified.

During the construction period it is accepted by the developer that there will be in the region of at least 3,000 movements of articulated Heavy Capacity Vehicles, plus movements of smaller and lighter vans and lorries along Grindley Lane. *(The developers have failed to give precise numbers of traffic movements, but extrapolating from the figures given in the application for the plans at Lower Farm it can be expected that there could be in the region of 6,000 HCV movements and 6,000 movements of smaller vehicles. Half of the HCV movements would be laden and half would be empty. This extrapolation is based on the acreage of the two areas concerned: Lower Farm 155 acres and Yew Tree Farm 220 acres.)*

This country lane is, for the most part, wide enough for only one vehicle, its surface is not good, and it is used largely by farm traffic and people who live along its length. It is not a well-used thoroughfare. Its severe limitations were illustrated in May 2023 when for two days the A518, which runs largely parallel to it, was closed completely to traffic following a major road traffic incident. Grindley Lane was blocked by cars and lorries which needed to travel between Uttoxeter and the A51. For these two days, the life of residents was made very difficult, tempers of drivers were severely frayed as vehicles became jammed, and the road surface, narrow verges and hedgerows were seriously damaged. In our opinion, Grindley Lane is not suitable for unladen 44 tonne articulated HCVs, let alone fully laden ones. *(Please see the attachment which shows visually the unsuitability of the lane for HCVs.)*

The disruption and damage caused by this proposed planning application would follow the damage which will be left by the Lower Farm construction. We can find no reference in either plan for the repair and refurbishment of Grindley Lane. In the absence of a clear condition requiring the developers to reinstate this country lane the major costs would fall upon Staffordshire County Council as the highway authority. We argue that this would be completely unfair, as the application is presented by a private company on behalf of a private individual. One assumes that there is a financial interest for both parties - public funds should not be used to finance the clear-up. At a meeting earlier in the year, the developers proposed a system of traffic lights on Grindley Lane. This is seriously flawed, as residents living in the mile and half between the two ends of the controlled roadway would be unaware of which direction traffic was flowing at any one time. In addition, there has been experience in the past two years of the A518 being blocked for two days; the only route from east to west is Grindley Lane. There were two days of gridlock. If a similar situation was to arise there would be a major traffic incident.

Once construction had finished, there would be forty years of increased wear and tear on the lane as well as increased traffic on a carriageway which would not be wide enough to accommodate it.

To compound the problems with using Grindley Lane as the prime access route for all construction traffic, the developer seems to be unaware that a major gas pipeline runs across it. We are informed that the pressure in the pipeline varies across the time of day, but on occasions can be as high as 1800lbs psft. Its crossing point on the lane is clearly marked with the appropriately coloured posts and with a notice giving the telephone number to ring in the event of an emergency. There is a very real concern that the vibrations caused by the excessive number of extremely heavy HGV traffic from the development of Lower Farm and Yew Tree Farm will damage the pipeline. The opinion of a very experienced drainage expert who has worked on the land in question is that the gas pipeline was laid across unstable, peaty ground. In the decades since its laying the large bore pipe has moved and flexed; at places in the field adjoining the road the pipeline is covered by only 0.5 of a metre of soil. Our understanding is that minimum coverage should be one metre. We believe that Transco is responsible for the pipeline and that the company is aware of the movement in the pipeline. It was extremely worrying that when the published number was telephoned, the call-handler employed by Cadent seemed to know nothing of the pipe-line or which organisation was responsible.

If planning approval were to be granted to this application, we believe that there would be a real danger to public health and safety brought about by vibrations caused by the excessive weight of HCVs.

In addition, a major water main crosses Grindley Lane and there seems to have been little consideration by the developers that it too may well be damaged by the vastly increased weight and frequency of the planned traffic.

Major Health and Safety Issues have been ignored, or at least trivialised:

As detailed in the paragraph above, the possible and likely fracture of the major gas pipeline would create a cataclysmic explosion in this rural setting.

An equally concerning factor is that the developer seems to have paid little attention to the potential dangers created by such a dense collection of lithium-ion batteries contained in shipping containers. It has been shown that in such a large solar farm there is a risk of an uncontrolled explosion and fire which would be likely to spread quickly to other parts of the site and adjacent woodland. This would threaten surrounding properties, and toxic smoke could easily reach nearby villages and schools. In the planning application there do not appear to be any emergency protocols for dealing with a potential fire and its management

It concerns us greatly that the Fire and Rescue service is not a statutory consultee, and as such, their reported response is very limited. However, it is patently obvious that in the response to a fire alarm, fire crews would be hampered by the single-track approach roads that surround the site. The single access to the site does not satisfy the requirements set out by Staffordshire Fire and Rescue Service. Similarly, there appears to be no consideration in the planning application for sufficient water supply in the case of a fire. It is generally accepted that the volume of water required is extremely large. It is pertinent to note that the explosion and fire at a relatively small battery storage site in Belgium in 2017 required 1.4 million litres of water to provide containment. The application does not seem to recognise this danger and, therefore does not address it. In an earlier paragraph we have talked of the Cumulative Effects of having two large solar farms next to each other. This magnifies the danger of fire to a much greater effect and poses the question: “how can a fire be prevented from spreading to the nearby Booth Lane gas storage facility and the related underground pipelines?”

Decommissioning of the solar installations at the end of their useful life:

We note that the developer will provide a **decommissioning strategy**, but that one is not available at the present time. It might legitimately be assumed that, as such a strategy has not been presented with all the other details of the plan, it is a complex and difficult document to produce. We argue strongly that if it is accepted that the solar panels, their associated infrastructure and the cabling require to be decommissioned, there must be some suggestion how this might be accomplished and how it will be financed. Decommissioning the site is likely to cost a similar figure as the construction in current day figures. Without a plan for the decommissioning strategies, we argue that permission to create the solar farm should be refused.

Decommissioning is made more complicated by the fact that the developer is one agent and the land owner is another. From conversations with PUSH it appears that once the solar farm is operational it

will be offered for purchase by a third party. This will mean that in forty years' time there could be an 'interesting' legal debate over the responsibility for decommissioning the site. We argue that agreements between the developers and the landowners should be made available to ensure that there are defined and water-tight strategies and bonds in place to ensure that it will not be the taxpayer who will be required to pick up the costs.

- In the event that this application is not refused there must be in place a decommissioning strategy which details a cost analysis of how much would be required to return the site to "greenfield" based upon a current and projected forecast.
- The decommissioning strategy outlined must state clearly that the developer and/or landowner will be responsible for funding the removal of equipment and buildings, and the clear-up of the land. The taxpayer should not be liable.
- The decommissioning strategy must include a signed agreement by developers and landowner that there is a sufficient bond in place to cover the costs. This should form part of any formal condition if the application were to be approved.

Without such assurances, the planning application should be refused.

Contributions to Greenhouse Gas Emissions

The applicant for this development, or indeed for the Lower Farm one, has not indicated the volume of CO₂ that will be produced by the mining of rock, transportation and construction, along with the replacement of the batteries and panels over a period of forty years. It is impossible to know definitively what, if any, savings are achievable during operations. Therefore, the scheme cannot be considered to be a major contributor to net zero regardless of its size and scope. Indeed, in the short to medium term it will cause an increase in greenhouse gas emissions owing to the fact that all materials, equipment and personnel required for both construction and operation of the site must arrive by road. The round-trip efficiency rating of 85% means that huge quantities of energy will be lost as waste heat during operation. In addition, the applicant's calculations do not account for emissions associated with the shipping and import of key component parts from overseas sources, [REDACTED] it is generally accepted that such components receive far less scrutiny in terms of safety in terms of how the panels and batteries are made.

