



## TOWN & COUNTRY PLANNING ACT 1990

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

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<b>Application No.</b>	PL/2025/0001922/FULM
<b>Registered on:</b>	06/10/2025
<b>Site at:</b>	Land South East Of Shilton Lane And South And South East Of Lentons Lane Coventry.
<b>Description of proposed works:</b>	Solar farm development including solar arrays, control buildings and associated infrastructure, internal access roads, landscaping and associated development
<b>Planning committee decision on</b>	09/01/2026
<b>Decision Issued:</b>	09/01/2026

Coventry City Council as Local Planning Authority **GRANT** permission for the development proposed in your application, subject to the following condition(s) :-

**1:** The development hereby permitted shall begin not later than 3 years from the date of this decision.

**Reason:** To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)

**2:** The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. 2881415EONB2B-ZZ-00-DWG-ELE-00 Rev Y, Transformer Stations Plan, TRK Rev L, TRK4 Rev J, TRK5 Rev G, TRK6 Rev E, TRK7 Rev E, TRK8 Rev F, Indicative Transformer Container, Indicative Solar Panels, Illustrative Cross Section View (Section D-D), Illustrative Cross Section View (Section E-E), Typical Track Construction, Illustrative Cross Section View (Section C-C), Indicative Control Station, Indicative-fence, SG350HX String Inverter data sheet, Barton Hyett Associates Arboricultural Impact Assessment November 2025, Pell Frischmann Biodiversity Net Gain Assessment Ref:10110399 PEF-XX-XX-T.TN-OE-000005\_P02 BNG, CFA Archaeology Graphical Survey Report No. 4743

and plans, Pell Frischmann Site Selection and Sequential Test September 2025, Pell Frischmann Preliminary risk assessment (PRA) Ref 106670-PEF-ZZ-XX-RP-GG-600001 P01 LCDS Lentons Lane.Docx, Pell Frischmann Flood Risk Assessment Ref: 106670-PFC-ZZ-XZ-RP-YE-000010-S0-P01\_FRDA, Pell Frischmann Construction Traffic Management Plan September 2025, Lentons Lane BNG Metric, Pell Frischmann Preliminary Ecological Appraisal September 2025, Pell Frischmann Technical Note 10110399 PEF-XX-XX-T.TN-OE-000003\_P01, Pell Frischmann Ecological Impact Assessment September 2025, Pell Frischmann Archaeological Mitigation Plan September 2025, FGP Agricultural Land Classification Report December 2022, tnei Glint and Glare Assessment 17372-001 30 September 2025, Habitat Management and Monitoring Plan V1 dated 29/05/2025, LUC Ecological Appraisal September 2025, Pell Frischmann Landscape and Visual Appraisal P01, Young Planning & Energy Consenting Planning Statement (including statement on Design & Access) September 2025.

**Reason:**For the avoidance of doubt and in the interests of proper planning

**3:** The planning permission hereby granted shall be limited to a period of 40 years commencing from the date electricity generated by the solar panels is first exported to the National Grid. The operator shall notify the Local Planning Authority in writing within 10 working days of electricity generated from the development being first exported to the National Grid. At the end of this 40-year period, the development shall be removed, and the land restored to its previous agricultural use pursuant to a Decommissioning Method Statement as required by Condition 4 of this permission.

**Reason:**The Local Planning Authority considers that a permanent planning permission is not appropriate in this case because of the temporary nature of the use. In order to accord to Policy DE1 and GB1 of the Coventry Local Plan 2017 and the emerging Local Plan, this permission is granted for a limited period only in the recognition of the particular circumstances of the proposal concerned.

**4:** No later than six months prior to the expiry of the planning permission, or within six months of the cessation of electricity generation by this solar PV development, whichever is the sooner, a Decommissioning Method Statement setting out a detailed scheme of works for the removal of the development (excluding the approved landscaping and biodiversity works) shall be submitted to and approved in writing by the Local Planning Authority. The scheme of works shall include the following: a) a programme of works;b) a method statement for the decommissioning and dismantling of all equipment and surfacing on site;c) details of any items to be retained on site;d) a method statement for restoring the land to agriculture;e) timescales for the decommissioning, removal and reinstatement of the land;f) a method statement for the disposal/recycling of redundant equipment/structures.The decommissioning of the site shall be undertaken in accordance with the approved Decommissioning Method Statement. The operator shall notify the Local

Planning Authority in writing within five working days following the cessation of electricity generation.

