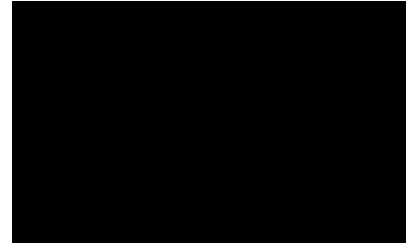


[REDACTED]  
**Sent:** 04 September 2022 22:22

**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>;

[REDACTED]  
**Subject:** Application number : S62A/22/0006 (and UTT/22/2046/PINS). Berden Hall Farm



**3<sup>rd</sup> September 2022**

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To Whom it May Concern

**Section 62A Planning Application: S62A/22/0006 Berden Hall Farm, Ginns  
Road, Berden  
and**

**UTT/22/2046/PINS | 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. | Land At Berden Hall Farm  
Dewes Green Road Berden**

I would like to **object** to the planning application made by Statera to PINS and UDC for a Solar development at Berden Hall Farm, Ginns Road, Berden.

In the event that a hearing is scheduled for the planning application, I would also like to register an interest to speak at it.

I am a member of Protect the Pelhams which is a local group of volunteers who support the growth of renewable energy sources, but know that such developments need to be sited in appropriate locations and in accordance with Government and Local Authority Local Plan, Policies and Guidelines.

The report submitted on behalf of Protect the Pelhams goes into great depth and outlines the many ways in which the proposals are in breach of these Policies and

Guidelines, and also is contrary to advice offered by Governmental Departments and Ministers, thus providing numerous grounds for refusal.

This report has clearly shown the development is unsuitable on the grounds of the scale, significant impact on Landscape and visual considerations, archaeology, heritage assets, use of Best and Most Valuable agricultural Land, industrialising land adjacent to rural communities, the disproportionate scale, inadequate site selection process, transport management and access route during the construction phase, and other critical issues.

I would like to briefly outline how the planning process has disadvantaged the local community, as follows :

1. Neither Protect the Pelhams nor Berden and Stocking Pelham Parish Council were anticipating that this planning application would be submitted when it was. They were lead to believe that negotiations were proceeding on amendments of the Public Rights of Way necessary for the development to proceed and that the planning application would not be submitted until this had been done, which was clearly not the case.
2. It is thought that the application may have been submitted in August, when many locals are on vacation and Parish Councils do not meet. For these two reasons, we feel that we and the locals have had inadequate time to prepare the submissions as effectively as they would like, which is to the advantage of the applicant.
3. Uttlesford District Council are currently revising their local plan, the existing plan, written in 2005, is not up to date with regard to guidance on proposed solar developments. The new Local Plan may legislate against such proposals, but this application is being considered before the plan has been finalised which is highly advantageous to Statera..
4. Protect the Pelhams were already campaigning against two separate applications to Uttlesford District Council and East Herts Council for battery storage units at Crabbs Green and Greens Farm. Another application – Pelham Spring Solar Farm – has been refused but may be revised and resubmitted. The cumulative impact of all these sites must surely be taken into account when considering the Berden Hall Solar Farm.
5. The ‘Exhibition’ in March 2022 prepared by Statera to enlighten local residents about the Solar Farm was not adequate. It was described as being an opportunity for “Community Engagement”, but invitations were only issued to 25% of residents. Representatives from Statera were ill-informed and could not answer questions, photomontages were inaccurate, there was no request for or recording of feedback. Residents left feeling patronised, no better informed and did not feel the exhibitors were listening. In other words this process was fundamentally flawed.
6. The volunteers of Protect the Pelhams have spent the 21 day consultation period in the community, walking the site with residents, researching the proposals and alternative renewable energy sources, securing opinions from residents and helping them formulate letters. It has become clear to them how many people have been misled by the proposal (partly due to the lack of details submitted), cannot believe the scale of the proposals, and are confused that there are three separate applications so close together geographically. There was a universal feeling, from members of the community who have spent their whole lives in the area, to those who have moved here recently, that their way of life could be seriously threatened and fundamentally changed if this proposal goes ahead for all the reasons described in Protect the Pelhams’ report.

I see no “benefit” to the local communities from these proposals and no compelling evidence that would justify allowing our countryside and villages to be devastated by this project.

On these and many other grounds I strongly request that **this application should be refused.**

With kind regards

Sara Yarrow