

Planning Statement

This planning application seeks consent for a ground-mounted solar photovoltaic array within a field adjacent to Cadeby Hall, Main Street, Cadeby, CV13 0AX.

The purpose of the proposal is to generate renewable electricity for Cadeby Hall and to support the applicants' wider objective of reducing the carbon footprint of the property. Cadeby Hall is a mainly Victorian dwelling, and a number of measures have already been undertaken or proposed to improve its energy performance while retaining its original character.

These measures include improvements to the insulation of the building, including external wall insulation, additional loft insulation and below-ground floor insulation. The applicants have also undertaken the excavation and installation of a large ground source heat pump to replace the existing oil-fired boiler system.

The proposed solar array would therefore form part of a wider programme of energy efficiency and renewable energy improvements. It would help reduce reliance on fossil fuels and provide a long-term source of renewable electricity for the property.

The selected site is outside the Cadeby Conservation Area and is understood to be of low arable value. The land has mainly been used for occasional grazing by neighbouring farmers. The proposal would affect only a small part of the field, and the remaining land could continue to be used for grazing or similar agricultural purposes.

The visual impact of the proposal has been considered. The array would be set approximately 70 metres away from the nearby public footpath. A timber fence and native hedgerow planting would be provided around the array to soften and screen views over time. The front hedgerow would be managed at a lower height to avoid shading the panels.

The proposal would not result in a need for new access, new parking provision or regular vehicle movements. Installation vehicles would use existing access through the adjacent property and would park within the grounds of Cadeby Hall. There would be no requirement for parking on the public highway.

The proposal would also provide biodiversity benefits through new native hedgerow planting, improvements to existing hedgerows and the creation of a wildflower area.

Overall, the proposed development is considered to be a suitable and proportionate renewable energy installation. It would support carbon reduction, have limited visual and landscape impact, avoid harm to access or parking arrangements, and provide biodiversity enhancements. The proposal is therefore considered acceptable in planning terms.