Furthermore, the United States government has identified the use of "slave labour" and forced labour practices as well as cruelty in the manufacturing processes [REDACTED] The Borough Council's own anti-slavery policies prohibit the use of such practices and these should be upheld.

In the planning application there is no mention of "The Companies Act 2013" nor "The Social Value Act 2021". Each has a relevance to the procurement of materials.

- The Companies Act 2013 states: *"Corporate Social Responsibility describes a company's commitment to carry out its business in an ethical way. This means managing their business processes while taking account of their social, economic and environmental impact, and considering human rights."*
- The Social Value Act 2021 places a requirement on organisations who are awarding certain services contracts to consider the economic, environmental and social benefits of their approaches to procurement before the process starts.

The developer's application appears to have ignored both of the above acts of parliament.

The application in question provides great detail of a number of issues, but ignores or provides only passing acknowledgement of others which have great relevance to the feasibility and appropriateness of the scheme as a whole. There appears to be no reference to the substance of the Government paper quoted earlier: “Guidance to help local councils in developing policies for renewable and low carbon energy and identifies the planning considerations”, nor to “The Companies Act 2013”, nor to “The Social Value Act 2021”.

In summary, Stowe-by-Chartley Parish Council believes that the proposed development must be opposed and refused by Stafford Brough Council for the six reasons elaborated above and the arguments outlined.

Reshitha Changula

Sent: 12 June 2025 12:02
Subject: FW: URGENT
Attachments: F1 letter to BPA pipelines 3rd June 2025 (003).pdf; Gas and oil pipeline 9th Jan.pptx; Photos of Drionton Lane.pdf; solar farm map.pdf

Attachment 2 - correspondence with British Pipeline Agency, who have replied to Stowe by Chartley Parish Council and saying they do not own the said oil pipeline. We will be writing to Fisher German who we now think own this oil pipeline, addressing the same questions to them. Therefore, Stowe by Chartley Parish Council request the right to forward further information, regarding this matter to the planning case officer Mr Richard Wilshaw, once it is available.

From: Cllr Eunice Finney
Sent: 03 June 2025 16:20
To: lands@bpa.co.uk
Cc: WILLIAMSON, Gavin <gavin.williamson.mp@parliament.uk>; HILLBACK, Ryan D <ryand.hillback@parliament.uk>; Mynors, Andrew (County Cllr) <andrew.mynors@staffordshire.gov.uk>; Frances Beatty (Cllr) <fbeatty@staffordbc.gov.uk>; Karine Aspin (Cllr) <kaspin@staffordbc.gov.uk>; Ben Adams <ben.adams@staffordshire-pfcc.gov.uk>
Subject: FW: URGENT



*Stowe by Chartley
Parish Council*

3rd June 2025

Sarah Dengel
British Pipeline Agency,
5-7 Alexander Road,
Hemel Hempstead,
Hertfordshire,
HP2 5BS

Sent via email to:
lands@bpa.co.uk

Dear Ms Dengel,

URGENT: Planning Application Reference: 25/40571/FUL re: Yew Tree Farm, Drointon, ST180LX – Proposed Solar Farm

Please find a letter and attachments as listed below which relates to the above planning application, which we respectfully request requires your urgent attention.

We have attached the following for your reference: -

1. A letter
2. A map of the area, showing the High Pressure Gas and Oil pipelines and the battery storage.
3. Photographs for your reference.
4. A map of the solar farms in Drointon

Please could you acknowledge receipt of this email by replying, to all councillors and also copying all councillors into all other correspondence relating to this matter.

Yours sincerely



Peter Coote BA(Hons), MA(Ed) - Chair, Stowe-by-Chartley Parish Council

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Chartley,
Staffordshire,
ST18 0LL

Telephone: 01889 270571

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Clerks email address: clerk@stowe-by-chartley-pc.gov.uk

Supported unanimously by all the Stowe by Chartley Parish Councillors:



Councillor Kevin Byrne

cllrkbyrne@stowe-by-chartley-pc.gov.uk



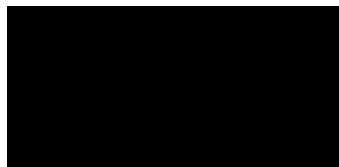
Councillor Eunice Finney

cllrefinney@stowe-by-chartley-pc.gov.uk



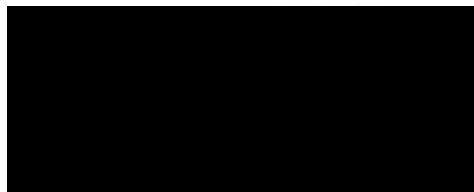
Councillor Tanya Alder

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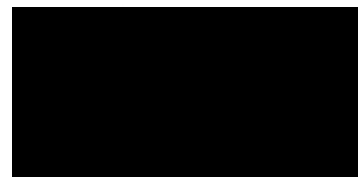
Councillor Richard Rayson
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Councillor Lin Tilson

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Councillor Jane

cllrjharnett@stowe-by-chartley-pc.gov.uk

Copies to:

Sir Gavin Williamson CBE MP

Cllr Andrew Mynors Staffordshire County Council

Cllr Frances Beatty and Cllr Karine Aspin Safford Borough Council

Mr Ben Adam, Staffordshire Police, Fire and Crime Commissioner.

Please note: This email has been sent on behalf of Cllr Peter Coote BA(Hons), MA(Ed) the chairman of Stowe by Chartley Parish Council by Cllr Eunice Finney FRAgS

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Stowe by Chartley Parish Council

Sarah Dengel
British Pipeline Agency,
5-7 Alexander Road,
Hemel Hempstead,
Hertfordshire,
HP2 5BS

3rd June 2025

Sent via email to:
lands@bpa.co.uk

Dear Ms Dengel,

URGENT: Planning Application Reference: 25/40571/FUL re: Yew Tree Farm, Drointon – Proposed Solar Farm

Stowe by Chartley Parish Council wish to express our serious concerns about the High Pressure Oil Pipeline that passes under Drointon Lane at ST18 0LS and, a High Pressure Gas Pipeline that is also located less than 200m from your High pressure Oil pipeline in the same location.

Our concerns relate to two solar farms that are being proposed in the hamlet of Drointon, Staffordshire, ST18 0LX. The two application numbers are 23/36938/FUL and 25/40571/FUL. Both applications are available to view on the Stafford Borough Council website, under planning. We do not believe you have been consulted on either of the above applications. This raises serious concern to the parish council and our parishioners. If this second planning application is granted 80% of the hamlet of Drointon will be covered in solar panels.

The High Pressure Oil Pipeline that passes under Drointon Lane, also passes through the area of Chartley Moss, according to the attached map. Chartley Moss is a floating peat bog or Swingmoor. The pipeline appears from map to go direct under Chartley Moss.

It is proposed that the first application (already granted) will have a Battery Energy Storage system (BESS) located less than 300m from your pipeline and 500m from the second applicants Yew Tree Farm BESS Storage.

We have been reliably informed from an experienced drainage engineer with 50 years' experience, that some 15 years ago when working in the area close to Chartley Moss, that he witnessed the High Pressure Gas pipeline was floating within the area adjacent to Chartley Moss and that the steel ropes holding the pipeline down have failed. As such the High Pressure Gas pipeline, which is now under immense pressure is floating and as such is unsupported through the area of Chartley Moss. The above expert did not discuss the oil pipeline. However, please note at the time he did raise and report everything to NGT and engineers visited the site and inspected the problems and issues.