**Reason:** To safeguard the amenities of nearby occupiers, highway safety and to restore the site back to its former agricultural use in accordance with Policies DE1, GB1, AC1 and AC2 of the Coventry Local Plan 2017 and the emerging Local Plan.

**5:** Notwithstanding the approved details, prior to their installation on site, details of the proposed materials and colour coating / finish of all solar panels, frames, ancillary buildings, containers, fencing, CCTV and enclosures shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

**Reason:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.

**6:** Notwithstanding the approved details, prior to their installation on site, details of the cabling routing plan shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a cross section plan of the trench and describe the method by which the cable will be laid and covered. These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

**Reason:** To ensure that the associated cabling is appropriately routed avoiding any tree roots and bio-diversity features in accordance with Policy DE1, GE3 and GE4 of the Coventry Local Plan 2017 and the emerging Local Plan.

**7:** Prior to the commencement of development, a scheme to deal with the provision of temporary boundary fencing to address glint and glare where necessary shall be submitted to and approved in writing by the Local Planning Authority. The fencing as approved shall remain in place until the new planting and any additional planting to enhance the existing established planting has reached a minimum height of 3 metres (or greater) and shall be thereafter removed. The Local Planning Authority shall be notified in writing a minimum of 10 working days prior to the removal of any temporary fencing.

**Reason:** In the interests of public safety and amenity in accordance with Policies DE1, DS3 and AC1 of the Coventry Local Plan 2017 and the emerging Local Plan.

**8:** No works to construct the proposed access track within the application site shall take place until a Method Statement detailing the means of construction of the track, including any

proposed earth moving or excavation works required in connection with its construction has first been submitted to and agreed in writing by the Local Planning Authority. The Method Statement shall identify and incorporate any measures required to avoid the risk of adversely affecting the stability of nearby embankment and cutting slopes associated with the Oxford Canal (such as vibration monitoring or establishment of stand-off distances for operating plant or machinery during construction work) or provide sufficient information to demonstrate that no risk to the stability of these structures will occur, both during construction operations and also during subsequent operational use of the track by vehicles. The development shall thereafter only be carried out in accordance with the agreed Method Statement.

**Reason:** In the interests of avoiding the risk of creating land instability arising from any impacts from works to construct the access track or subsequent use of the track which could adversely affect the stability of embankment and cutting slopes associated with the Oxford Canal in accordance with the advice and guidance on land stability contained in the National Planning Policy Framework and in the National Planning Practice Guidance.

**9:** Prior to the commencement of development, a method statement detailing the control of emissions into the air during the demolition/construction phase should be submitted to and approved in writing by the Local Planning Authority. The method statement should accord with the Best Practice Guidance - 'The control of dust and emissions from construction and demolition' and include:- a) proposed hours of work; b) map with nearest receptors and distances for dust and noise; c) noise impact on nearest neighbours and control measures as required; d) monitoring methods and measurement locations for dust and noise recording details; e) dust mitigation measures; f) contact details for responsible persons and site personnel training; and g) information provision and liaison with local residents. The development shall only proceed in full accordance with the approved details.

**Reason:** The agreement of a method statement for air quality prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection and to minimise disturbance to local residents during the construction process in accordance with Policies EM7 and DS3 of the Coventry Local Plan 2017 and the emerging Local Plan.

**10:** The temporary construction vehicular access off Lenton's Lane shall not be used until detailed engineering drawings, including visibility splays of 2.4m x 70m and vehicle tracking, have been submitted to and approved in writing by the Local Planning Authority. The access shall be constructed in accordance with the approved drawings.

**Reason:** In the interests of highway safety in accordance with Policies AC1 and AC2 of the Coventry Local Plan 2017 and the emerging Local Plan.

