

From: [REDACTED]
Sent: 19 March 2023 22:13
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Cc: [REDACTED]
[REDACTED] on Land East of Pelham substation, Maggots End Manuden -
Application number: S62A/2022/0011

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 Robert Clark and I live at [REDACTED]

The reasons for my objection are as follows:

The site is not flat and is not suitable for a solar farm

- In their Planning document Low Carbon refer to the Planning Guidance in relation to Renewables and low carbon energy. Paragraph 7 of this Guidance considers the criteria that should apply in relation to planning applications and notes that *“local topography is an important factor in assessing whether ... large scale solar farms could have a damaging effect on landscape and recognise that the impact can be as great in predominately flat landscapes as in hilly or mountainous areas”*.
- The majority of the site is sloping and it is not possible to “hide” the solar farm.
- As the heritage report notes “The topography of the site varies from approximately 105m above sea level and rises to approximately 120m above sea level in the northern and western extents of the site”.
- There is a significant slope which rises up from Brick House Lane to Battles Wood (which is at the northern point of the site). The OS Map shows the contours of the eastern boundary of the site adjacent to Brick House End to be 108m above sea level. Battles Wood is therefore around 12m higher. As the panels are over 3m high, it follows that they will be completely visible to walker, cyclist, rider or road user as they travel along Brick House End. It will be impossible to mitigate the

significant visual impact of this industrial development by planting a hedge.

I am keen walker – I don't want to walk through a solar farm

- Low Carbon defines visual amenity as the “Overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.”
- There are eight local Public Rights of Ways within and immediately adjacent to the site comprising of one Bridleway and seven Footpaths.
- As a local resident I frequently walk along these footpaths with my dogs and feel safe.
- I often walk along Brick House End. Because the fields slope upwards, the solar farm will be visible at all times of year.
- Access to open countryside is particularly important these days – it makes a significant contribution to my mental well being.
- I often do a triangular walk along Brick House End, along the footpath PROW 5_52 and back along Park Green. This walk will be ruined by the appearance of solar panels. I do not accept that the impact can be satisfactorily mitigated by planting hedges – there is no existing hedgerow.
- The planting adjacent to the existing battery plant adjacent to the Substation at Stocking Pelham demonstrates that hedges do not provide adequate screening.
- I often do a popular circular walk along Blakings Lane along PROW 39_3, across the field towards Manuden (passing behind Battles Wood) via PROW 39_14 and back toward Brick House End along PROW 39_4 and PROW 5_14. Blakings Lane is an ancient right of which features on the Chapman and Andre Map of Essex from 1777. This walk will be completely ruined by the presence of large numbers of solar panels.
- I do not want to walk along a corridor!

- The 10m wide corridor proposed will prevent me from seeing the countryside and enjoying the countryside as I currently experience it.

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 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.

I strongly disagree with the proposed plan which will ruin our precious countryside and villages!

Yours sincerely

Mr Robert Clark