We, therefore wish to raise this as a high level safety risk to residents locally, the travelling public and most importantly the problems that this will cause to the High Pressure Oil pipeline itself and your High Pressure Oil Pipeline, which is in very close proximity.

If both of the above applications are passed this will also mean that nearly 12,000 vehicles (of which over 50% will be fully laden 44T HGV's) will pass over your pipeline in Drointon Lane during the construction of these solar farms, **something we do not think the developers are making you fully aware of, and this raises serious safety concerns to us as residents, especially those living immediately adjacent to this pipeline.**

If the pipeline close to Chartley Moss is unsupported then the potential weight, point loadings and extreme vibration of these 12,000 vehicles passing over the pipeline on Drointon Lane may cause the pipeline joints to fracture or crack. The potential risk of explosion therefore is high and the risk to life is safety critical. We are not sure if you are aware of the high level of risk here, especially if you were not consulted as part of the first planning application for Lower Farm.

We therefore write to ask if you could, please answer the following questions: -

1. We have attached a copy of a map, showing both high pressure oil and gas pipelines going through Drinton and Grindley. Can you confirm there is a high pressure oil pipeline running in Drinton and Grindley as per the map?
2. Can you please confirm when this High Pressure Oil Pipeline was built?
3. For what purposes was this oil pipeline built for, was it to carry domestic fuel, aviation fuel, or petroleum etc?
4. Can you confirm if this High Pressure Oil Pipeline still in use?
5. If the High Pressure Oil Pipeline, is now disused, are we right to assume there will still be a residue of oil and possibly gases in this pipeline ?
6. Can we ask if you have been made aware of the first request for the planning application at Lower Farm in Drinton and were you asked to consult regarding this application - 23/36938/FUL ?
7. Can you please supply the parish council with any evidence you may have of a response to the above application regarding Lower Farm - 23/36938/FUL ?
8. Have you been asked to comment or consulted on the second application for Yew Tree Farm in Drinton - 25/40571/FUL ?
9. We respectfully request you undertake a full and "In- Depth Review and Investigation ", urgently as a company, of the High Pressure Oil Pipeline immediately in Drinton,. Can you please acknowledge and confirm this request has been actioned?
10. Please can you confirm the depth of the pipeline passing under Drinton Lane, ST18 0LS?
11. Are the above traffic levels of 12,000 vehicles of any concern to yourselves regarding the High Pressure Oil Pipeline?
12. Please can you confirm the depth of the pipeline from the surface of the land in the area of Chartley Moss?
13. Can you confirm please what depth the oil pipeline should be below the surface of the land?
14. Can you please confirm if this pipeline, was reinforced during its construction where it passes under Drinton Lane?
15. We cannot imagine that Drinton Lane was reinforced to the standard of A roads or motorways during construction were adopted, on this very tiny narrow country lane, please confirm if this assumption is correct?
16. Can you please confirm if the comments made above regarding the High Pressure Oil pipeline through Chartley Moss causes you any concern?
17. Can you please confirm if this pipeline, was reinforced during its construction where it passes under Drinton Lane?
18. Please confirm if the siting of BESS storage causes you any concern in relation to the close proximity of your High Pressure Oil Pipeline?
19. Within your investigation can you please contact and consult with the Fire and Rescue service in relation to the oil pipeline and included their observations and comment in your written report to Stowe by Chartley Parish Council?
20. Please can you provide written confirmation, with a name and qualifications of the official, who has inspected the pipeline and confirmation that they are contented, that residents will be totally safe, with the proposed level of traffic passing over your pipeline in relation to the floating pipeline in the area of Chartley Moss, and that there is absolutely no risk of an explosion, if the high pressure gas and oil pipelines, are fractured during the construction process of the solar farms?

Please note, the parish council are required to submit their comments to Stafford Borough Council by the 10th June 2025, hence the need for a quick response, by **noon on Monday 9th June 2025**. Your help with this would be greatly appreciated, in what we appreciate is a very tight timescale, but unfortunately the Stafford Borough Council as yet, have only granted an extra weeks extension to the parish council to respond, to this planning application, which we feel is a very short time scale, in respect to the size of the project we are being ask to comment on.

The whole village of Drinton, Grindley and Stowe-by-Chartley need to hear your answers and are very concerned regarding the danger that they may be in if this High Pressure Gas and Oil Pipelines were affected by the heavy construction traffic which is required to install possibly two solar farms, in the area.

The parish council invite you to our next meeting on **Tuesday 8th July 2025** at 7.00pm at Stowe by Chartley Village Hall, to present your written report and take questions at our meeting, your presence would be very much appreciated, as you will have an opportunity to address all councillors and also parishioners and assure the community that there are no safety issues and the finding of your report has confirmed everyone is safe and there is no possibility of a national disaster occurring, such as the disaster which occurred at the Gypsum mines in Foulds Staffordshire in 1944.

Our community are very worried about their personal safety, wellbeing and mental health over both the issues around the pipeline with their proximity to two solar farms, with BESS Storage. The Parish council are a Statutory Consultee and as such are time limited upon when we are required to respond. We cannot provide a detailed level of concern until we have answers regarding the High Pressure Gas and Oil pipelines.

As such we are writing to express our concerns to both the Health and Safety Executive, our MP, our County Councillor, our two Borough Councillors, and Staffordshire Police, Fire and Crime Commissioner, as we are extremely concerned, you are not being provided with sufficient information on the severity of the issue and also the volume of intended traffic.

There appears to be no mention in the Staffordshire Fire & Rescue Service report relating to the proposed planning permission that is referring to the High Pressure Gas or Oil Pipelines or the proximity to the battery storage. As a parish council we feel this is very unusual, and therefore there is no reference to any fire risk in relation to either pipelines or how fire suppressants will be used, or indeed access the area of the BESS Storage. The community is understandably concerned about fire suppression for the BESS storage, its proximity to ancient woodlands, Chartley Moss and the proximity of both your High Pressure Gas pipeline.

As a council we are sure the Fire and rescue service would have made some mention of the risks of a high pressure gas and oil pipeline; had they have known and we hope would have deserved a mention in their report. Or maybe the Fire and Rescue Service were not made aware of the High Pressure Gas and Oil Pipelines which are in very close proximity to the proposed solar farm and battery storage.

We trust as a company and the operating authority for this High Pressure Oil Pipeline you share our concerns, regarding the proposed heavy traffic use of both Grindley and Drointon Lane and any possible damage which may be encountered on the High Pressure Oil Pipeline during the proposed work, then you **will oppose this development** and **raise serious concerns** with regards to the Solar Farm already granted, if you were not consulted upon the planning application 23/36938/FUL and also 25/40571/FUL .

If you as a company are not concerned, can I again respectfully request that you put this in writing, so we can share your reply with the Health and Safety Executive, our MP, county councillor, two borough councillors, and the Staffordshire Police, Fire & Crime Commissioner.

- 1 - A map of the area, showing the High Pressure Gas and Oil pipelines and the battery storage.
- 2 – Photographs for your reference.
- 3 – A map of the solar farms in Drointon.

Thank you, for giving up your valuable time to read our letter and may we take this opportunity to express our appreciation to you for considering our concerns, views and opinions.

Could you please acknowledge receipt of this email by replying, to all councillors, and copying all councillors into any other correspondence relating to this matter.

We look forward to receiving your reply as soon as possible and no later than **12 noon on Monday 9th June 2025**, so it can be included as evidence in our objection letter to Stafford Borough Council, by their deadline. However, it is of the upmost importance we receive your urgent response to this matter.