**11:** Within 3 months of the site being operational, the temporary construction vehicular access off Lenton's Lane shall be closed to vehicles, and the public highway verge / hedgerow reinstated in accordance with details to be agreed in writing by the Local Planning Authority. All details shall be carried out as approved.

**Reason:** In the interests of highway safety in accordance with Policies AC1 and AC2 of the Coventry Local Plan 2017 and the emerging Local Plan.

**12:** No development shall commence (including any demolition, site clearance or preparatory works) unless and until a delap survey of the highway adjacent to and the land within the red line boundary has been submitted to and approved in writing by the Local Planning Authority. A further delap survey shall be completed at the end of the construction works and any damage must be made good by the developer, in accordance with details to be agreed in writing by the Local Planning Authority.

**Reason:** In the interests of highway safety in accordance with Policies AC1 and AC2 of the Coventry Local Plan 2017 and the emerging Local Plan.

**13:** No development shall commence (including any demolition, site clearance or preparatory works) unless and until details of temporary road signs and road markings have been submitted to and approved in writing by the Local Planning Authority. The signage and road markings shall be installed in full accordance with the approved details prior to commencement of construction of the development and thereafter retained until the construction of the development has been completed.

**Reason:** In the interests of highway safety in accordance with Policies AC1 and AC2 of the Coventry Local Plan 2017 and the emerging Local Plan.

**14:** The development hereby permitted shall be carried out in accordance with the Construction Traffic Management Plan (CTMP) prepared by Pell Frischmann dated September 2025 throughout the construction period.

**Reason:** To minimise disturbance to local residents and in the interests of highway safety during the construction process in accordance with Policies EM7, AC1 and AC2 of the Coventry Local Plan 2017 and the emerging Local Plan.

**15:** The occupation of the development hereby permitted shall not begin until:

- the Local Planning Authority has approved in writing a full scheme of works of improvement to the Public Footpath from Lenton's Lane which connects to the public footpath to the Cruising Club; and
- the approved works have been completed in accordance with the local planning authority's written approval and have been certified in writing as complete on behalf of the

local planning authority - unless alternative arrangements to secure the specified works have been approved in writing by the local planning authority.

**Reason:** In the interests of public safety and amenity in accordance with Policies DE1, AC1 and AC4 of the Coventry Local Plan 2017 and the emerging Local Plan.

**16:** No development (including any demolition or preparatory works) shall take place unless and until an Access Management Plan (AMP) has been submitted to and approved in writing by the local planning authority. This shall include: (a) Details of any temporary or permanent diversion of public rights of way in the area; (b) Any signage required for temporary diversions; (c) Details of how public users of the public rights of way will be accommodated while the works are carried out; d) Full details of work being carried out on the public rights of way to accommodate access to the development site; and (e) Details of delap surveys. The development shall only proceed in full accordance with these approved details.

**Reason:** The agreement of a Access Management Plan prior to the commencement of development is fundamental to ensure to minimise disturbance to local residents using footpaths during the construction process in accordance with Policies AC2 and AC4 of the Coventry Local Plan 2017 and the emerging Local Plan.

**17:** No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological works, to be defined in a Written Scheme of Investigation that has been submitted to and approved in writing by the local planning authority. The strategy shall include details of the following: - The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; - The identification and assessment of the extent, character and significance of archaeological remains within the application area; - The assessment of the impact of the proposed development on the archaeological remains; - Measures to ensure the preservation in situ or by record of archaeological features of identified importance; - Methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts; - The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material - A timetable of works in relation to the proposed development; - A list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications

**Reason:** To comply with paragraphs 194 and 205 of the National Planning Policy Framework and Policy HE2 of the Coventry Local Plan 2017 and the emerging Local Plan in order to ensure any remains of archaeological importance, which help to increase our understanding of the City's historical development are recorded, preserved and protected in the most appropriate manner, where applicable, before development commences. This may mean the preservation of archaeological evidence in situ or by means of a comprehensive record and

the creation of a permanent archive, to advance public understanding.

