



## TOWN & COUNTRY PLANNING ACT 1990

### THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

---

<b>Application No.</b>	PL/2023/0001062/FULM
<b>Registered on:</b>	30/05/2023
<b>Site at:</b>	Land South East Of Shilton Lane, Coventry
<b>Description of proposed works:</b>	Application for solar farm development, including solar arrays, control buildings and associated infrastructure, internal access roads, landscaping and associated development.
<b>Planning committee decision on</b>	29/02/2024
<b>Decision Issued:</b>	21/03/2024

---

Coventry City Council as Local Planning Authority **REFUSE** permission for the development proposed in your application, for the following reason(s): -

- 1 The proposal represents inappropriate development within the Green Belt and results in harm to the openness of the Green Belt and very special circumstances have not been provided or are evident which either singularly or cumulatively overcome the harm identified to the Green Belt. The proposal is therefore contrary to the aims of Coventry Local Plan Policy GB1 and the NPPF.
- 2 The proposed development, by reason of the siting, overall size, proximity of the proposed structures and buildings to existing residential properties, the associated infrastructure and the increased intensity of use would lead to unacceptable loss of residential amenity via loss of outlook for neighbouring residents, resulting in an unacceptable degree of urbanisation. The proposal is therefore contrary to Local Plan Policy DE1 and the NPPF.
- 3 The impact of the proposal will result in significant personal hardship to the existing tenant farmer, who would lose his livelihood as a direct result.

In determining the application Coventry City Council have made the decision in a positive way to foster the delivery of sustainable development, working proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

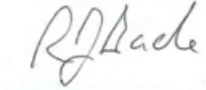
The decision has been taken having regard to the impact of the development, and in particular to the policies and proposals in the adopted Coventry Local Plan 2016 set out below, and to all relevant material considerations, including the National Planning Policy Framework, and Supplementary Planning Guidance.

The City Council have worked in a seamless and timely manner to undertake the necessary liaison and negotiation with the applicant, third parties and statutory consultees (at the application and pre-application stages) to look for solutions which seek only high quality sustainable development.

Policy AC1: Accessible Transport Network  
Policy AC2: Road Network  
Policy AC3: Demand Management  
Policy AC4: Walking and Cycling  
Policy DE1: Ensuring High Quality Design  
Policy EM3: Renewable Energy Generation  
Policy EM4: Flood Risk Management

Policy EM7: Air Quality  
Policy GB1: Green Belt and Local Green Space  
Policy GB2: Safeguarding Land in the Green Belt  
Policy GE1: Green Infrastructure  
Policy GE2: Green Space  
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation  
Policy GE4: Tree Protection  
Policy HE2: Conservation and Heritage Assets  
Policy DS1: Overall Development Needs  
Policy DS3: Sustainable Development Policy

PL/2023/0001062/FULM 21/03/2024



**Rob Back**  
Strategic Lead for Planning

## Notes to Applicant

### POSITIVE PLANNING

In determining the application Coventry City Council have made the decision in a positive way to foster the delivery of sustainable development, working proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. The decision has been taken having regard to the impact of the development, and in particular to the policies and proposals in the adopted Development Plan set out below, and to all relevant material considerations, including the National Planning Policy Framework, the City Council's emerging Core Strategy and Supplementary Planning Guidance.

The City Council have worked in a seamless and timely manner to undertake the necessary liaison and negotiation with the applicant, third parties and statutory consultees (at the application and pre-application stages) to look for solutions which seek only high-quality sustainable development.

### APPEAL ALL OTHER

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

### APPEAL TO SOS

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals must be made using a form which you can get from the Secretary of State at

Temple Quay House,

2 The Square, Temple Quay,

Bristol BS1 6PN

(Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

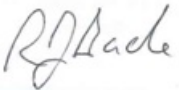
### Decision Related Documents

For the avoidance of doubt, this decision relates to the following drawings, letters or associated documentation that may have been submitted with the application.

Location Plan-DWG-SK00-003; Layout Plan-DWG-SK01-003; Tracking DWG SK01 Rev 0; Tracking DWG SK02 Rev 0; Tracking DWG SK03 Rev 0; Tracking DWG SK04 Rev 0; Proposed Track-1-DWG-SK02A-003; Proposed

Track-2-DWG-SK02B-003; Proposed Track 3 1-of-2-DWG-SK02C-003; Proposed Track 3 2-of-2-DWG-SK02D-003; Proposed Track 4 1-of-3-DWG-SK02E-003; Proposed Track 4 2-of-3-DWG-SK02F-003; Proposed Track 4 3-of-3-DWG-SK02G-003; Proposed Widening-DWG-SK02-003; Swept Path Assessments-DWG-SK03-P1;

Swept Path Assessments-DWG-SK03A-P1; Typical Track Construction-DWG-SK04-P1; Indicative Solar Panels-DWG-SK04C-P1; Indicative Inverter Container-DWG-SK04D-P1; Indicative Fence-DWG-SK04B-P1; Indicative Control Station-DWG-SK04A-P1; Indicative Construction Compound-DWG-SK04E-P1; Fence Boundary Plan-DWG-SK05-003; Cable Connection Plan-DWG-SK06-003; Consultation Enhancement Plan-DWG-SK07-P1; Consultation Enhancement Plan-DWG-SK07A-P1; Proposed Landscaping Summary- West Area DWG SK07 Rev 0; Proposed Landscaping Summary-East Area DWG SK07A Rev 0; Illustrative Cross Section C-C View- DWG-SK10-001; Illustrative Cross Section D-D View- DWG-SK11-001; Illustrative Cross Section E-E View- DWG-SK12-001; Biodiversity Net Gain Assessment- September 2023 12102; Coventry Solar Farm Biodiversity Metric-3 1 Final calculations 12102; Coventry Solar Farm Biodiversity Metric-3 1-Second Scenario Recommendations; Biodiversity Calculations River Enhancement Ecological Appraisal- December 2023; Agricultural Land Classification Report- December 2022; Glint and Glare Assessment- May 2023; Arboricultural Impact Assessment- January 2024; Preliminary Risk Assessment- Rev P02; Flood Risk Assessment – Rev P03; Landscape and Visual Appraisal- May 2023; Planning Statement- May 2023; Construction Traffic Management Plan- November 2023; Construction Environmental Management Plan (CEMP); Archaeological Desk-Based Assessment- Report No 4354- December 2023; Health Impact Assessment- August 2023



**Rob Back**  
Strategic Lead for Planning

PL/2023/0001062/FULM 21/03/2024