Yours sincerely

Peter Coote BA(Hons), MA(Ed - Chair, Stowe-by-Chartley Parish Council

2 Chartley Manor Mews,
Chartley,
Staffordshire,
ST18 0LL

Telephone: 01889 270571

Chairs email address: cllrpcoote@stowe-by-chartley-pc.gov.uk

Clerks email address: clerk@stowe-by-chartley-pc.gov.uk

Supported unanimously by all the Stowe by Chartley Parish Councillors:

Councillor Kevin Byrne

cllrkbyrne@stowe-by-chartley-pc.gov.uk

Councillor Eunice Finney

cllrfinney@stowe-by-chartley-pc.gov.uk

Councillor Tanya Alder

cllrtaider@stowe-by-chartley-pc.gov.uk

Councillor Richard Rayson

cllrrayson@stowe-by-chartley-pc.gov.uk

Councillor Lin Tilson

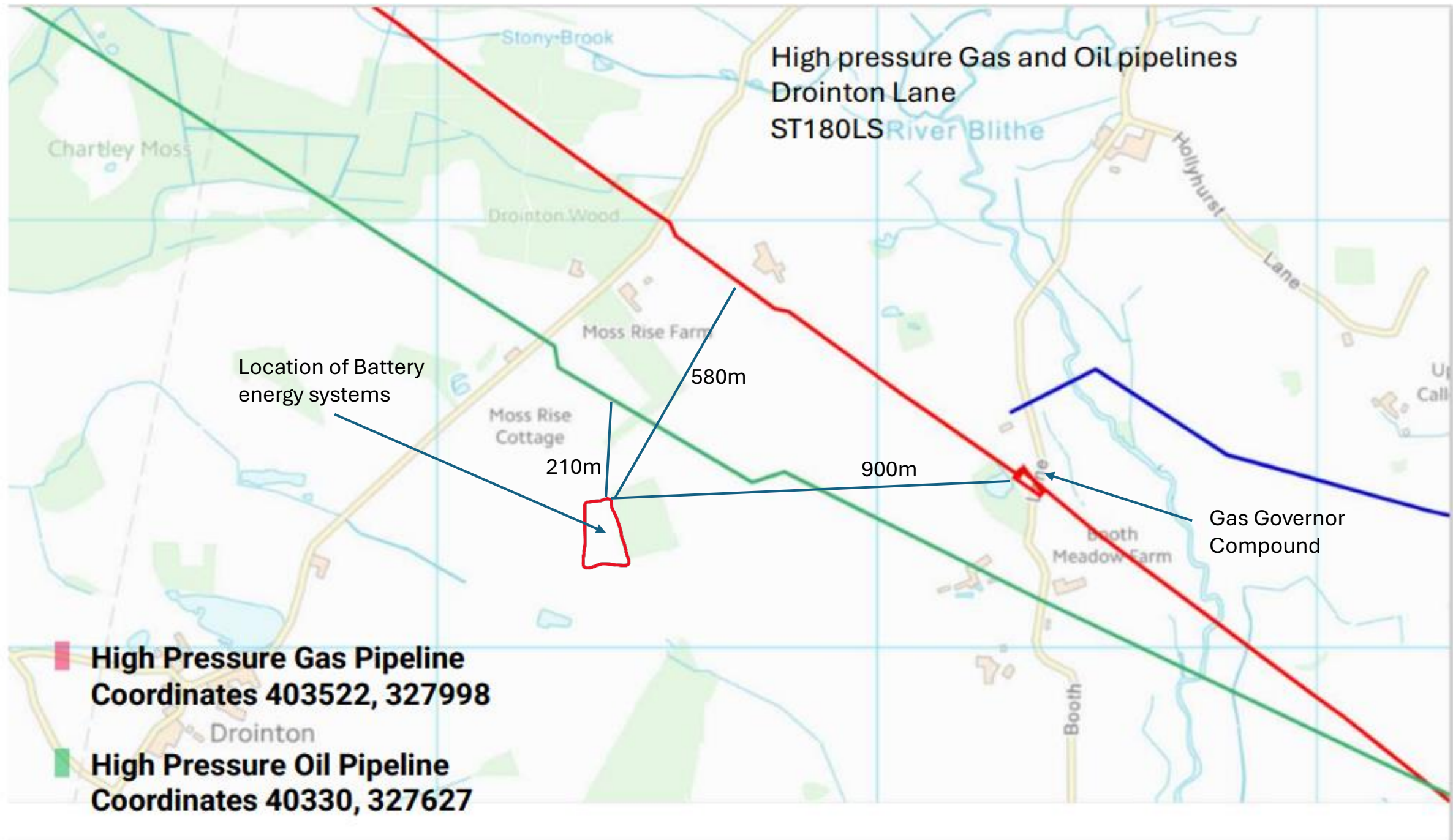
cllrtilston@stowe-by-chartley-pc.gov.uk

Councillor Jane Harnett

cllrjarnett@stowe-by-chartley-pc.gov.uk

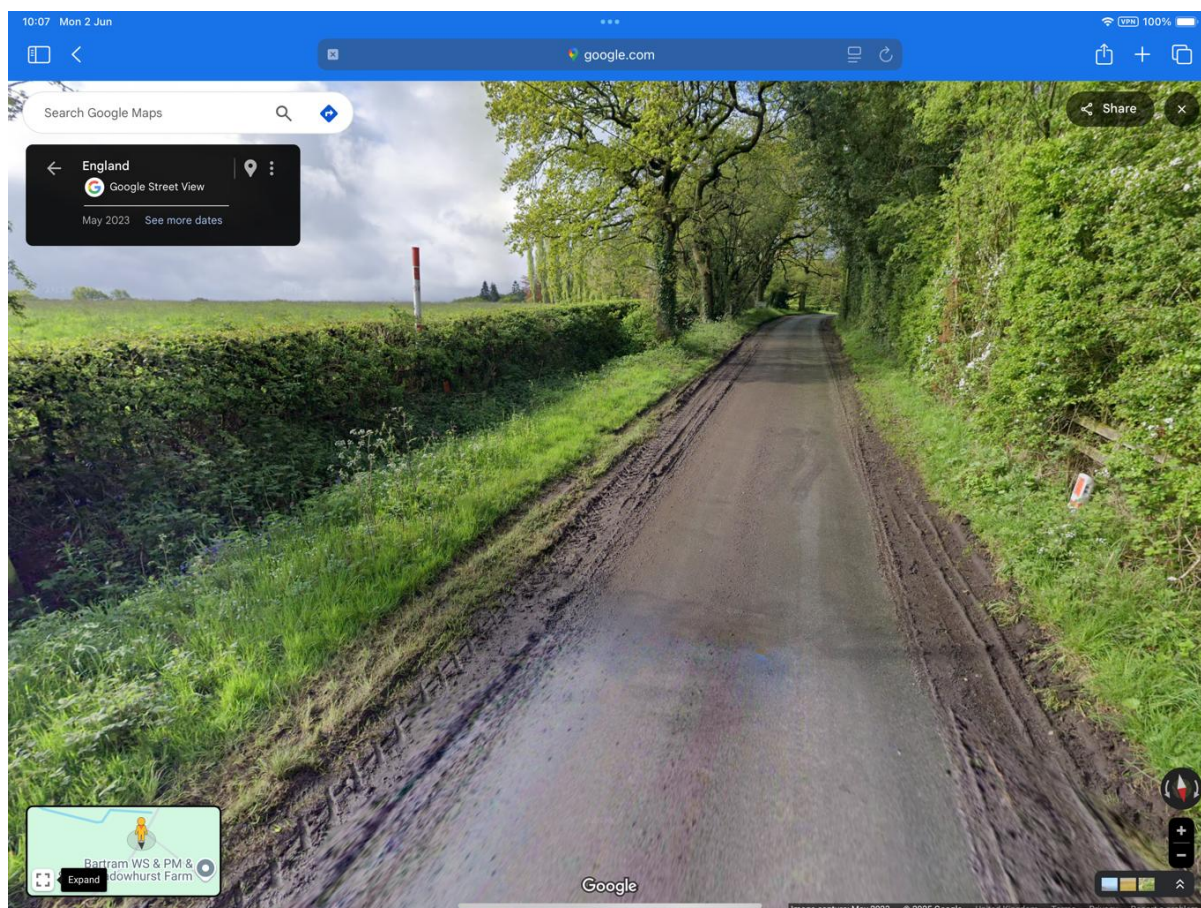
Copies to:

