

From: [REDACTED]
Sent: 07 January 2024 13:49
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Cc: [REDACTED]
Subject: Land at Berden Hall Farm Dewes Green Road Berden, reference number S62A/22/0006.

BERDEN HALL SOLAR FARM PLANNING APPLICATION BY STATERA AND THEIR ADDITIONAL REPRESENTATIONS.

Good afternoon PINS, and a Happy New Year to you.

The developer of the proposed Berden Hall Solar factory, Statera, has made further submissions to you regarding their application to build this Solar factory on prime agricultural land between Berden and Stocking Pelham, because of the overturning of Mr Shrigley's original decision to approve the application. I feel I must not only reiterate my previous objections to their original application submitted on August 30th, 2022, but also provide further input here, and would assume that this previous content is taken into consideration in this current review of the application, as having re-read my input these remain my valid observations and objections.

I would like to summarise these in two different groups, those that have always been of concern to me before Mr Shrigley's decision and those things that are relevant since seeing the content of his decision.

Original Concerns – some extracts :-

- The development would remove valuable farmland from food production for 40 years, with most of it being Best and Versatile (BMV) land.
- 40 years is not, by any stretch of the imagination, a temporary use of the land. I moved to Berden in 1983, more than 40 years ago, two whole generations ago. My late wife and I were 36 and my children were young. They are now either side of 50.
- Calling this a "farm" to me borders on the offensive. It's an industrial facility. 100,000 solar panels, container sized units housing battery inverters, eight feet high perimeter fencing, CCTV, a blot on the landscape for sure. I didn't move to Berden with my family to be next to a military style facility then and nor is it appropriate now. The original proposal said that it was not invasive.
- I question whether the claimed construction traffic movements required to establish this facility were ever valid. 2.2 HGV movements per day, somewhat understates what would really be required to bring 100,000 solar panels, 10 inverter unit, 3400 metres of 2.5m high fencing, cabling, hard landscaping materials and the like. Even at the stated level of 650 HGV movements it feels massively intrusive – as in noise levels, pollution, dust, and the like, yet I cannot see you can do all that construction with an average of 2.2 HGV's a day anyway, which would just add to an already bleak outlook from this proposal.

Further Considerations :-

- Close to this proposed facility there are several public rights of way (PROW) as well as important Heritage assets. This industrial development would not only jeopardise these community assets,

but cause harm to buildings like The Crump ringwork, the Grade 1 listed St Nicholas Church, and the Grade 2 listed manor house of Berden Hall. At the end of the day this proposal uses open countryside, that the local community use regularly and value.

- 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 closing I wish to re-affirm my objections to this application from Statera, both as provided in August 2022, refreshed above, and added to in this submission to you.

Sincerely,
Barry Sullivan