**18:** The development shall not be occupied until any archaeological mitigation investigation and post investigation assessment has been completed in accordance with the programme set out in the approved written scheme of investigation, and provision made for analysis, publication and dissemination of results and archive deposition has been secured.

**Reason:** To comply with paragraphs 194 and 205 of the National Planning Policy Framework and Policy HE2 of the Coventry Local Plan 2017 and the emerging Local Plan in order to ensure any remains of archaeological importance, which help to increase our understanding of the City's historical development are recorded, preserved and protected in the most appropriate manner, where applicable, before development commences. This may mean the preservation of archaeological evidence in situ or by means of a comprehensive record and the creation of a permanent archive, to advance public understanding.

**19:** An investigation and risk assessment (in addition to any assessment provided with the planning application), must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site; whether or not it originates on the site; and any report of the findings must be submitted to and approved in writing by the local planning authority prior to the commencement of development (including any demolition). The report of the findings, to be conducted in accordance with Environment Agency Guidance Land Contamination: Risk Management (2021) and must include (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risk to; human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments; (iii) an appraisal of remedial options and proposal of the preferred option(s)

**Reason:** To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF

**20:** The development shall only be undertaken in accordance with a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, which shall be submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

**Reason:**To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF

**21:** The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out the remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

**Reason:**To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF

**22:** Prior to occupation of the development hereby permitted and following completion of the measures identified within the remediation scheme approved under condition No. 21, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to the Local Planning Authority for approval in writing

**Reason:**To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF

**23:** In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition No.19, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition No.20, which shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition No.21.

**Reason:**To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF

**24:** The development hereby permitted shall not commence unless and until a Desk Study for Potential Unexploded Ordnance Contamination and a risk mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in strict accordance with the approved details.

**Reason:** To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF

**25:** No lighting or illumination of any part of the site shall be installed or operated unless and until details of such measures have been submitted to and approved in writing by the Local Planning Authority and such works, and use of that lighting and/or illumination, shall be carried out and operated only in full accordance with those approved details.

**Reason:** To safeguard the amenities of the adjoining occupiers of the development and visual amenity in accordance with Policy DE1 and DS3 of the Coventry Local Plan 2017 and the emerging Local Plan.

**26:** Before any development commences on site (including any demolition, site clearance or other preparatory works) the following shall be submitted to and approved in writing by the Local Planning Authority: (a) An Arboricultural Method Statement and (b) A Dimensioned Tree Protection Plan (to include protection measures during and after construction and any construction exclusion zones) (in accordance with 5.5/ Table B.1), site monitoring (6.3) of British Standard BS5837:2012 - Trees in relation to design demolition and construction - Recommendations, which shall also include any proposal for pruning or other preventative works.

The approved mitigation and / or protection measures shall be put into place prior to the commencement of any works and shall remain in place during all construction work.

**Reason:** To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3 and GE4 of the Coventry Local Plan 2017 and the emerging Local Plan.

**27:** Prior to energy generation at the solar farm hereby permitted, details of the security measures for the site shall be submitted to and approved in writing by the Local Planning Authority. Details shall include: (i) CCTV cameras and their locations within the site; (ii) general security measures across the site; and (iii) details of how security will be reviewed and updated as necessary over the lifetime of the development. The security measures shall be installed in full accordance with the approved details prior to first energy generation at the development and thereafter shall be retained and shall not be removed or altered in any way.

**Reason:** To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.

**28:** Prior to their incorporation into the development details of anti-reflective panels for mitigation from glint and glare shall be submitted to and approved in writing by the local planning authority. These details shall be installed only in full accordance with the approved details prior to energy generation from the development and thereafter shall be retained and shall not be removed or altered in any way

**Reason:** To ensure that there is no detrimental impact from glint or glare to the neighbouring occupiers in accordance with Policies DE1 and EM3 of the Coventry Local Plan 2017 and the emerging Local Plan.

