

# Comments for Planning Application 22/501335/FULL

## Application Summary

Application Number: 22/501335/FULL

Address: Land North Of Little Cheveney Farm Shephurst Lane Marden Kent

Proposal: Installation of a renewable energy led generating station comprising of ground-mounted solar arrays, associated electricity generation infrastructure and other ancillary equipment comprising of storage containers, access tracks, fencing, gates and CCTV together with the creation of woodland and biodiversity enhancements.

Case Officer: Marion Geary

## Customer Details

Name: Mr Duncan Petrie

Address: Bottom Oast, Little Cheveney, Shephurst Lane Marden, Kent TN12 9NX

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My comments of 26 June stand and I remain opposed to the proposed development. I would add these points below:

Decommissioning: If the applicant - Statkraft - is responsible for decommissioning the site upon completion, what assurance can they give to perform this requirement bearing in mind their business may no longer exist in 37 years? The solution can be lodging the predicted decommissioning costs, taking inflation into account, in escrow with the local authority as guardian of this. This should be a condition of planning to protect all our futures.

Food security: the proposed intensification of other land held by the land owner is not a solution to this land being taken out of productive use. It also contradicts the recommendations of the RSPB.

Impact on Heritage Asset: The heritage concerns of the Local Authority are not suitably addressed and cannot be by the introduction of a solar farm on this site. The changes will manifest the equivalent of an alien invasion in close proximity to heritage assets.

Traffic Plan: Whilst considered a short term impact, this aspect has real world implications for residents, visitors (both to properties and the countryside itself), the local bus service and rural traffic passing through. The proposed tally count of 18 metre lorries and one 30 metre lorry is going to create a material disturbance to any normal egress and it's hard to see how access for fire engine, police or ambulance vehicles will be able to attend in an emergency with the proposed concentration of traffic on Shephurst Lane.

Alternative sites: There is an alternative solar farm application just across the borough border about 900 metres away - Bockingfold - which is now in planning. I suggest this is looked at closely as I feel it's a more suitable site.