

My name is Sarah Wright. I am a director of Protect the Pelhams.

Paragraph 180 of the NPPF requires that Planning decisions should recognise the intrinsic character and beauty of the countryside.

Uttlesford Policy S7 also states that development should only be allowed where its appearance protects or enhances the particular character of the countryside within which it is set, or if there are special reasons why such development needs to be in that location. A number of recent appeal decisions confirm that Uttlesford Policy S7 should be **afforded significant weight**¹.

The landscape and visual effects of the proposed development conflict with both local and national planning policies and are unacceptable. These conflicts arise from the intrinsic scale of the development and the sensitivity of the site, particularly in relation to its openness, its representativeness of the character type, and its relationship to the many footpaths which cross the site

The Uttlesford Landscape Character Assessment concludes that the area is of “moderate to high” sensitivity to change. The site would be transformed from a parcel of farmland into a large-scale energy installation and would infill the landscape gap between Stocking Pelham and Berden almost completely. The visual impact of the development will be enormous - both at close range - from the numerous footpaths and local views - and from a distance. The impact of this on the mental health and well-being of the many residents and PRow users in our communities should neither be dismissed nor underestimated. The cost to us is life-long and multi-generational.

Protect the Pelhams, commissioned a report from Peter Radmall, a consultant landscape planner experienced in landscape and visual impact assessment.

Mr Radmall comments that attributes such as openness, tranquillity and historic integrity are intrinsically of high sensitivity and observes that the character of the local area remains that of attractive countryside, in

which historic land-use and settlement patterns are legible.

Mr Radmall also concludes the effect of the development on the countryside gap between the 2 villages to be potentially moderate to major adverse given the cumulative increase in the influence of energy infrastructure.

The viewpoints chosen by the Applicant highly selective and views from footpaths have been omitted. The only view supplied from footpath 21 looks westwards, and does not take account of the impact on views looking East towards the church.

The Applicant itself acknowledges that planting hedgerows is insufficient to mitigate the visual impact of its Proposed Development from all views. The view from footpath 26 as it heads north from Ginns Road is still assessed by the Applicant as moderate adverse in summer.

****Statera refer to their battery Storage System at Stocking Pelham in their Planning Development Statement. This development has still not met view mitigation conditions seven years after completion.**

I urge you to refuse permission for Berden Hall ground mounted Solar development.

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the January 2020 appeal relating to Ellan Vannin, Sibleys Lane, Thaxted

the 2020 Appeal relating to Land opposite Monk Street Farmhouse ins Thaxte

the August 2022 decision relating to Warish Hall, Takeley

**** Sataera LVIA image 13. 5.6.3a View North/ North West towards Pelham Road 20/01/2022**