

From: Jane Chetcuti [REDACTED]
Sent: 08 January 2024 22:44
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Land at Berden Hall Farm Dewes Green Road Berden Reference: S62A/22/0006.

Land at Berden Hall Farm Dewes Green Road Berden

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I object to the application for Berden Hall Solar Farm (S62A/22/0006) because:

- The proposed development would take 177 acres of farmland out of food production - 72% of the proposal Site is Best and Most Versatile (BMV) land. The National Planning Policy Framework (NPPF) has recently changed (December 2023) to give greater importance to Best and Most Versatile land in order to safeguard domestic food production and protect national food security.
- The proposal is for large-scale, industrial-style development is incongruous for an area of open countryside where there has been no equivalent development to date.
- There would be negative effects on landscape and visual amenities including a number of public rights of way being impacted including several very well-used footpaths.
- The refusal by the Planning Inspectorate to grant permission for Pelham Spring Solar Farm in close proximity to the Berden Hall Solar Farm site, is 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 approx 40 years. Therefore many of the factors which led to the refusal of Pelham Spring Solar Farm are also relevant to Berden Hall Solar Farm
- The revised proposals are contrary to Policy S7 of the Uttlesford Local Plan (LP) which 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 here are contrary to para 174 (now 180) of the NPPF for similar reasons.
- 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**. Wherever it references solar energy, the Plan focuses on Rooftop Solar, not Ground-Mounted Solar. 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 Sub Station is not accurate.
- 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.

Regards,

Jane Chetcuti

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