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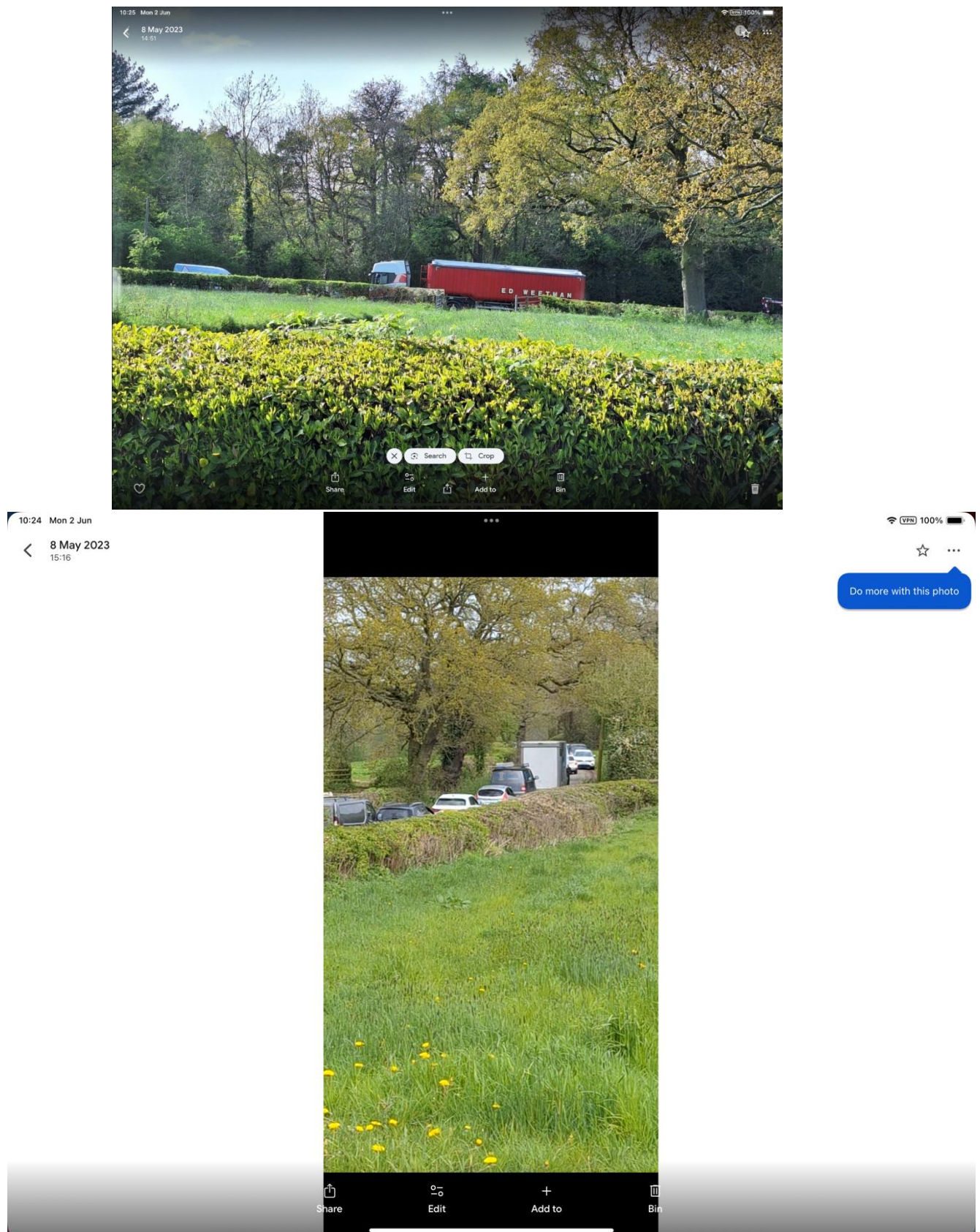


Stowe by Chartley Parish Council

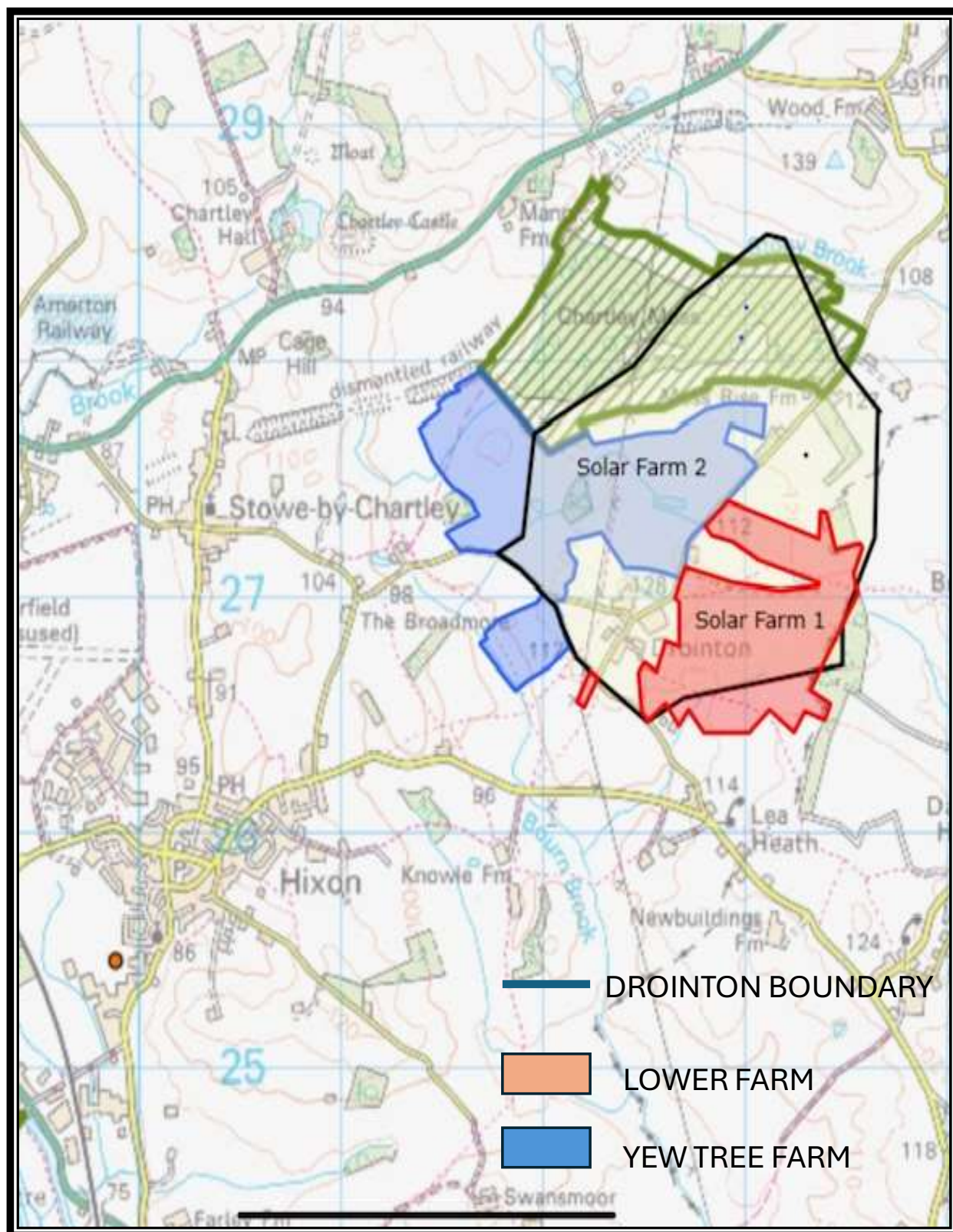
Please find enclosed in this document photographs of Drinton Lane, taken recently.



