



Guidelines for updating your comments

EFDC Appeal AP- 13693 (NB.not the same reference for the appeals website)

- Avoid copy pasting text from the below guidance
- Make it your personal to you
- Quote your personal experiences and knowledge of how other people use it.
- Add photographs if possible to put your views into context.
- You don't need to use the policy references if your not comfortable with them.
- Keep comments short and explain precisely how and why the development would affect someone's experience of the local area.

Suggested themes (with policy refs.):

- Green Belt and openness: The impact of introducing extensive solar infrastructure into presently open countryside, including the loss of openness and encroachment into the Green Belt over a prolonged period. Local Plan Policy DM4; NPPF Policies GB6-GB7.
- Landscape and visual impacts: The transformation of the area's rural character, including views from local roads, homes and footpaths, and the cumulative impact alongside the approved Nickerlands Farm solar development. Residents might also question the effectiveness of proposed screening and planting. Policies DM3 and DM9; NPPF Policy N2.
- Heritage and historic character: The impact upon the setting of nearby listed buildings and the wider historic rural landscape. Residents' knowledge of the historic character of the area, and how it is experienced and appreciated, could be particularly helpful. Policy DM7; NPPF Policies HE4-HE6.
- Public rights of way and recreation: The effect upon the enjoyment of local footpaths, walking routes and surrounding countryside, including the loss of attractive rural views and tranquillity. Any interesting local views? Policy DM5; NPPF Policies TR8 and P3.
- Wildlife, ecology and agricultural land: Potential impacts on local wildlife, established hedgerows, trees and habitats, alongside the loss of productive agricultural land for the proposed operational period. Specific observations of wildlife or valued landscape features would be useful. Policies DM1, DM3 and DM5; NPPF Policy N2.
- Construction traffic and grid connection: Concerns regarding construction vehicles, narrow local roads, highway safety and disruption, including the potential effects of the cable connection towards Epping. Specific examples of existing congestion, vulnerable routes and local difficulties would be particularly helpful. Policy T1; NPPF Policies TR3 and TR6
- Residential and local amenity: Any particular concerns regarding noise, glint and glare, construction disturbance or impacts upon the enjoyment of nearby homes and gardens. Policy DM21; NPPF Policy P3.



HELP STOP
THRIFT
SOLAR FARM
TAWNEY COMMON

Application EPF/1216/25
(Proposed Solar Farm
and Battery Storage)
Land East of Tawney Common, Theydon
Mount, Epping, Essex, CM16 7PU

Note to Wider Supporters (Including references for registering your comments)

Thanks to the amazing support of local residents, the Thrift Solar scheme was refused planning permission by the local planning authority in January this year. However, the fight isn't over: the developer appealed the council's decision, and the appeal will be heard at a public inquiry at the EFDC offices from 2 - 10 March 2027.

The Stapleford Tawney residents' group remains strongly opposed to the scheme. EFDC will defend its reasons for refusing the application but will not address the many robust reasons presented by our group. For this reason, we are applying to participate in the public inquiry so we can present our own case.

The developer has notified the council of the potential routes for connecting the solar scheme to the substation in Thornwood. It is clear this work will cause significant disruption between Tawney Common and Epping. We urge all residents who could be affected to submit comments to the planning inspector about the disruption this will cause on already heavily congested routes.

What can you do to help?

- Reinforce your objection by sending your comments directly to the planning inspector using the QR Code below, at the following web address: <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>

The appeal PINS reference number is 6013202

Please do not use the EFDC number

By email:

appealsadmin@eppingforestdc.gov.uk

Or by Post

M Booker
The Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN



- Donate anything you can to help cover the estimated £100,000 professional fees involved in the group's direct representation at the appeal by emailing ken.mason@icloud.com or using the donate QR code on the back page.
- Show your support: attend the public inquiry at EFDC's offices on 2 - 10 March 2027