

**From:** David Lynch [REDACTED]  
**Sent:** 05 September 2022 15:27  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** Subject: Berden Hall Farm (Pelham Solar)

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 David Lynch  
[REDACTED]

Before I provide the reasons for my objection I have an impassioned plea to the committees and departments with the responsibility of dealing with this application, and all other applications currently besieging the area in which I chose to live.

I feel as though I am witnessing a Tulip investment bubble or Gold rush. Developers with zero local interest have descended on a rural community with plans of outright decimation. fabricated arguments of local resident benefit and scant regard to individual safety. It has to stop and the recipients of this email appear to have primary responsibility in carrying this out. Greed drove the historic events and greed is behind the developers actions. The selection of this location has not been made following intense site comparison, It has been made purely on the basis of local National Grid substation proximity and increased underlying profit.

The siting of Solar Panels, infrastructure and, if necessary, resulting energy storage capability is not a short term arrangement but a long term legacy. Appropriate siting must outweigh convenience in such matters. Other more suitable and designated locations ie brownfield sites, motorway corridors, industrial rooftops, recent landfills etc, should be exhausted before considering the use of community centric or quality farm land.

Specifically for this application:

### **Local roads are not suitable for such large construction vehicles**

- I note that the construction period will run for 6-months and an average of up to 50 construction workers are forecast to be on site during peak times.
- The supporting text for Uttlesford Policy ENV15 states development will only be permitted in locations where the local road network is capable of handling any additional traffic generated by the proposal.
- Statera state that construction traffic will travel west on the A120 up to Little Hadham, and through Clapgate and Patmore Heath on Albury Road and that vehicles will turn onto Ginns Road and travel through Stocking Pelham before arriving at the site access point just before the entrance to Berden. There could be up to 20 lorries per day arriving and departing during the peak construction period. These road as not suitable for large numbers of lorries.
- This is the identical access route proposed for the construction of (i) a new battery storage plant at Green's Farm (see the application to East Herts DC 3/21/0969/FUL) and (ii) a new battery storage plant at Crabb's Green (see the application to East Herts DC 3/22/0806/FUL).


- The road between Little Hadham and Berden is a small country road. At some points, it is barely wide enough to accommodate two regular cars. Cars currently need to stop in order to allow tractors to pass. It is completely unsuitable for articulated lorries or large HGVs. I suggest that those assessing this application visit the area and pay particular attention to the state of roadside verges, water run off capabilities and areas of existing road subsidence.
- An access point off this road is simply not suitable for vehicles of this size.
- All vehicles will pass directly in front of the pre-school in Stocking Pelham – I am concerned about the safety of primary school children

### **The Government does not support large scale solar development of this sort**

- In October 2021 (in the run up to COP 26), the Government published its Net Zero Strategy (Build Back Greener). This Strategy does NOT support the construction of industrial scale solar farms. It's focus on renewable energy is almost entirely on offshore wind energy with a commitment to generate 40GW of energy from offshore wind by 2030. This target was first set in 2020 in the Government's 10 point plan for a Green Industrial revolution which said that this quadrupling in offshore wind capacity would generate enough energy to power every home in the country.
- The focus on wind power explains why there are very few references to solar power in the Net Zero Strategy. Where solar is referenced, the focus is on "unsubsidised rooftop solar", retrofitting solar on houses and small scale community solar projects.
- The East of England (including Uttlesford) has a key role to play in National renewable energy plans because 60% of the current offshore wind projects will come onshore along the East Coast. In fact, National Grid's Electricity 10 year Statement (published in 2020) says that the large amount of generation to be connected in the East of England means that power generation in the East of England will exceed local demand; so the East of England will be a power exporting region. We do not need more renewable energy in Uttlesford!
- The fact that Uttlesford DC declared a climate emergency in 2019 is irrelevant. This is not a planning policy and is not relevant for the purposes of determining planning applications.

### **Statera have not demonstrated that the use of high quality agricultural land is necessary**

- Eddie Hughes MP, a Minister at the Ministry of Housing, Communities and Local Government confirmed in June 2021 that there the statements made by Eric Pickles in 2015 are still applicable. Therefore, Uttlesford must consider whether the use of agricultural land has been shown to be necessary.
- Uttlesford's Policy ENV5 also says 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.

- As the land identified for development is high-quality agricultural land its use must be justified by the most compelling evidence.
- In the FAQ document published by Statera on their development website:  the developer says the following:

**Question: What other locations did you consider? Answer: None!**

- 19 October 2014, , Liz Truss (then a DEFRA Minister) said the following:

“English farmland is some of the best in the world and I want to see it dedicated to growing quality food and crops. I do not want to see its productive potential wasted and its appearance blighted by solar farms. Farming is what our farms are for and it is what keeps our landscape beautiful.

I am committed to food production in this country and it makes my heart sink to see row upon row of solar panels where once there was a field of wheat or grassland for livestock to graze. That is why I am scrapping farming subsidies for solar fields. Solar panels are best placed on the 250,000 hectares of south facing commercial rooftops where they will not compromise the success of our agricultural industry”.

**Statera have not considered using roof tops**

- The Building Research Establishment announced in 2016 there were around half a million acres of rooftops facing in the right direction for solar panels. Why haven't these been considered?
- It is no longer credible to argue that solar panels on industrial roofs can't be used because they are too heavy
- Solar panels thinner than a pencil have now been invented and which will revolutionise renewable energy.
- These ultra-thin, lightweight panels are made by Singapore-based company [Maxeon Solar Technologies](#), and are predicted to take over the European market very soon.
- Why not place solar panels on the rooftops of the huge terminal buildings owned by Stansted airport?
- Clearly Stansted airport don't think that there is a problem with this because they have just applied for planning permission to put solar panels on their own land (see S62A/22/0000004)

**The solar farm is inappropriate development in the countryside**

- The development proposed by Statera can only be described as industrial.
- In addition to large numbers of solar PV panels (the exact quantity is not specified) the development will include containerised inverters and a substation.
- National policy includes an environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land,

improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a Statera economy.

- I do not understand how a massive solar farm which is an industrial development can possibly enhance the natural environment.
- The site is very close to the numerous listed buildings and scheduled monuments I do not accept that it can possibly enhance the historic environment.
- The development is not compatible with Uttlesford's policy S7 which says that the countryside will be protected for its own sake

Kindly reject the application outright and put a stop to this bombardment.

Kind regards

David Lynch

