

From: Clare Berthoud [REDACTED]
Sent: 06 January 2024 15:11
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Objection to development at Berden Hall Farm Dewes Green Road Berden : Reference number S62A/22/0006

To whom it may concern,

I write to object to the development of land at Berden Hall Farm Dewes Green Road Berden Reference number S62A/22/0006

As a regular visitor to the area for many years, I am very concerned at the proposed development and request that it should not be allowed to proceed.

My objection is based on the following grounds:

1. 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.
2. 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
3. The development would cause harm to:
 - The Crump ringwork, a scheduled ancient monument
 - St Nicholas Church Berden, a Grade I listed building
 - Berden Hall, a Grade II* listed building
4. 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
5. The National Planning Policy Framework (NPPF) has recently changed to give greater importance to Best and Most Versatile land in order to safeguard domestic food production and protect national food security. Berden Hall Solar Farm would take 133 acres of BMV land out of food production for c. 40 years
6. The revised proposals are contrary to Policy S7 of the Uttlesford Local Plan (LP) which (broadly) states that planning permission will only be given where a development is needed in a particular location, is appropriate and protects and enhances the landscape character. The proposals are also contrary to para 174 (now 180) of the NPPF for similar reasons
7. The Powering Up Britain: Energy Security Plan states that the government seeks large scale ground-mount solar deployment across the UK, looking for development mainly on brownfield, industrial and low and medium grade agricultural land. There is also increased emphasis in the NPPF on ensuring that renewable energy is located at the point of consumption. Developers can already connect to the grid via the high voltage overhead cable network, so Statera's claim that solar developments need to be in the vicinity of the Pelham SubStation is therefore erroneous
8. 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.

I hope that you will duly consider my objections. Thank you.

Kind regards
Clare Berthoud