

TEWES SOLAR FARM DEVELOPMENT
PUBLIC CONSULTATION
17:00 to 19:00 - 22nd October 2025
The Baptist Church
High Street Great Sampford CB10 2RG



Dear Resident,

UTT/25/2198/SCO

The Sampfords Parish Council wish to draw your attention to a captioned planning application logged with Uttlesford District Council (UDC), on land at Tewes Farm, Little Sampford, which is a:

Request for Screening Opinion for the installation of a 49.9MW ground mounted solar photovoltaic array, together with associated infrastructure, security fencing, CCTV, associated cable route, landscaping and on-site biodiversity net gain for a period of up to 40 years.

Full details of the application, together with supporting documentation can be found on the UDC website using the following link: <https://publicaccess.uttlesford.gov.uk> and typing in the captions application reference.

The Sampfords Parish Council has registered its response to the application as follows:

The Parish Council have reviewed the information contained in the above application from British Solar Renewables (BSR) and have the following comments for consideration.

- 1. Loss of prime agricultural land. The solar farm will cover nearly 300 acres of the best and most versatile agricultural land (BMV). The loss of this land to industrial use will mean loss of important food production and loss of future food security. Contrary to ENV5.*
- 2. Impact on West Wood SSSI. The loss of the land to solar panels and the erection of 2.2m fences, will have a significant negative impact on the important wildlife in the wood and surroundings. The harm associated with this development could affect the SSSI status.
This is contrary to Policy S7 (2005 Local Plan) and Policy GEN7 (2005 Local Plan).
The wood and surrounding fields hold large herds of deer. They would be prevented from following their natural routes by the closed fenced areas. Local landowners have already reported seeing deer and other animals trapped in the fences used at Spriggs Solar Farm. This distressing scene would also happen with this new solar farm project.
West wood is a site maintained by Essex Wildlife Trust. We would request that you seek their opinion and impact assessment on the SSI.*
- 3. Development Effect on Listed Buildings. This development would impair the special character and surroundings of the many listed buildings, in particular Bush Farmhouse, Tewes, Howletts, Flemings, Mill Farmhouse and Coppins, in or close to the areas of the development. Consideration should be given to include the accumulative effect on these heritage assets. This is contrary to ENV2 and ENV9.*
- 4. There are now several solar farms in the Thaxted area, in place or planned. The accumulative effect intensifies the harm caused.*
- 5. Footpaths and Rights of Way. The area includes Turpins Way and other footpaths, which are adjacent or cross the intended solar farm area. The planned development with high fences would harm the character of the footpaths.*

6. *Biodiversity: The application documents state that the plan will result in a 60% net gain without providing any information as to how that will be achieved.*
7. *Transport: The B1051 is part of the busy main designated route from Stansted/Dunmow, through Thaxted to Haverhill, and Cambridge avoiding Saffron Walden. The Transport Technical Note omits the fact that several accidents, including fatalities, have occurred on the section of the road along the site. The TTN shows that the site transport will be directed from the site to the junction of the B184 at Thaxted. The Note does not provide any information, but it can be assumed that there will be major disruption of transport during the period of construction. This will result in major inconvenience to all road users for the duration of the construction.*
8. *Alternatives. According to CPRE districts with high grade land and outstanding countryside, such as Uttlesford, are not suited to industrial scale solar plants on green field sites. Alternatives could be a policy to require all new developments to have solar panels on roofs and heat pumps or district heating systems. Something that UDC might be including in their new Local Plan 2041.*
9. *Visual impact on the countryside when viewed from the B1051 is unacceptable. We note that the fence detail indicates a hedge approximately 5m in front of it. To reduce impact and hide the site from the B1051, we would like detailed planning agreements on the use of hedging and natural vegetation.*

We would kindly ask Uttlesford District Council to consider these points and policies referred to in the NPPF (July 2021 revision).

The Parish Council has requested the developers to hold a public consultation in The Baptist Church, Great Sampford on 22nd October 2025 to allow Planning Developments to present their proposal and for residents to raise questions and views.

We would strongly encourage residents to attend this significant proposed development that will have a major impact on the Sampfords.

If you have any questions before the public consultation, please email The Clerk & RFO of the Parish Council at: clerk@thesampfords-pc.gov.uk

Thank you
The Sampfords Parish Council