The above photo is taken from, Google Street view, and clearly identifies where the pipeline, goes under Drinton Lane, from the marker in the hedge.



These photographs were taken, from a house and driveway, on a Thursday 8th May 2025, and have been provided by a parishioner who lives on Drinton Lane, in the proposed 2 mile one-way traffic area.



DROINTON SOLAR FARMS



Stowe by Chartley Parish Council

3rd June 2025

Sent via email to:
complaints@hse.gov.uk

To whom it may concern

URGENT: Planning Application Reference: 23/ 369388/FUL Lower Farm, Drointon and 25/40571/FUL Yew Tree Farm, Drointon, ST18 0LX – Proposed Solar Farms both planning applications come under Stafford Borough Council

Stowe by Chartley Parish Council wish to express our serious concerns regarding the safety of a High Pressure Gas and Oil Pipelines that passes under Drointon Lane at ST18 0LS, in relation to development of two solar farms next door to each other, in the very small hamlet of Drointon. If this above planning application is granted 80% of the hamlet of Drointon will be covered in solar panels.

Planning application has been granted for Lower Farm (23/36938/FUL), which was passed on appeal in February 2025 and Yew Tree Farm, Drointon (25/40571/FUL), has just been submitted for planning permission and is out for consultation. These solar farm applications raise serious concerns to the parish council and parishioners, due to the safety of these developments.

The High Pressure Gas and Oil pipeline, that passes under Drointon Lane also passes through the area immediately adjacent to Chartley Moss, which is a floating peat bog or Swingmoor.

We wish to raise this as a high level safety risk to residents locally, the travelling public and most importantly the problems it will cause to the High Pressure Gas and Oil pipelines.

If the second application is granted this will mean that nearly 12,000 vehicles (of which over 50% will be fully laden 44T HGV's) will pass over the pipelines in Drointon Lane during the construction of these solar farms. **This raises serious safety concerns to us as residents, especially those living immediately adjacent to this pipeline.**

We have asked several questions of the National Gas Transmission (NGT) and British Pipeline Association (BPA) and you will find the attached correspondence to each company, for your reference.

Councillors at Stowe by Chartley Parish Council, are therefore writing as to ask you, to carry out an in-depth review and investigation of the safety of both these high pressure pipelines, immediately on our behalf to ensure we as residents are safe and provide us with a written report which will enable us to present our objections to Stafford Borough Council by Tuesday 10th June 2025 . We will of course share your report with our MP, county councillor, two borough councillors, and the Staffordshire Police, Fire and Crime Commissioner, who have also been copied into this email for reference.

As local residents, we are extremely concerned, because of the lack of information we have received regarding these pipelines, the severity of the issues that may be caused by the volume of construction traffic, and the proximity of high pressure gas and oil pipeline to the lithium battery storage area relating to both these developments.

Please note, the parish council is required to submit their comments to Stafford Borough Council by the 10th June 2025, regarding planning application 25/40571/FUL. Hence the need for a quick response from you on this matter, so unfortunately our deadline for receiving your written response on this matter must be, **noon on Monday 9th June 2025**. Your help with this would be greatly appreciated, in what we understand is a very tight timescale, but unfortunately the Stafford Borough Council as yet, have only granted an extra weeks extension to the parish council to respond, to this planning application, which we feel is a very short time scale, in respect to the size of the project we are being ask to comment on.

The parish council, would like to invite a representative from the HSE, to our next meeting on **Tuesday 8th July 2025** at 7.00pm at Stowe by Chartley Village Hall, to present your written report and take questions at our meeting, this would be very much appreciated, and an opportunity for you to address all councillors and also parishioners and assure the community that there are no safety issues and the finding of your report has confirmed everyone will be safe and there is no possibility of a national disaster occurring, such as the disaster, which occurred at Gypsum mines in Foulds Staffordshire in 1944. .

We have attached the following appendix for your reference: -

- 1 - A map of the area, showing the High Pressure Gas and Oil pipelines and the battery storage.
- 2 - National Gas Transmission response regarding Yew Tree Farm Planning Application.
- 3 - A copy of the correspondence to the British Pipeline Association (BPA), for your reference.
- 4 - A copy of our correspondence to the National Gas Transmission (NGT), for your reference.
- 5 - Photographs for your reference.
- 6 - A map of the solar farms in Drointon

Thank you for giving up your valuable time to read our letter and may we take this opportunity to express our appreciation to you for considering our concerns, views and opinions.

However, it is of the utmost importance we receive your urgent response to this matter.

Please could you acknowledge receipt of this email by replying, to all councillors, and copying all councillors into any other correspondence relating to this matter.

We look forward to receiving your reply as soon as possible and no later than **12 noon on Monday 9th June 2025**, so it can be used to prepare our objection letter to Stafford Borough Council.

Yours sincerely



Peter Coote BA(Hons), MA(Ed) - Chair, Stowe-by-Chartley Parish Council

2 Chartley Manor Mews,
Chartley,
Staffordshire,
ST18 0LL
Telephone: 01889 270571

Chairs email address: cllrpcoote@stowe-by-chartley-pc.gov.uk

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Supported unanimously by all the Stowe by Chartley Parish Councillors:



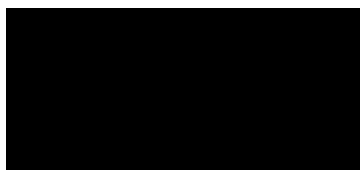
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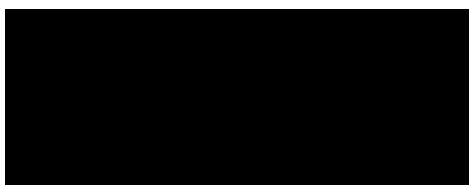
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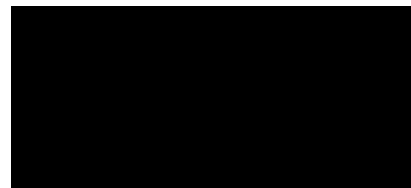
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Cllr Frances Beatty Stafford BC, Cllr Karine Aspin Safford B C, Mr Ben Adams Staffordshire Police, Fire and Crime Commissioner.

