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Friday, 11 November 2022

Inquiries and Major Casework Team
The Planning Inspectorate
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Temple Quay House
2 The Square
Bristol
BS1 6PN

Section62a@planninginspectorate.gov.uk

Dear Sir/Madam

**Re: Planning Application PINS Reference: S62A/22/0006 (the “Application”)
Uttlesford District Council (the “Council”) Reference UTT/22/2046/PINS
Development of a ground mounted solar farm with a generation capacity of up to
49.99MW, together with associated infrastructure and landscaping (the
“Proposed Development”)
Land At Berden Hall Farm, Ginns Road/Pelham Road, Berden (the “Site”)
Berden Solar Limited (the “Applicant”)**

With regards to the above section 62a planning application, we refer to our original objection letter dated 5th September 2022 and the updated Construction Traffic Management Plan (“CTMP”) and associated plans as further submitted by the Applicant in October 2022.

We have the following comments regarding the revised CTMP, whilst maintaining our objection to the scheme in principle, despite the applicant’s latest submission:

1. We note the traffic route has been updated from the original fictional route from the A120 at Albury which does not exist. However, the revised route and revised access point remains a concern given the primary schools affected by passing HGV traffic.
2. The Google street view photos shown within the CTMP do not show several pinch points and traffic concerns. These are shown overleaf and show several incidences of narrow roads where cars cannot pass each other let alone cars and HGVs. This includes the front of Manuden Primary School.
3. The CTMP confirms working hours and refers to a general statement that ‘where possible’ deliveries and collections will be restricted to the hours of 09.30 – 16.00 weekdays. This ‘where possible’ is wholly unacceptable as is the 16.00 time which will see HGVs passing Manuden Primary School at collection time. For resident’s amenity and safety during school start/finish times, deliveries must be absolutely restricted 09.30 – 14.30. 20 HGV lorries are referred to arriving and departing per day viz. 40 lorry movements.

4. The CTMP proposes a widening of the existing farm access from Pelham Road (incorrectly labelled Ginns Road) which will then be retained as a future maintenance access point. This is objected to as it is an increased 'urbanisation' of Pelham Road. This existing agricultural access is narrow and a typical farm access seen on the local rural roads. The proposed widened access will be similar to an industrial estate entrance which is wholly inappropriate in this rural setting. Any widened construction access should be removed on completion of the works.
5. The CTMP refers to topsoil being stripped from the access roads. As per our original objection letter, we request that all topsoil is retained on site for future reinstatement after the permission expires.
6. The CTMP refers to the construction site as not having any impact on other users and all PROWs remaining open and accessible. It is unclear how the CTMP will deal with use of the numerous PROWs that cross the site in a proper and safe manner.
7. The proposed site access drawing shows the existing ditch to be culverted under the new access. Presumably this will require an updated flood risk assessment and the approval of the local lead flood authority and/or Environment Agency.
8. The proposed site access drawing shows the visibility splay to the east (towards Berden) only barely achieves a 138 metre distance. This is a 60 mph speed road and there is insufficient visibility at this location. This is a serious safety hazard. This also conflicts with the screening planting proposed.

Notwithstanding the above comments (and as noted above), our previous objection to the scheme still applies.

Please do not hesitate to contact us in this regard.

Yours faithfully,

[Redacted signature block]

Berden Parish Council

Stocking Pelham Parish Council

[Redacted signature block]

Manuden Parish Council

Enc.

Copy: L. Ackrill Esq.
Uttlesford District Council

Sophie Currey
Essex Highways

[Redacted signature block] — [Redacted signature block]

1. Narrow road at junction Farnham Road and Hazel End Road, Farnham, CM23 1HB



2. Resident's parked cars at the Street, Manuden, CM23 1DE



3. Manuden Primary School, The Street, Manuden, CM23 1DE



4. The Street, Manuden, CM23 1DQ



5. Resident's parked cars at the Street, Manuden, CM23 1DJ



6. Road pinchpoint, the Street, Manuden, CM23 1DT



7. Narrow road, Chapel Hill, Berden, CM23 1AE