**29:** Prior to the occupation of the development hereby permitted the following drainage details shall be submitted to and approved in writing by the Local Planning Authority:a) An appropriately scaled intrusive ground investigation report must be provided to establish the depth and type of strata, including percolation results in accordance with BRE 365 and identifying the presence and risk associated with migrant or soluble contaminants. Please provide evidence of existing groundwater levels and seasonal variation, in order to inform the drainage design.b) Full details and calculations of the open-air storage or attenuation in the form of a wet pond, dry basin, swale or other similar surface feature, aimed at managing water quantity, quality and introducing biodiversity at the ground surface is required.c) The use of infiltration drainage either as above ground (open air) or below ground (buried) – to be accompanied by a full intrusive Geotechnical Site Investigation is required.A detailed strategy document must be submitted to for the long-term inspection and maintenance of the SuDS and other surface water drainage elements on site. It should also mention any notable Health and Safety or specialist training, and special equipment required as part of the routine maintenance.d) The stormwater discharge rates from the development shall be managed in order to reduce flood risk to surrounding sites, downstream areas or the wider environment by means of a flow control mechanism (or mechanisms) limiting the total site discharge offsite to Qbar greenfield rates or 5 l/s, whichever is greater.e) Provisions must be made for the drainage of the site to ensure there are no temporary increases in flood risk, on or off site, during the construction phase, particularly with respect to the planned demolition/construction works and the deposition of silts and cementitious materials.f) Evidence must be provided to show the management of overland flow routes in the event of exceedance or blockage of the drainage system.Details should include demonstration of how the building(s) will be protected in such an event.g) Where new or redevelopment site levels result in the severance, diversion or reception of natural (or engineered) land drainage flow, the developer shall maintain existing flow routes (where there are no flood risk or safety implications) or intercept these flows and discharge these by a method approved by the Local Planning Authority.h) A wayleave of at least 5m must be provided from the top bank of any Ordinary watercourse to the nearest structure.The drainage details shall be installed in full accordance with the approved documentation prior to occupation of the development and thereafter shall be maintained and shall not be removed or altered in any way.

**Reason:** To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with policies EM1, EM4 and EM5 of the Coventry Local Plan 2017 and the emerging Local Plan.

**30:** Prior to the first occupation of the development hereby permitted, details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary fence and gates to be erected, specifying colour coatings; and hard surfacing (which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area). The hard landscaping works shall be completed in strict accordance with the approved details within three months of the first energy generation at the solar farm hereby permitted; and all planting shall be carried out in accordance with the approved details within the first planting and seeding seasons following the first energy generation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.

**Reason:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE1 and DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.

**31:** No development (including any demolition or preparatory works) shall commence unless and until a detailed badger survey, including timetabled mitigation measures where appropriate, has been carried out by a qualified badger consultant and has writing to the Local Planning Authority. Any approved mitigation measures shall be implemented in full accordance with the approved timetable of works and once provided shall not be removed or altered in any way.

**Reason:** To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.

**32:** Within one month of the installation and carrying out of any approved badger mitigation and conservation measures submitted in accordance with condition No. 31, a qualified persons report shall be submitted to the Local Planning Authority to verify completion of the works.

**Reason:** To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice

contained within the NPPF.

**33:** No development (including any demolition or preparatory works) shall commence unless and until details of measures to protect badgers from being trapped in open excavations and/or pipes and culverts have been submitted to and approved in writing by the Local Planning Authority. The measures shall include: a) creation of sloping escape ramps for badgers which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day; and b) blocking off open pipe-work larger than 150mm outside diameter at the end of each working day. All protection measures shall be implemented in strict accordance with the approved details and shall be retained accordingly whilst development works are undertaken.

**Reason:** To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.

**34:** No development (including any demolition or preparatory works) shall commence unless and until a Biodiversity Method Statement for Great Crested Newts, including Reasonable Avoidance Measures, has been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with the approved Biodiversity Method Statement.

**Reason:** To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.

**35:** Prior to the first occupation of the development hereby permitted details of a minimum of 10 bird and bat boxes, a minimum of 4 hibernacula features, and log piles, and depending on the outcome of the badger survey then replacement setts may be required, this shall be submitted to and approved in writing by the Local Planning Authority. These biodiversity features shall be fully installed in strict accordance with the approved details prior to the first occupation of the development.