Planning Team Stafford BC

Jacqueline Webb
Asset Protection
Direct Tel: 07811021561
Email: jackie.webb1@nationalgas.com

Planning Work?
Please enquire with us at
www.lsbud.co.uk

National Gas Emergency Number:
0800 111 999*

*Available 24 hours, 7 days/week.
Calls may be recorded and monitored.
www.nationalgas.com

Date: May 20, 2025
Our Reference: GW3_37291521
Your Reference: 25/40571/FUL For National Gas Transmission

Dear Planning Team Stafford BC,

Ref: Site Address Not Provided

National Gas Transmission exercises its right to place a Holding Objection to the above proposal which will cross our High-Pressure Gas Pipeline – Feeder providing the below conditions are adhered to:
Holding Objection:

NGT will need a design that clearly displays our assets overlaid before we can remove the holding objection. Based on the information given, it is challenging to determine the stand-off distances from the site, which will establish whether NGT is impacted by the proposed PV site. If you can supply a clear map with our assets overlaid, I will be able to respond accordingly.

- We would draw your attention to the Planning (Hazardous Substances) Regulations 1992, the Land Use Planning rules and PADHI (Planning Advise for Developments near Hazardous Installations) guidance published by the HSE, which may affect this development.
- To visit the Land Use Planning site, please use the link below:
<https://www.hse.gov.uk/landuseplanning/methodology.htm>
- No buildings should encroach within the Easement strip of the pipeline

- No demolition shall be allowed within 150 metres of a pipeline without an assessment of the vibration levels at the pipeline. Expert advice may need to be sought which can be arranged through National Gas Transmission.
- National Gas Transmission has a Deed of Easement for each pipeline which prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent / temporary buildings, or structures. If necessary National grid will take action to legally enforce the terms of the easement.
- You should be aware of the Health and Safety Executives guidance document HS(G) 47 "Avoiding Danger from Underground Services ", and National Gas Transmission's specification for Safe Working in the Vicinity of National Gas Transmission High Pressure gas pipelines and associated installations - requirements for third parties T/SP/SSW22. You should already have received a link to download a copy of T/SP/SSW/22, from our Plant protection Team, which is also available to download from our website.
- To view the SSW22 Document, please use the link below:
<https://www.nationalgrid.com/uk/gas-transmission/document/113921/download>
- A National Gas Transmission representative will be monitoring the works to comply with SSW22.
- To download a copy of the HSE Guidance HS(G)47, please use the following link:
<http://www.hse.gov.uk/pubns/books/hsg47.htm>
- National Gas Transmission will also need to ensure that our pipelines access is maintained during and after construction.
- Our pipelines are normally buried to a depth cover of 1.1 metres however; actual depth and position must be confirmed on site by trial hole investigation under the supervision of a National Gas Transmission representative. Ground cover above our pipelines should not be reduced or increased.
- If any excavations are planned within 3 metres of National Gas Transmission High Pressure Pipeline or, within 10 metres of an AGI (Above Ground Installation), or if any embankment or dredging works are proposed then the actual position and depth of the pipeline must be established on site in the presence of a National Gas Transmission representative. A safe working method must be agreed prior to any work taking place in order to minimise the risk of damage and ensure the final depth of cover does not affect the integrity of the pipeline.
- Excavation works may take place unsupervised no closer than 3 metres from the pipeline once the actual depth and position has been confirmed on site under the supervision of a National Gas Transmission representative. Similarly, excavation with hand held power tools is not permitted within 1.5 metres from our apparatus and the work is undertaken with NGT supervision and guidance.

Pipeline Crossings

- Where existing roads cannot be used, construction traffic should ONLY cross the pipeline at locations agreed with a National Gas Transmission engineer.
- All crossing points will be fenced on both sides with a post and wire fence and with the fence returned along the easement for a distance of 6 metres.
- The pipeline shall be protected, at the crossing points, by temporary rafts constructed at ground level. No protective measures including the installation of concrete slab protection shall be installed over or near to the National Gas Transmission pipeline without the prior permission of National Gas Transmission. National Gas Transmission will need to agree the material, the dimensions and method of installation of the proposed protective measure. The method of installation shall be confirmed through the submission of a formal written method statement from the contractor to National Gas Transmission.
- Please be aware that written permission from National Gas Transmission is required before any works commence within the National Gas Transmission easement strip.
- A National Gas Transmission representative shall monitor any works within close proximity to the pipeline to comply with National Gas Transmission specification T/SP/SSW22.
- A Deed of Indemnity is required for any crossing of the easement including cables

Cables Crossing

- Cables may cross the pipeline at perpendicular angle to the pipeline i.e. 90 degrees.
- A National Gas Transmission representative shall supervise any cable crossing of a pipeline.
- An impact protection slab should be laid between the cable and pipeline if the cable crossing is above the pipeline.
- Where a new service is to cross over the pipeline a clearance distance of 0.6 metres between the crown of the pipeline and underside of the service should be maintained. If this cannot be achieved the service must cross below the pipeline with a clearance distance of 0.6 metres.

All work should be carried out in accordance with British Standards policy

- BS EN 13509:2003 - Cathodic protection measurement techniques
- BS EN 12954:2001 - Cathodic protection of buried or immersed metallic structures – General principles and application for pipelines
- BS 7361 Part 1 - Cathodic Protection Code of Practice for land and marine applications.

I have enclosed a location map to show the location of National Gas Transmission high-pressure gas pipeline(s) within the vicinity of your proposal.

Yours sincerely

Jacqueline Webb

Asset Protection Assistant



Stowe by Chartley Parish Council

Ms Jacqueline Webb,
Asset Protection,
National Grid House ,
Warwick Technology Park,
Gallows Hill,
Warwick CV34 6DA ,

3rd June 2025

Sent via email to:
jackie.webb1@nationalgas.com

Dear Ms Webb,

URGENT: Planning Application Reference: 25/40571/FUL re: Yew Tree Farm, Drointon, ST18 0LS – Proposed Solar Farm

Stowe by Chartley Parish Council acknowledge your letter to Stafford Borough Council dated the 20th May 2025 in respect of the above application. If this planning application is granted 80% of the hamlet of Drointon will be covered in solar panels.

We wish to express our serious concerns about the High Pressure Gas Pipeline that passes under Drointon Lane at ST18 0LS. Also, a High Pressure Oil Pipeline that is also located less than 200m from your High pressure Gas pipeline in the same location.

The planning application to which you have been consulted upon relates to the second of two solar farms that are being proposed in the hamlet of Drointon. The two application numbers are 23/36938/FUL and 25/40571/FUL.

Whilst you are being consulted on the second application 25/40571/FUL, we do not believe that you were consulted on the first application at all 23/36938/FUL, which was passed on appeal in February 2025. This raises serious concern to the Parish council and our Parishioners.

The High Pressure Gas pipeline that passes under Drointon Lane also passes through the area immediately adjacent to Chartley Moss, which is a floating peat bog or Swingmoor. The pipeline in the area close to Chartley Moss which was installed in the early 1970's was held down with ground anchors and steel wires to prevent the pipeline from floating during construction as it passed across the area close to Chartley Moss.

We have been reliably informed from an experienced drainage engineer with 50 years' experience, that some 15 years ago when working in the area close to Chartley Moss, that he witnessed the High Pressure Gas pipeline was floating within the area adjacent to Chartley Moss and that the steel ropes holding the pipeline down have failed. As such the High Pressure Gas pipeline, which is now under immense pressure is floating and as such is unsupported through the area of Chartley Moss. The above expert did not discuss the oil pipeline. This issue we understand was reported at the time directly to yourselves and your engineers visited the site and inspected the problems and issues.

