

From: Mark Haverson [REDACTED]

Sent: 03 January 2024 12:38

To: Section 62A Applications <section62a@planninginspectorate.gov.uk>

Subject: Land at Berden Hall Farm Dewes Green Road Berden, and reference number S62A/22/0006.

- Dear Sir/Madam,
- I write to object to the above planning application

- The proposed development would take 177 acres of farmland out of food production for at least 40 years - 72% of the proposal Site is Best and Most Versatile (BMV) land

- The proposal is for alien, large-scale, industrial-style development in an area of open countryside where there has been no equivalent development to date
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- There would be negative effects on landscape and visual amenities. This is open countryside, and a number of public rights of way (PROWs) would be impacted including several very well-used footpaths
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- Consistency in planning decisions is important, and the refusal by the Planning Inspectorate to grant permission for Pelham Spring Solar Farm (PSSF), in close proximity to the Berden Hall Solar Farm site, is therefore a highly material consideration. The Planning Inspector, Mr Callum Parker, argued that PSSF would erode the agricultural landscape and constitute industrial infrastructure that would be present for c. 40 years, which is not temporary. The scheme would fail to preserve the setting of the listed buildings and other heritage assets, including the Crump scheduled ancient monument. Clearly, many of the factors which led to the refusal of Pelham Spring Solar Farm are also relevant to Berden Hall Solar Farm
- Recent planning decisions highlight the importance of a proper site selection exercise to identify poorest land. The Applicant, Statera, did not perform such an exercise when selecting the proposal site for a large-scale industrial-style development on land currently used for food production, which is contrary to ENV5 of the LP. They have therefore failed to produce “compelling evidence” to justify the selection of the Site
- In November 2023 the government announced changes to permitted development rights to enable more homeowners and businesses to install solar panels on their roofs without going through the planning system, thereby confirming that government policy is to support the deployment of solar on already developed land rather than greenfield sites

yours faithfully
MA Haverson

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