

**From:** Planning [REDACTED]  
**Sent:** 07 March 2023 09:57  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>; Development Support [REDACTED]  
**Subject:** FW: Comments for Planning Application UTT/22/2624/PINS S62A/2022/0011

**From:** [REDACTED]  
**Sent:** 07 March 2023 09:55  
**To:** Planning [REDACTED]  
**Subject:** Comments for Planning Application UTT/22/2624/PINS

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 07/03/2023 9:54 AM from Mrs Sarah Wright.

### Application Summary

**Address:** Land Near Pelham Substation Maggots End Road Manuden Hertfordshire

**Proposal:** Consultation on S62A/2022/0011 - 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

**Case Officer:** Lindsay Trevillian

[Click for further information](#)

### Customer Details

**Name:** Mrs Sarah Wright

**Email:** [REDACTED]

**Address:** [REDACTED]

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

Comments:

Dear Planning Inspector and Councillors

I am writing to object to the application for this large ground mounted solar installation in an inappropriate setting, on our precious resource of best and most versatile farmland, that would require access via narrow country lanes that are unsuited to the necessary traffic to develop it.

This is not "land of least amenity and value" Paragraph 175 of the NPPF

On the grounds that views both from and to local listed buildings will be seriously diminished and industrialised. That no level of mitigation the developers might propose would be able to stop this as the land is undulating.

That open and beautiful countryside will be industrialised and views for public rights of way will be diminished, changing the nature and benefit of the environment. Again, the undulation will render any attempts at mitigation impossible.

That the development is sited on Best and Most Versatile farmland, leading to a loss of food production and greater food security issue for the future. This is unnecessary when there are better, less damaging alternatives like the 250,000 hectares of south facing commercial roofing in the UK ( BRE ). Solar roofing is much cheaper than it used to be and technology is improving all the time. Cumbersome equipment on high grade farmland will be seen as a folly in the near future. Uttlesford ENV5 policy "developers should seek to use areas of poorer quality land"

There are many pinch points and constraints along the proposed routes. Some include stretches of route where accidents have occurred. Such as the stretch between Manuden and Berden from Hazel End. There are also primary schools along two of the routes where the road is reduced to one lane with a great deal of pedestrian movement. These are both in Manuden and Clavering.

Our country lanes are full of dog walkers, school attenders, horse riders and cyclists. Our way of life will be seriously affected by the services needed to attend this development.

There is a pinch point in Berden adjacent to the village Hall, an access route proposed by more than one developer of GMS currently in planning, that is one car width with high banking. The village Hall is used daily by the home education community who is access the Hall on foot via this pinch point. The hundreds of huge HGVs, dumper trucks and commercial traffic needed to supply this development would put local road users under unnecessary risk. Please consider the cumulative impact on our local communities. There are currently four very large development applications in planning with East Herts, Uttlesford and PINS. If all four of these applications were to coincide the traffic would be a serious risk to safety. Our countryside would be, permanently to many of our lifetimes, industrialised and our heritage, ecology, and environment would be unrecognisable.

Intelligently we can have both solar renewable energy and all the beauty of our green and pleasant lands. We can keep our land for food and our road users safer just by placing our solar energy developments in a better more sustainable place, one that does less damage so we reap benefits rather than lose precious amenities and resources.

I ask you to reject this application on the grounds that the negative impact of all the things I have mentioned here far outweigh any net gain.

Thank you  
Sarah Wright

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Kind regards