

**From:** Takeley Clerk [REDACTED]  
**Sent:** 04 July 2022 11:50  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Cc:** Takeley Clerk [REDACTED]  
**Subject:** PINS S62A/22/0000004 Land East of Parsonage Rd and South of Hall Road Takeley  
**Importance:** High

Dear Sirs

Takeley Parish Council objects to Stansted Airport's application for a solar farm for its harmful impact on the open characteristics of the countryside gap between the airport operations and the village of Takeley. The need for the solar farm to be placed in this location does not outweigh the need to preserve the best and most versatile agricultural land. There would also be a harmful impact on the character and setting of a listed building.

As a point of clarification, please note that the site address is adjacent to Stansted Airport but is in the parish of Takeley, not Stansted.

The application conflicts UDC development plan policies as follows:

Policy S7 – The Countryside

Whilst the policy is not fully consistent with the NPPF regarding protecting all countryside 'for its own sake' the policy states that 'permission will only be given for development that needs to take place there, or is appropriate to a rural area' and 'Development will only be permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form proposed needs to be there.'

The solar farm does not need to be located on productive agricultural land in Takeley and should be located within the airport's own boundary, where there is plentiful available land and its own buildings could also accommodate solar panels.

The parish council objects to the conflict with Policy S8 for the same reasons.

Policy S8 - The Countryside Protection Zone.

The application does not comply with the policy where 'planning permission will only be granted for development that is required to be there, or is appropriate to a rural area. There will be strict control on new development. In particular development will not be permitted if either of the following apply:

- a) New buildings or uses would promote coalescence between the airport and existing development in the surrounding countryside;
- b) It would adversely affect the open characteristics of the zone.

The development does not need to be there, the use is for airport use, which should be sited within the airport boundary to prevent coalescence and it will 'adversely affect the open characteristics of the zone'.

The proposal conflicts with Policy ENV5 - Protection of Agricultural Land

'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.'

There is no evidence that Stansted Airport could not include the solar park within its own boundary. In fact, major development is proposed to the Northside of the airport states that further land is available. Details of the current planning application can be found with the reference: UTT/22/0434/OP - Outline application for demolition of existing structures and redevelopment of 61.86Ha to provide 195,100sqm commercial / employment development predominantly within Class B8 with Classes E(g), B2 and supporting food retail/ food/beverage/nursery uses within Classes E (a), E(b) and E(f) and associated access/highway works, substation, strategic landscaping and cycle route with matters of layout, scale, appearance and other landscaping reserved - Land North Of Stansted Airport

For the reasons stated above, the Parish Council requests that the application is refused.

Kind regards

*Jackie*

Jackie Deane  
Locum Clerk to Takeley Parish Council

PLEASE NOTE OUR NEW EMAIL ADDRESS