We, therefore wish to raise this as a high level safety risk to residents locally, the travelling public and most importantly the problems that this will cause to the High Pressure Gas pipeline itself and your High Pressure Oil Pipeline, which is in very close proximity.

If both of the above applications are passed this will mean that nearly 12,000 vehicles (of which over 50% will be fully laden 44T HGV's) will pass over your pipeline in Drointon Lane during the construction of these solar farms. **something I do not think the developers are making you fully aware of. This raises serious safety concerns to us as residents, especially those living immediately adjacent to this pipeline.**

If the pipeline close to Chartley Moss is unsupported then the potential weight, point loadings and extreme vibration of these 12,000 vehicles passing over the pipeline on Drointon Lane may cause the pipeline joints to fracture or crack. The potential risk of explosion therefore is high and the risk to life is safety critical.

We are not sure if you are aware of the high level of risk here, especially if you were not consulted as part of the first planning application.

We therefore write to ask if you could, please answer the following questions: -

1. Firstly, can we ask if you have been made aware of the first request for planning or consulted upon it regarding this large solar farm development at Lower Farm in Drointon?
2. Can you please supply the parish council with any evidence you may have of a response to the above application regarding Lower Farm - 23/36938/FUL ?
3. We respectfully request you undertake a full and "In- Depth Review and Investigation" urgently as a company, of the High Pressure Gas Pipeline immediately in Drointon, Grindley and Newton. Can you please acknowledge and confirm this request has been actioned?
4. Please can you confirm the depth of the pipeline passing under Drointon Lane, ST18 0LS?
5. Are the above traffic levels of 12,000 vehicles of any concern to yourselves regarding the gas pipeline?
6. Can you please confirm the depth and condition of the pipeline passing through the area of Chartley Moss?
7. Please can you confirm the depth of the pipeline from the surface of the land in the area of Chartley Moss?
8. Can you confirm please that we are right in the assumption that any gas pipeline should be at 0.75 m below the surface of the land?
9. Can you please confirm if this pipeline, was reinforced during its construction where it passes under Drointon Lane?
10. We cannot imagine that Drointon Lane was reinforced to the standard of A roads or motorways during construction were adopted, on this very tiny narrow country lane, please confirm if this assumption is correct?
11. Please confirm how the pipeline was installed in the area close to Chartley Moss?
12. Are we correct in our understanding, the pipeline is secured, with steel ropes to hold it down?
13. Please can you confirm if these steel ropes have now failed?
14. Have you consulted with the Fire and Rescue service in relation to the gas pipeline, and highlighted the fact that it is in very close proximity to the high pressure oil pipeline?
15. Please can you provide written confirmation, with a name and qualifications of the official, who has inspected the pipeline and confirmation that they are contented, that residents will be totally safe, with the proposed level of traffic passing over your pipeline in relation to the floating pipeline in the area of Chartley Moss, and there is absolutely no risk of an explosion, if the high pressure gas pipeline was fractured during the construction process of the solar farms?

Please note, the parish council are required to submit their comments to Stafford Borough Council by the 10th June 2025, hence the need for a quick response, by **noon on Monday 9th June 2025**. Your help with this would be greatly appreciated, in what we appreciate is a very tight timescale, but unfortunately the Stafford Borough Council as yet, have only granted an extra weeks extension to the parish council to respond, to this planning application, which we feel is a very short time scale, in respect to the size of the project we are being ask to comment on.

The whole village of Drointon, Grindley and Stowe-by-Chartley need to hear your answers and are very concerned regarding the danger that they may be in if this high pressure gas pipeline is affected by the heavy construction traffic which is required to install possibly two solar farms in the area.

The parish council invite you to our next meeting on **Tuesday 8th July 2025** at 7.00pm at Stowe by Chartley Village Hall, to present your written report and take questions at our meeting, this would be very much appreciated, as you will have an opportunity to address all councillors and also parishioners and assure the community that there are no safety issues and the finding of your report has confirmed everyone is safe and there is no possibility of a national disaster occurring, such as the disaster which occurred at the Gypsum mines in Fauld Staffordshire in 1944. .

Our community is very worried about their personal safety, wellbeing and mental health over both the issues around the pipeline but their proximity to two solar farms, with BESS Storage located closest to the pipeline and the Gas Governor station in Booth Lane, Kingstone.

The parish council is a Statutory Consultee and as such are time limited upon when we are required to respond. We cannot provide a detailed level of concern until we have answers regarding the High Pressure Gas and Oil pipelines.

As such we are writing to express our concerns to both the Health and Safety Executive, our MP, our County Councillor, our two Borough Councillors, and Staffordshire Police, Fire and Crime Commissioner, as we are extremely concerned, you are not being provided with sufficient information on the severity of the issue and also the volume of intended traffic.

There appears to be no mention in the Staffordshire Fire & Rescue Service report relating to the proposed planning permission that referring to the High Pressure Gas or Oil Pipelines or the proximity to the battery storage. As a parish council we feel this is very unusual, and therefore there is no reference to any fire risk in relation to either pipelines or how fire suppressants will be used, or indeed access the area of the BESS Storage. The community is understandably concerned about fire suppression for the BESS storage, its proximity to ancient woodlands, Chartley Moss and the proximity of both your High Pressure Gas pipeline and the Booth Lane gas governor station.

As a council we are sure the Fire and rescue service would have made some mention of the risks of a high pressure gas and oil pipeline; had they have known and we hope would have deserved a mention in their report. Or maybe the Fire and Rescue Service were not made aware of the High Pressure Gas and Oil Pipelines which are in very close proximity to the proposed solar farm and battery storage

We trust as a company and the operating authority for this High Pressure Oil Pipeline you share our concerns, regarding the proposed heavy traffic use of both Grindley and Drointon Lane and any possible damage which may be encountered on the High Pressure Oil Pipeline during the proposed work, then you **will oppose this development** and **raise serious concerns** with regards to the Solar Farm already granted, if you were not consulted upon the planning application 23/36938/FUL .

If you as a company are not concerned, can we again respectfully request that you put this in writing, so we can share your reply with the Health and Safety Executive, our MP, county councillor, two borough councillors, and the Staffordshire Police, Fire & Crime Commissioner.

We have attached the following appendix for your reference: -

- 1 - A map of the area, showing the High Pressure Gas and Oil pipelines and the battery storage.
- 2 – Photographs for your reference.
- 3 – A map of the solar farms in Drointon
- 4 - NGT response to the planning application number 25/40571/FUL for reference.

Thank you, for giving up your valuable time to read our letter and may we take this opportunity to express our appreciation to you for considering our concerns, views and opinions.

Could you please acknowledge receipt of this email by replying, to all councillors, and copying all councillors into any other correspondence relating to this matter.

We look forward to receiving your reply as soon as possible and no later than **12 noon on Monday 9th June 2025**, so it can be included as evidence in our objection letter to Stafford Borough Council, by their deadline. However, it is of the utmost importance we receive your urgent response to this matter.

Yours sincerely



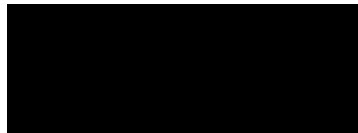
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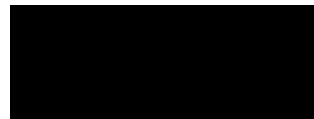
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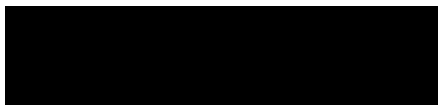
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