

From: Jane Chetcuti [REDACTED]
Sent: 06 February 2023 11:08
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Section 62A Planning Application: S62A/22/0006 Berden Hall Farm, Ginns Road, Berden

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I am writing to object to the proposal by Statera to construct a solar development on 177 acres of land (named Berden Hall Farm) in the beautiful countryside near my home due to the detrimental impact the development will have locally.

- This development will mean a loss of 177 acres of productive farm land - mostly classified as 'Best and Most Versatile' - losing huge quantities of arable crop at a time when UK food security is such an important issue nationally.
- This development is not a farm it is an industrial development - it will be incongruous and harmful to the proposed area. It will include 100,000+ photovoltaic panels to the height of 2.5 metres, 10 inverter units the size of shipping containers, a substation with high steel fencing and deer fencing, again to the height of 2.5 metres, together with many CCTV units.
- There will be a significant increase in site and maintenance vehicles, including approx 20 HGV lorries a day, through small pretty villages and historic lanes - thereby increasing noise and pollution during the construction, ongoing maintenance and operation of the site.
- In 40 years time, the proposed lifetime for the solar development, when it is time for the deconstruction of the site, the disposal of hazardous materials will again negatively impact the local environment and community further.
- All of this will have a devastating effect on the local ecosystem, the landscape and wildlife habitat. The development will disturb local wildlife and vegetation and involve extensive degradation of animal habitats. Some wildlife are likely to desert the local ecosystem altogether.
- National Planning Policy states that planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geographical value and soils.
- The Building Research Establishment recommends that industrial scale solar developments should ideally utilise previously developed land, brownfield land, contaminated land, industrial land or agricultural land preferably classification 3b, 4 and 5, avoiding the use of Best and Most Versatile (BMV) agricultural land. Land should be predominantly flat and not cause undue impact to nearby domestic properties or roads.
- The proposed site is classed as 'Best and Most Versatile' agricultural land, includes a large portion of sloping land and is very near to domestic properties and roads.
- Uttlesford DC already has already approved ample ground mounted solar power to power 63,000 Uttlesford households.
- Overall, the nature and essence of the local villages will be destroyed by this intrusive and large construction; negatively impacting wildlife, ecology and character of the area.

Your sincerely
Jane Chetcuti

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