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Stansted Airport Limited

Your Ref:

Via email

Our Ref: S62A/22/0000004

Attachments: None.

Date: 11 July 2022

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Dear Sir

**Town and Country Planning Act 1990 (Section 62A Applications)**  
**The erection of a 14.3MW solar photovoltaic farm with associated access tracks, landscaping, supplementary battery storage and associated infrastructure**

at

**Land east of Parsonage Road and south of Hall Road, Stansted, Essex, CM22 6PL**

The appointed person has made the following comments:

Substantive concerns have been raised with regard to: harm to the character and appearance of the area, including the open characteristics of the countryside gap between the airport and Takeley, as well as associated loss of agricultural land; the impact on the safe operation of the A120, part of the strategic road network, as well as Parsonage Road and Hall Road, specifically in relation to potential glint and glare affecting drivers, potential abnormal load movements and to visibility splays; and the sufficiency of information in relation to nesting skylarks.

Further representations are recommending conditions, specifically in relation to flood risk, bird hazard management, adherence to the layout for glint and glare measures and archaeological mitigation.

Furthermore, Uttlesford District Council have submitted a response which identified conflict with policies within the Development Plan, the necessity to address the effect on the setting of the nearby listed building, Le Knells Cottage, but recognition that these matters should be weighed against the benefits of the scheme. This response noted that, in the Council's view, the tilted balance set out in paragraph 11 of the National Planning Policy Framework weighs towards the approval of this application. This response included proposed conditions and heads of terms for a s106 undertaking.

Please be aware that these are interim comments and the appointed person has yet to fully consider the application. Alerting you to these matters at this early stage allows you to respond and consider providing additional information to seek to resolve these initial issues.

Please confirm by 13 July 2022 whether you wish to seek to address the above by submitting amended plans or additional information.

If it is your intention to do this it may have implications for the determination period of this proposal. When new information is taken into account the Planning Inspectorate is required to carry out additional notification.

The Inspector has confirmed that if any additional information is submitted by 20 July 2022, the necessary further period of consultation can be completed by 27 July 2022 and the anticipated timescales for the application can still be adhered to. However, if a longer period is required for submission of additional information then it will only be accepted where there is an agreement to extend the time period for deciding the application. If you confirm that new information will be submitted, I will then seek agreement from you for a formal extension of time if required; the period will take account of the time required for you to prepare the information and the additional notification period.

Yours sincerely,

*Leanne Palmer*

Planning Applications (s62A) Team