

From: [REDACTED]
Sent: 08 January 2024 13:48
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Land at Berden Hall Farm Dewes Green Road Berden: reference number S62A/22/0006.

Firstly please ignore my previous email sent today in error. I strongly object to the proposed development for the following reasons:

- 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

- The development would cause harm to:
 1. The Crump ringwork, a scheduled ancient monument
 2. St Nicholas Church Berden, a Grade I listed building
 3. Berden Hall, a Grade II* listed building

- 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. Horseriders have for many years also used these paths.

- 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

- 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. This is absolutely right and as it should be.

Virginia Tunnicliffe

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