

JE/P20-1300

3rd October 2022

Planning Inspectorate
section62a@planninginspectorate.gov.uk

BY EMAIL ONLY

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING APPLICATION FOR THE CONSTRUCTION AND OPERATION OF A SOLAR FARM COMPRISING GROUND MOUNTED SOLAR PHOTOVOLTAIC (PV) ARRAYS AND BATTERY STORAGE TOGETHER WITH ASSOCIATED DEVELOPMENT, INCLUDING INVERTER CABINS, DNO SUBSTATION, CUSTOMER SWITCHGEAR, ACCESS, FENCING, CCTV CAMERAS AND LANDSCAPING.

LAND EAST OF PELHAM SUBSTATION, MAGGOTS END, MANUDEN, UTTLESFORD DISTRICT COUNCIL

Pegasus Group is duly instructed by Low Carbon Solar Park 6 Limited [*"the applicant"*] a special purpose vehicle owned by Low Carbon Ltd, to submit a planning application for a renewable led energy scheme comprising ground mounted solar photovoltaic (PV) arrays and battery storage with ancillary equipment on agricultural land located near Pelham Substation, Maggots End, centred at Grid Reference X: 547257 Y:228104

The main element of the proposal is the construction, operation, maintenance and decommissioning of a ground mounted solar farm with a capacity of up to 49.9MW (megawatts).

The site lies within the administrative boundary of Uttlesford District Council (UDC). Section 62A allows major applications for planning permission, consents and orders to be made directly to the Planning Inspectorate where a local planning authority has been designated for this purpose. Uttlesford District Council has been designated as one of these authorities.

The proposal would provide a clean, renewable and sustainable form of electricity and will also make a valuable contribution to the generation of electricity at a local level. The scheme would add to Uttlesford District Council's progress in meeting its renewable energy target and would also assist in meeting national targets for both energy supply and low carbon energy development.

There is a plethora of Government legislation, guidance and policy which support the transition to a low carbon future and the continued roll out of renewables and low carbon energy and associated infrastructure. The UK is part of an international effort to combat climate change. The UK is a party to the United Nations Framework Convention on Climate

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

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Change (UNFCCC) and as such has signed up to international climate change obligations, such as the Kyoto Protocol and the Paris Agreement.

As part of its contributions to international efforts, the UK also has domestic legislation and policies in place to reduce greenhouse gas emissions. The Climate Change Act 2008 established long-term statutory targets for the UK to achieve reductions in greenhouse gases by 2050 against a 1990 baseline. The Act originally set a legally binding target of an 80% cut in greenhouse gas emissions by 2050.

At a local level, a climate change emergency was declared by Uttlesford District Council in August 2019 whereby the Council committed to becoming carbon neutral by 2030. Uttlesford District Council is now one of nearly 200 UK local authorities to have declared a climate emergency.

There is clear, pressing and urgent need for renewable energy development, such as that put forward through this planning application submission.

Planning Application Documentation

The planning application has been prepared and submitted in line with the Local Planning Authority's advice provided at the pre-application stage and is supported by the documentation set out below: -

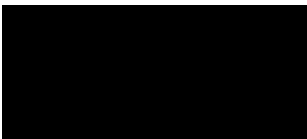
- **Completed Application Form and Certificates**
- **Planning Application Drawings**, prepared by Cadmando Ltd, including:
 - Site Location Plan – DWG No. SP-01 Rev09
 - Proposed Site Layout – DWG No. PLE-01 Rev25
 - Development Zones Plan – DWG No. DZ-01 Rev20
 - DNO Substation Elevations and Dimensions Plan – DWG No. SD-01 Rev02
 - Customer Substation Elevations and Dimensions Plan – DWG No. SD-02 Rev02
 - CCTV and Light Post Detail – DWG No. SD-03 Rev01
 - Stock Fence and CCTV Elevation – DWG No. SD-04 Rev02
 - Cable Trench Cross Section – DWG No. SD-05 Rev01
 - Access Track Detail – DWG No. SD-06 Rev01
 - Deer Fencing Detail – DWG No. SD-07 Rev02
 - Inverter Elevations and Dimensions Plan – DWG No. SD-08 Rev02
 - DNO Track Detail – DWG No. SD-09 Rev01
 - 40ft Battery Container Elevations and Dimensions Plan – DWG No. SD-11 Rev01
 - Substation Compound Plan and Elevation – DWG No. SD-13 Rev01

- DNO Substation Floor Plan – DWG No. SD-14 Rev01
- Customer Substation Floor Plan – DWG No. SD-15 Rev01
- Inverter Floor Plan – DWG No. SD-16 Rev01
- Panel Cross Section 29.5 Degree Tilt– DWG No. SD-17 rev01
- Meter Kiosk Elevations and Dimensions Plan – DWG No. SD-20 Rev01
- 132kV Substation Fence Detail – DWG No. SD-25 Rev01
- **Design and Access Statement**, prepared by Pegasus Group
- **Planning Statement**, prepared by Pegasus Group
- **Consultation Report**, prepared by Pegasus Group
- **Landscape and Visual Impact Assessment**, prepared by Pegasus Group
- **Landscape Plan**, prepared by Pegasus Group (P20-1300_06N)
- **Arboricultural Impact Assessment**, prepared by Barton Hyett Associates
- **Construction Traffic Management Plan**, prepared by Pegasus Group
- **Heritage Assessment**, prepared by Pegasus Group
- **Flood Risk Assessment**, prepared by Pegasus Group
- **Noise Assessment**, prepared by Ion Acoustics
- **Agricultural Land Classification Report**, prepared by Askew Land & Soil Ltd
- **Ecological Impact Assessment**, prepared by Clarkson & Woods Ltd
- **Biodiversity Metric**, prepared by Clarkson & Woods Ltd
- **Alternative Site Assessment**, prepared by Pegasus Group

The various documentation should be read collectively in order to gain a complete understanding of the proposal. The supporting information demonstrates the diligent approach adopted by the Applicant and their experienced consultant team in delivering a well-considered proposal based on sound environmental, sustainable and development control considerations.

We understand that an invoice will be raised in respect of the due planning application fee of £122,081.00, based on an application site of 76.38Ha

I trust that the above is sufficient for the application to be validated. However, if you require any further information, please do not hesitate to contact me.



Jack Ellis
Senior Planner



Enc: Documents as listed above