**Reason:** To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.

**36:** No removal of trees / hedges / shrubs shall take place between 1st March and 31st August (inclusive) unless a survey to assess the nesting bird activity on the site during this period has been undertaken by a qualified surveyor, and a scheme to protect any nesting birds identified on the site has first been submitted to and approved in writing by the Local

Planning Authority. No trees / hedges / shrubs shall be removed between 1st March and 31st August (inclusive) other than in strict accordance with the approved bird nesting protection scheme.

**Reason:** To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.

**37:** No development (including any demolition or preparatory works) shall commence unless and until an Invasive Non-Native Species Protocol (INNSP) has been submitted to and approved in writing by the Local Planning Authority. The INNSP shall detail the timing and method of containment, control and removal of Parrots feather from the site. The development shall only proceed only in full accordance with the measures identified in the approved INNSP.

**Reason:** To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.

**38:** No development (including any demolition or preparatory works) shall commence unless and until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following: (a) a risk assessment of potentially damaging construction activities; (b) identification of biodiversity protection zones (e.g. buffers to trees and hedges or to protected wildlife habitat); (c) practical measures (both physical measures and sensitive working practices, such as protective fencing, exclusion barriers and warning signs) to avoid or reduce impacts during construction (particularly in relation to works within canopy and root protection areas for hedgerows or protected trees); (d) the location and timing of sensitive works to avoid harm to biodiversity features (in relation to breeding birds in particular); (e) the times during construction when specialist ecologists need to be present on site to oversee works (as required); (f) responsible persons and lines of communication; and (g) the role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person (as necessary). The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

**Reason:** In order to safeguard protected and/or priority species from undue disturbance and impacts, noting that initial preparatory works could have unacceptable impacts; and in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2017 and the emerging Local Plan.

**39:** No development (including any demolition or preparatory works) shall commence unless and until a scheme ('the offsetting scheme') for the offsetting of biodiversity impacts at the site has been submitted to and approved in writing by the Local Planning Authority. The offsetting scheme shall include: a) a methodology for the identification of receptor site(s); b) the identification of receptor site(s); c) details of the offset requirements of the development (in accordance with the recognised offsetting metrics standard outlines in the Defra Metrics Guidance dated March 2012, or any document that may update or supersede that guidance). d) the provision of arrangements to secure the delivery of the offsetting measures (including a timetable for their delivery); and e) a management and monitoring plan (to include for the provision and maintenance of the offsetting measures in perpetuity). The offsetting scheme shall be implemented in strict accordance with the approved details within three months of the first occupation of the development hereby permitted and thereafter shall not be withdrawn or amended in any way.

**Reason:** In order to safeguard and enhance habitat and secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2017 and the emerging Local Plan.

**40:** No development (including any demolition or preparatory works) shall commence unless and until a survey for the presence of bats has been carried out by a qualified surveyor, and has been submitted to and approved in writing by the Local Planning Authority. Should the presence of bats be found then no demolition or preparatory works shall take place until full details of measures for bat mitigation and conservation in accordance with good practice guidelines have been submitted to and approved in writing by the Local Planning Authority. All works shall be implemented in strict accordance with the approved timings and details and once undertaken any mitigation works shall not be removed or altered in any way.

**Reason:** To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.

**41:** Prior to the first occupation of the development hereby permitted a Habitat Management and Monitoring plan (HMMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the HMMP shall include the following: a) Description and evaluation of features to be managed; b) Ecological trends and constraints on site that might influence management; c) Aims and objectives of management, including mitigation and enhancement for species identified on site; d) Appropriate management option for achieving aims and objectives; e) Prescriptions for management actions; f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a ten-year period); g) Details of the body or organisation responsible for implementation of the plan, along with funding mechanism(s) for that body or organisation; h) Ongoing monitoring and remedial measures, including where monitoring shows that conservation aims and objectives of the HMMP are not being met; i) An Implementation Plan is required that takes the design concepts into a position to be deliverable on the ground. An implementation plan

should include drawings (e.g., detailed landscape planting schedules), management proposals, a construction handover checklist, and a timetable for implementation, and should specify those responsible for activities. The Implementation Plan should be closely aligned with the HMMP. The HMMP plan shall be implemented in strict accordance with the approved details within three months of the first occupation of the development and thereafter shall not be withdrawn or amended in any way.

