

From: Jackie [REDACTED]
Sent: 08 March 2023 19:36
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Cc: [REDACTED]
[REDACTED]

Subject: Objection to Solar Farm on Land East of Pelham substation, Maggots End Manuden - Application number: S62A/2022/0011

Dear All,

I am writing to object to the application to construct a solar farm comprising ground mounted solar arrays together with (among other things) battery storage, inverter cabins, a substation, fencing and CCTV cameras on land near Pelham Substation Maggots End Road Manuden CM23 1BJ

My name is Jackie Gibson and I live at [REDACTED]
[REDACTED]

The reasons for my objection are as follows:

The size of the development for this rural location is shocking

- 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 land identified by Low Carbon as the site for Pelham Spring solar Farm extends to 196 acres. This important fact is not mentioned in the Planning Statement.
- If approved, this would be the biggest solar farm in Uttlesford by some margin and one of the biggest in Essex.
- The visual impact of such a huge solar farm would fundamentally change the character of the area
- This is also not the only proposal for the location - if all proposals are approved, this area will be covered with swaths of solar panels and be industrial in nature.

Low Carbon have not demonstrated that the use of high quality agricultural land is necessary

- Eddie Hughes MP, Ministry of Housing, Communities and Local Government confirmed in June 2021 that there the statements made by Eric Pickles in 2015 are still applicable. Therefore, Uttlesford must consider whether the use of agricultural land has been shown to be necessary.
- Uttlesford's Policy ENV5 also says that development of the best and most versatile agricultural land will only be permitted where opportunities have been assessed for accommodating development on previously developed sites or within existing development limits. Where development of agricultural land is required, developers should seek to use areas of poorer quality except where other sustainability considerations suggest otherwise.
- As the land identified for development is high-quality agricultural land its use must be justified by the most compelling evidence.
- No evidence has been provided by Low Carbon to demonstrate that there has been consideration of other sites for a solar farm.

- Why has the significant housing developments taking place in areas such as Bishops Stortford not be considered as suitable for roof top provision of solar....?

The solar farm is inappropriate development in the countryside

- The development proposed by Low Carbon can only be described as industrial.
- In addition to large numbers of solar PV panels (the exact quantity is not specified) the development will include ; 26 containerised inverters; 40 containerised battery storage units a DNO substation and Customer substation.
- National policy includes an environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- I do not understand how a massive solar farm which is an industrial development can possibly enhance the natural environment.
- The site is very close to the numerous listed buildings and scheduled monuments I do not accept that it can possibly enhance the historic environment.
- The development is not compatible with Uttlesford's policy S7 which says that the countryside will be protected for its own sake

Other objections

- These and other proposed solar farm/Battery proposals in this locality can not be looked at in isolation. The cumulative effect of such proposals will destroy this considerable and significant countryside resource that is highly valued by its local communities and visitors alike.
- We are concerned about the cumulative impact of this proposal and others proposed for this area, in terms of flood risk. The roads and areas around this locality often flood and surface drainage is poor. The River Ash runs directly at the back of our and other properties and we are already deemed by the Environment Agency to be at "significant risk of flooding". As we are already a significant risk any increase in surface drainage into the catchment of the River Ash as a result of this proposal and that of other proposals in this locality will affect our and other properties.
- Local roads can not cope with current traffic, never mind construction and other traffic that will result as a consequence of this development and other proposals. Access is unsuitable for such a development.
- There is absolutely no benefit to the local community as a result of this proposal.
- Finally - `again to stress - the cumulative impact of proposals within this area and the lack of consultation transparency on the proposals (these developments cannot be seen in isolation of each other) is something we expect all to consider. Developers submitting schemes one by one shows a complete disregard for the true impact of the size of several proposals that will impact this local community and 40years is not a short period of time. The community and the countryside it lives, works and cherishes will be destroyed.
- Thank you in advance for your consideration of the above.

Yours sincerely

Jackie Gibson