

PLANNING APPLICATIONS COMMITTEE

ADDENDUM 29th August 2023

Item 1

1. Update to the 'neighbour responses' section of the report (pages 19 – 20 of the agenda).

One additional third-party letter of objection has been received since the publication of the agenda. The letter of objection raises the following summarised concerns:

- Concerns relating to the loss of agricultural land and 'Best and Most Versatile land' and that an off-shore wind farm (Hornsea to be specific) generates nearly sixty times the power of this proposed solar farm;
- Concerns relating to the number of solar farms built or submitted and pending consideration by planning departments in Warwickshire, including the Honiley Road site owned by Coventry City Council.
- Concerns that the scale of the proposal requires an Environmental Impact Assessment.
- Concerns relating to the impact upon Grade II listed buildings.
- Comments which confirm that there are several ancient woodlands within 3km of the site and that these should be protected.
- Impact upon wildlife and protected species and habitat.
- Concerns that the site is visible from residential properties.
- Concerns in relation to highway safety and visibility and the site access, as well as impacts arising as a result of HGV movements.
- Concerns that the solar panels will end up in landfill when they become obsolete.
- Impact relating to noise and vibrations of HGV movements through the construction, operation and decommissioning periods, impacts relating to mud and debris and requests for a traffic management plan to be submitted.
- Concerns relating to what will happen after the decommissioning period in terms of the equipment, fencing and infrastructure and that an 'end of life' plan should be submitted to include specific proposals on all elements of the scheme and its components.
- Concerns that the carbon saving and number of homes to be powered figure is flawed.
- Concerns that sheep grazing on the solar farm is very unlikely to take place during the operation period.
- Concerns that the planning application has ignored the cumulative impacts.

2. Update to the 'consultation responses' section of the report (page 19 of the agenda).

CPRE have provided a consultation response since the publication of the agenda which objects to the proposal. The letter raises the following summarised concerns:

- Concerns relating to the speculative nature of the application and the loss of agricultural 'Best and Most Versatile Land,' and the removal of the land out of food production for 40 years.
- Concerns that CPRE has seen a very substantial increase in the number of such applications in an uncoordinated, haphazard fashion without any thought to any overall strategy.
- Comments that replacing carbon-based energy generation with renewables is supported in principle, but that these renewables should be appropriately sited.
- Concerns that the planning application has ignored the cumulative impacts of other solar farms that have been built or are currently pending consideration with planning departments within Warwickshire.
- Concerns that the applicant has not demonstrated any 'very special circumstances' for the application to be approved within the Green Belt.
- Concerns relating to the impact upon the Green Belt arising by virtue of inappropriateness and that the harm has not been clearly outweighed by other considerations.
- Concerns that the proposal will detract from the landscape and its agricultural and rural character.
- Concerns that the site is overlooked by several residential properties.
- Concerns relating to vehicular visibility.
- Concerns relating to the impact upon listed buildings.
- Concerns relating to the loss of agricultural land resulting in additional food imports, an increase in food price inflation, and an increase in the carbon footprint of the food supply chain.

RECOMMENDATION: No change to officer recommendation.