**Reason:** In order to safeguard and enhance habitat on or adjacent to the site in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2017 and the emerging Local Plan.

**42:** The development hereby permitted shall proceed in accordance with a scheme for monitoring any potential Photovoltaic Heat Island (PVHI) effect on site, which shall be submitted to and agreed in writing with the Local Planning Authority. Details shall include: (i) the programme and methodology of temperature monitoring and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; (ii) Temperature sensor type and location; and (iii) data collection timings (to include assessment of day/night and seasonal variations); and (iv) timescale for submission of data and analysis of findings. All details shall be carried out as approved.

**Reason:** A monitoring review of temperatures will provide an evidence base for future understanding of the PVHI effect in accordance with Policy DS3 and the emerging local plan.

**43:** The development hereby approved shall proceed in accordance with a detailed landscape planting scheme for the northern canal bank, which shall be submitted to and approved in writing by the Local Planning Authority. The planting scheme shall include full details of the location, species and height on planting of all trees, shrubs and hedgerows, information to demonstrate how far it will limit views of the development from the adjacent Oxford Canal both on planting and at maturity, a timetable for its implementation and details of the arrangements for the long-term management and maintenance of all planting. The approved scheme shall be implemented as approved. Any tree(s), hedge(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.

**Reason:** To ensure that appropriate landscaping measures are implemented to minimise the visual impact of the development on the character and appearance of the Oxford Canal in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.

**44:** Notwithstanding the approved plans prior to any installation, details of the location of the transformer stations shall first be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with this plan. No other transformer stations shall be erected within the site, at any time, other than that approved.

**Reason:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.

**45:** The development shall proceed in accordance with a community strategy, which shall be submitted to and approved in writing by the Local Planning Authority. Details shall identify the additional community benefits being provided by the developer and provide the mechanism(s) and timescale(s) for their provision. The development shall be implemented in accordance with the approved details.

**Reason:** For the avoidance of doubt and in the interests of proper 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 Coventry Local Plan 2017 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

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## Notes to Applicant

### SECTION 278 AGREEMENT

Section 278 Agreement If your proposals involve work on the existing adopted highway then an agreement under Section 278 of the Highways Act 1980, will be required. No works can be undertaken in or on the adopted highway until a Section 278 Agreement has been completed. You must therefore contact Highway Development management to gain highways technical approval and to arrange for local authority supervision and inspection during the construction and maintenance periods. Please contact the team on 08085 834333 or visit our website at <http://www.coventry.gov.uk/developerschemes>

### Canal and River Trust Note:

The applicant is advised that any use of Whitings Lane Bridge (Br. 5) and Stone Bridge (Br. 9) crossing the Oxford Canal (whether for access or to carry cables for the grid connection) will require the prior consent of the Canal & River Trust as owner of the bridges. Further advice should be sought from the Trust's Infrastructure Services Team and Utilities Team at: [enquiries.TPWSouth@canalrivertrust.org.uk](mailto:enquiries.TPWSouth@canalrivertrust.org.uk) and [utilitiesenquiry@canalrivertrust.org.uk](mailto:utilitiesenquiry@canalrivertrust.org.uk) respectively in order to ensure that all works comply with the Trust's current Code of Practice for Works Affecting the Canal & River Trust and that all necessary consents are obtained in advance. Please be advised that consent for cable crossings over the canal, whether via existing bridges or elsewhere is likely to be subject to completion of a commercial agreement with the Trust.

### Canal and River Trust note:

The Flood Risk Assessment indicates that controlled surface water runoff from the hardstanding area around the control cabin and its roof is to be piped and discharged to the drainage channel/unnamed watercourse which runs along the southeastern boundary of the central parcel of land. The Drainage Layout at Appendix D indicates that a headwall will be constructed to provide an outfall to the Oxford Canal. Any new outfall to the canal will require the Trust's prior consent and further advice should be sought from the Trust's Utilities Team at: [utilitiesenquiry@canalrivertrust.org.uk](mailto:utilitiesenquiry@canalrivertrust.org.uk) regarding the process for obtaining the necessary agreements for this.

