

Development Control
Uttlesford District Council
Council Offices
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*Berden Parish Council
c/o Wheelwrights,
The Street
Berden
Bishops Stortford
Herts, CM23 1AS
01279 777465
parishclerk@berden.org.uk*

9th March 2021

Dear Sirs

Re: Planning Application Reference: UTT/21/0643/SCO
Proposal: Request for a screening opinion for a proposed solar farm with battery storage
Location: Land Near Pelham Substation Maggots End Road Manuden/Berden

With regards to the above planning application, the Parish Council have the following comments:

1. The location is described as Maggots End and as being close to Maggotts End and refers to being 0.8 km south of Berden. In fact, the majority of the site is at Brick House End, Berden and is directly adjacent to the residential garden of Brick House itself.
2. The Crump scheduled monument is described as being close to the site. In fact this is directly adjacent. The actual Crump moat is less than 40 metres from the application boundary.
3. Regarding Sensitive Human Receptors, the letter states:

To the west of the site are a small number of dwellings, the closet [sic] of which are located in Berden (c.0.8km), Manuden (c.1.4km), East End (c. 1.2km), and Stocking Pelham (1.7km).

The dwellings to the west and north-west of the site appear to have their line of sight interrupted by tree cover and the natural topography of the land. The dwellings to the south at Maggots End potentially have views of the proposal site. The southern area of the site is flat, which reduces the visual impact. Secondly, a buffer will be provided along this southern boundary to ensure that the solar arrays are set back a suitable distance, thereby reducing the overbearing impact of the development so that living conditions of these residents is protected, whilst delivering an optimal use for the site. Additional landscaping can also be provided to further screen any potential views.

This is factually incorrect.

Firstly, the existing collection of houses at Brick House End are very close to the application site and in particular (a) Brick House garden is directly adjacent to the site

boundary and (b) Rose Garth has direct open line of sight. The Brick House swimming pool is within several metres of the application red line. The actual Brick House building is 90 metres from the boundary.

Similarly the house at the Crump is 90 metres from the boundary.

Please see the attached Plan One and Plan Two in this regard.

Regarding line of sight and visual impact, there are large gaps in the existing low height hedgerows and there is not a constant field border.

Because of the change in levels (rising ground to the east and south east), landscaping cannot screen this visual impact as the height rise is circa 8-10 metres existing ground plus the height of the proposed panels.

We disagree with the statement “the site will not appear overly exposed from the ... west”.

This is highlighted on the attach plans and photos.

4. We note the proposed development is 49.9 MW of solar capacity. This being marginally below the indicative threshold of more than 50MW.

Whilst we will let Uttlesford decide on the EIA screening process, we just wanted to highlight the above factual inaccuracies.

We have asked the applicant to include within the planning application an alternative site sequential test to understand the selection process and why other land with less visual impact on houses and lower agricultural grade is not suitable. For example, land to the west adjacent to the Pelham grid station.

Yours faithfully,

Sue Griffiths
Clerk,
Berden Parish Council

Enc.

Proposed Pelham Spring Solar Farm and Energy Storage – Plan One (Proximity to Residential Properties at Brick House End) 3rd March 2021



Proposed Pelham Spring Solar Farm and Energy Storage – Plan Two (Proximity to Residential Property at the Crump) 3rd March 2021





