

From: Keith Dunn [REDACTED]
Sent: 17 August 2022 16:20
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Cc: [REDACTED]
Subject: Berden Hall Farm (Pelham Solar) S62A/22/0006 (and UTT/22/2046/PINS)

Dear Sirs,

Application number on S62A/22/0006 (and UTT/22/2046/PINS)

I am writing to object to the proposal by Statera to construct a solar farm on 177 acres of land at Berden Hall Farm.

My name is Keith Dunn

I live at [REDACTED].

The reasons for my objection are as follows:

Firstly, I consider that developing a solar farm on 177 acres of prime agricultural Grade 2 & 3A land is unacceptable when the UK should be focusing on becoming more self-sufficient in food production. I believe that the UK currently produces only 40 to 50% of its food, and reducing the capacity to grow more produce cannot be justified. Furthermore, Statera has not demonstrated that the use of high-quality agricultural land is necessary. Uttlesford Council Policy ENV5 states that development of the best and most versatile agricultural land will only be permitted where opportunities have been assessed for accommodating development on previously developed sites or within existing development limits. Where development of agricultural land is required, developers should seek to use areas of poorer quality except where other sustainability considerations suggest otherwise. The land in question is of a high-quality agricultural nature. Any change of use has to be justified by the most compelling evidence. Statera has stated that it has not considered other locations. In my opinion, the roofs of commercial buildings and warehouses should be utilised as a priority, well before prime agricultural land is considered as an option. And I do not understand why new build houses do not have solar panels fitted as a planning stipulation. Now that thinner, lighter solar panels are coming onto the market, there is very little reason why they cannot be fitted to most roof types.

Secondly, the plans indicate that there will be 10 transformer units located within the development. These will emit noise in what is a peaceful rural environment, therefore impacting on the lives of those living nearby and those using the footpaths. I am also concerned about fire related issues that may affect these units.

Thirdly, I am concerned about the significant increase of HGV traffic on narrow country lanes that are not designed for this type of heavy traffic flow. Congestion and noise will effect the otherwise quiet environment of our local communities not only during the construction phase but also the ongoing 40-year maintenance period. This is exactly the same access route for that is proposed for the construction of a new battery storage plant at Green's Farm (East Herts DC3/21/0969/FUL) and a new battery storage plant at Crabb's Green (East Herts DC 3/22/0806/FUL).

Lastly, I feel that Statera has ignored the impact that the proposed development will have on our historic buildings and listed structures.

With kind regards

Keith Dunn