

**From:** James Davies [REDACTED]  
**Sent:** 27 August 2022 21:11  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
[REDACTED]  
**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 James Davies  
[REDACTED]

The reason for my objection is as follows:

### **The visual impact of this huge development cannot be satisfactorily mitigated**

- The land to the South of Ginns Road (between Berden and Stocking Pelham) slopes upwards.
- The majority of the site comprises 3 huge open fields – there are no existing hedgerows and the visual impact will be stark!
- The Planning Inspector must visit the site to understand the full impact that this development will have
- The proposed development cannot be effectively integrated and assimilated into the surrounding landscape.
- The pictures submitted as part of the planning application were taken when there were still leaves on hedges and trees. These plants are deciduous – they will not provide effective screening in winter.
- The planting around the existing battery plant adjacent to the Substation at Stocking Pelham demonstrates that hedges do not provide adequate screening.
- The RHS says that it will take between 20 and 50 years for hawthorn hedges to achieve their full height – this is more than half of the life of the solar farm
- It is unrealistic to expect hedgerows to thrive where low quality plants are planted and then left. Young plants need to be watered in case of prolonged

dry spells and/or heat waves, especially during the 2-3 first years after planting.

### **The 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 EXACTLY THE SAME access route that it 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.
- Access point off the 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 off-shore 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 size of the development simply too big!**

- Uttlesford's Policy ENV15 says that small scale renewable energy development schemes to meet local needs will be supported providing it can be demonstrated that they do not adversely affect i) The character of sensitive landscapes; ii) Nature conservation interests; or iii) Residential and recreational amenity
- This is not a "small scale" scheme.
- The area covered by solar panels is even larger than the area which was contemplated at the time of the application to Uttlesford District Council for a Screening Opinion.
- The land identified by Statera as the site for Berden Hall solar Farm extends to 177 acres of productive farm land.
- The visual impact of such a huge solar farm would fundamentally change the character of the area.
- The scheme will not contribute to the energy needs of local residents.

Regards,

James