### West Midland's Police note:

The development should meet with the design specifications and physical security measures that are outlined in Secured by Design Non-Residential Guide for 2025 (formerly known as the Commercial Guide). This information can be found at: - <https://www.securedbydesign.com/images/NON%20RESIDENTIAL%20GUIDE%202025%2027325.pdf>

## **PROTECTED SPECIES**

A number of protected species are found in Coventry. Please be aware that any development may have implications and / or adverse impact on species and habitats which are protected by the Wildlife & Countryside Act 1981; the Habitat Regulations 1994; the Conservation of Habitats & Species Regulations 2010 and by other European Legislation. The permission given by this notice does not override the protection afforded to these species and their habitats. Please be aware that it is the developers / landowners / contractors responsibility to ensure that any work being carried out will not harm any protected species. For more information on protected species please visit <http://www.naturalengland.gov.uk>. If evidence of protected species is found, work should stop immediately while Natural England is contacted and advice on the best way to proceed is sought. If any conditions concerning protected species are attached to this decision you are advised to submit any necessary discharge of conditions applications at the earliest opportunity.

## **BUILDING REGULATIONS**

This is not an approval under the Building Regulations and is subject to due compliance with the Building Regulations, local Acts and Regulations and with all other relevant statutory provisions in force in Coventry and nothing herein contained is to be regarded as dispensing with such compliance beyond the extent herein specified. This determination does not modify or affect any personal or restrictive covenant applying to the land or any right of any person entitled to the benefit thereof.

## **ALL DEVELOPMENTS WITHIN COALFIELD STANDING ADVICE AREAS**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on **0345 762 6846** or if a hazard is encountered on site call the emergency line **0800 288 4242**.

Further information is also available on the Mining Remediation Authority website at:

<https://www.gov.uk/government/organisations/mining-remediation-authority>

## **PARTY WALL ACT**

You are advised that if your proposal involves works covered by the Party Walls etc Act 1996. You are recommended to seek independent advice. Booklets are available from the HMSO. Please be aware that if any part of the development (such as foundations, guttering, windows, ventilation systems or pipes etc.) overhangs or encroaches onto land or buildings outside of your ownership; or involves works and / or access to land or buildings outside of your ownership; you will need the owner's permission before undertaking any development. This determination does not override or authorise the breach of any private ownership rights; and any development undertaken without the consent of the landowner and in breach of any private ownership rights could give rise to civil proceedings brought by the owners of those rights.

## **DISCHARGE OF CONDITION**

If one or more of the conditions listed in this decision notice require you to submit further information to the City Council for approval then those details are to be submitted online via the Planning Portal ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)) .

The receipt of such details will be acknowledged, and a further decision notice will be issued following full consideration.

## **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.

## **APPEAL ALL OTHER**

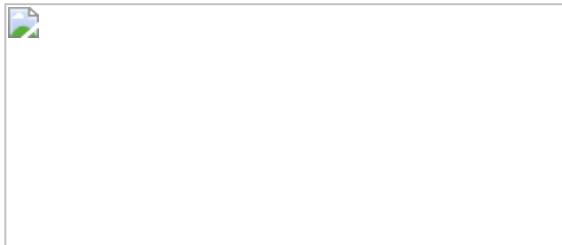
If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

## **APPEAL PURCHASE NOTICE**

If permission to develop land is granted subject to conditions, whether by the City Council or an appeal by the Secretary of State, the owner of the land may claim that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or may be permitted. In these circumstances, the owner may serve a purchase notice on the City Council requiring the Council to purchase the interest held in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a referral of the application to the Secretary of State.

The circumstances in which such compensation is payable are set out in Section 114 and Part II of Schedule 3 of the Town and Country Planning Act 1990 (or Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Regulation 9 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of listed buildings).



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