

[REDACTED]  
**Sent:** 27 August 2022 12:22

**To:** Planning <[planning@uttlesford.gov.uk](mailto:planning@uttlesford.gov.uk)>

**Subject:** Comments for Planning Application UTT/22/2046/PINS

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 27/08/2022 12:21 PM from Mr Ian Stumpf.

### Application Summary

Address: Land At Berden Hall Farm Dewes Green Road Berden

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Proposal: Consultation on S62A/22/0006 - Development of a ground mounted solar farm with a generation capacity of up to 49.99MW, together with associated infrastructure and landscaping.

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Case Officer: Laurence Ackrill

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[REDACTED]

### Customer Details

Name: Mr Ian Stumpf

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Email: [REDACTED]

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Address: [REDACTED]

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### Comments Details

Commenter Type: Parish Councillor

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Stance: Customer objects to the Planning Application

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Reasons for comment:

Comments: [REDACTED]

27 August 2022

Issued to:  
Planning Department, Uttlesford District Council, London Road,  
Saffron Walden, Essex, CB11 4ER

Dear Sir/ Madam,

Section 62A Planning Application: S62A/22/0006 (Uttlesford ref. UTT/22/2046/PINS)  
Ground-mounted Solar Farm, Berden Hall Farm, Ginns Road, Berden [OBJECTION]

We have previously written to The Planning Inspectorate, who is determining this application, but wish to convey our comments to Uttlesford Planning Authority on the basis that a preliminary recommendation to approve has been issued by the Case Officer (a Mr Laurence Ackrill) in advance of UDC's Planning Committee meeting scheduled for 31 August 2022.

Among other things, Mr Ackrill considers the visual and landscaping impacts can be mitigated and that they are confined to a relatively small area of countryside. How he considers the impacts of covering the countryside with in excess of 170 acres of solar panels can be satisfactorily mitigated is quite frankly astonishing and we question how he could reasonably

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reach such a conclusion. Further, his interpretation of the NPPF appears to ignore some fundamental points such as the preferred locations for such developments, as noted below. Additionally, how he can reconcile the requirements of ULP Policy S7, with the impact that this development would undeniably have on the landscape and the countryside also stands to be questioned in our view.

We write to object to the solar "farm" facility proposed by Berden Solar Limited (a dormant company with a balance sheet value of £1).

If approved, the development will destroy a huge area (appearing to measure in the region of one square kilometre) of open countryside which is currently used as arable land.

Developments of this nature do not meet with the guidance set out in the National Planning Policy Framework, where the need for renewable energy does not automatically override environmental protections and the planning concerns of local communities.

The proposed site is completely inappropriate for such a scheme and the NPPF makes it clear that this is not the preferred location for developments of this kind, and accordingly other locations such as those mentioned in the Framework should be considered first - i.e. focussing large scale solar farms on previously developed and non agricultural land.

The proposed development has clearly been designed to fall just below the 50MW threshold in order to avoid being treated as a "nationally significant energy infrastructure project", but is, nevertheless, a development of substantial scale that will have a considerable cumulative impact on the landscape and ruin a large area of unspoilt countryside. It is axiomatic that this scheme will cause industrialisation of the countryside.

Additionally, our reasons for objection include:

- Impact on nearby listed buildings and sites of historical interest.
- Impact on the habitat of wildlife.
- The sacrifice of BMV land - which is in itself counterintuitive to reducing the impact of climate change.

Government policy makes it clear that the use of arable grade land for this purpose should be avoided and brownfield sites are to be preferred.

The local Parish Council of Berden (which is also opposed to the scheme along with neighbouring Parish Councils) has established that there is an overwhelming objection to this kind of development.

There is no practical way that the impact of this development can be made acceptable due to its location and scale.

As well as environmental and landscape impacts, the site encompasses a number of public rights of way which will also be affected - some of which we understand have been discussed with the Local Planning Authority with a view to having them formally diverted for the benefit of the scheme.

Sites for renewable energy forms such as this should be driven by a properly considered master-planned approach and not led by private developers making speculative applications of this nature.

Yours faithfully

Ian Stumpf

For and on behalf of:  
(Ian Stumpf (Charlie Stumpf  
(Edward Stumpf (Beverley Stumpf

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# Comments summary

Kind regards