

From: John Ellis [REDACTED] >

Sent: 08 January 2024 20:52

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

Subject: Land at Berden Hall Farm Dewes Green Road Berden, Reference Number S62A/22/0006.

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I object to this in the strongest possible terms for the follow reasons:-

This project is cynical profiteering under the cloak of being good for the environment. Patently the environment is the last consideration in regard to this application.

- 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
- 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. Berden Hall Solar Farm would take 133 acres of BMV land out of food production for c. 40 years
- 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
- 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 therefore erroneous

Kind regards

John Ellis

