

Planning Committee

Time and Date

2.00 pm on Thursday, 18th December, 2025

Place

Committee Room 3 - Council House

1. **Apologies for Absence**

2. **Declarations of Interest**

3. **Members Declarations of Contact on Planning Applications**

Members are reminded that contacts about any planning applications on this agenda must, unless reported to this meeting by the Strategic Lead for Planning, be declared before the application is considered.

4. **Minutes of the meeting held on 16 October 2025** (Pages 3 - 6)

5. **Late Representations**

To be circulated at the meeting.

6. **PL/2025/0001922/FULM - Land South East of Shilton Lane, South And South East of Lentons Lane** (Pages 7 - 56)

Report of the Strategic Lead for Planning

7. **PL/2025/0001978/FUL - 118 Alpine Rise** (Pages 57 - 68)

Report of the Strategic Lead for Planning

8. **PL/2024/0000976/FUL - Loop Line Humber Avenue** (Pages 69 - 92)

Report of the Strategic Lead for Planning

9. **PL/2025/0001852/PAEC - 1 - 65 Ferrers Close** (Pages 93 - 104)

Report of the Strategic Lead for Planning

10. **Outstanding Issues**

There are no outstanding issues.

11. Any other items of public business which the Chair decides to take as matters of urgency because of the special circumstances involved

Julie Newman, Director of Law and Governance, Council House, Coventry

Wednesday, 10 December 2025

Note: The person to contact about the agenda and documents for this meeting is Carolyn Sinclair / Tom Robinson carolyn.sinclair@coventry.gov.uk / tom.robinson@coventry.gov.uk

Membership: Councillors P Akhtar, R Bailey, L Harvard (Chair), T Jandu, R Lakha, G Lloyd, K Maton (Deputy Chair), J McNicholas and M Mutton

By invitation: Councillor N Akhtar (Cabinet Member for Housing and Communities)

Carolyn Sinclair / Tom Robinson
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Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 16
October 2025

Present:

Members: Councillor L Harvard (Chair)
Councillor P Akhtar
Councillor T Jandu
Councillor R Lakha
Councillor G Lloyd
Councillor K Maton
Councillor J McNicholas
Councillor M Mutton

Other Members: Councillor S Agboola (Deputy Cabinet Member for Housing and Communities)

Employees (by Service Area):

Highways and Transport L Albrighton, B Malin

Law and Governance O Aremu, T Robinson

Planning and Regulation S Green, A Lynch, J Mantle, A Saleem, N Smith

Apologies: Councillor R Bailey

Public Business

34. Declarations of Interest

There were no declarations of interest.

35. Members Declarations of Contact on Planning Applications

The Members named declared contacts on the following application as indicated:

Application No.	Councillor	From
Application PL/2025/0000548/FULM - Land Between Upper Spon Street, Butts Road, Meadow Street And Land At Sherbourne Street And Windsor Street Including The River Sherbourne, Spon End Development Site Upper Spon Street	Councillor G Lloyd	Objectors
Application PL/2025/0000556/FUL -	Councillor	Objectors

12 Middleborough Road	G Lloyd	
Application PL/2025/0001377/FUL - Sherbourne Student Village Vincent Street	Councillor G Lloyd	Objectors

36. **Minutes of the meeting held on 11 September 2025**

The Minutes of the meeting held on 11 September 2025 were agreed and signed as a true record.

37. **Late Representations**

The Committee noted a tabled report which summarised late representations and responses on the following:

Application	Site	Minute
PL/2025/0000548/FULM	Land Between Upper Spon Street, Butts Road, Meadow Street And Land At Sherbourne Street And Windsor Street Including The River Sherbourne, Spon End Development Site Upper Spon Street	38
PL/2025/0001377/FUL	Sherbourne Student Village, Vincent Street	40
PL/2025/0000313/HHA	28 Albert Crescent	41

38. **Application PL/2025/0000548/FULM - Land Between Upper Spon Street, Butts Road, Meadow Street And Land At Sherbourne Street And Windsor Street Including The River Sherbourne, Spon End Development Site Upper Spon Street**

The Committee considered a report of the Strategic Lead for Planning for a hybrid planning application comprising:

Area 1 - Full planning for 257 no. residential dwellings (100% affordable), 977 m2 of Class E (commercial business use), highway works (including alterations to Windsor Street) associated hard standing, landscaping and public realm enhancements including enhancement and engineering works to the River Sherbourne and alterations to the public footpath at land located between Upper Spon Street, Meadow Street and Windsor Street. Area 2 - Outline planning with all matters reserved (except for access) for the demolition of existing buildings (including Spon Gate House, George Poole House, Grindlay House, Drinkwater House, Givens House, Gardner House, Fennel House, Winslow House and Corrie House, The Hampton public house) and to provide up to 462 no. residential dwellings (25% affordable) with associated highway and drainage infrastructure, landscaping and public realm enhancements (on a site of 1.69 ha).

Area 3 - Full planning for demolition of buildings in a conservation area (including Wellington Gardens, Sherbourne Street, and Upper Spon End Street Shops) to include construction of 27 no. dwellings (25% affordable), associated highway infrastructure works (including alterations to Windsor Street) landscaping, creation

of public open space including SUDS, enhancements to River Sherbourne including engineering and enhancement works to the public realm.

The application was recommended for approval.

The Late Representation report included an update to consultee responses, the details of revised documents received, and amendments to the report including: highways plans and information, site layout, traffic impacts, accessibility, an updated travel plan, car parking and on-street parking arrangements, developer contributions, and amendments to conditions 16, 31, 66, and 68.

The Committee considered a statement of the Deputy Cabinet Member for Housing and Communities, Councillor S Agboola, who spoke in support of the application.

RESOLVED that the grant of planning permission be delegated to the Strategic Lead for Planning subject to conditions; including the amended conditions (16, 31, 66, and 68) as set out in the Late Representation document; and the completion of a S106 Legal Agreement to secure the contributions and for the Strategic Lead for Planning to agree any necessary amendments to the s106 Legal Agreement and Planning Conditions in consultation with the Chair.

39. Application PL/2025/0000556/FUL - 12 Middleborough Road

The Committee considered a report of the Strategic Lead for Planning for change of use of C3 dwellinghouse into 3 self-contained flats and one studio apartment. The application was recommended for approval.

One registered speaker, Councillor J Gardiner, a Sherbourne Ward Councillor, sent a statement in respect of their objections to the application. The agent attended the meeting and spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application PL/2025/0000556/FUL subject to conditions.

40. Application PL/2025/0001377/FUL - Sherbourne Student Village, Vincent Street

The Committee considered a report of the Strategic Lead for Planning for the temporary change of use from purpose-built student accommodation to flexible student accommodation and serviced accommodation use. The application was recommended for approval.

The Late Representation report included an update to condition 1 – to amend the change of use proposal from 5 to 3 years.

One registered speaker, Councillor J Gardiner, a Sherbourne Ward Councillor, sent a statement in respect of their objections to the application which was read out by Councillor M Lapsa. The agent attended the meeting and spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application PL/2025/0001377/FUL subject to conditions.

41. Application PL/2025/0000313/HHA - 28 Albert Crescent

The Committee considered a report of the Strategic Lead for Planning for the erection of a detached outbuilding (retrospective). The application was recommended for approval.

The Late Representation report included an additional neighbourhood response raising objections to a number of material and non-material planning matters.

Three registered speakers, including Councillor R Lancaster, a Holbrooks Ward Councillor, sent statements in respects of their objections to the application. The representative for the application had been invited to the meeting but was not in attendance.

RESOLVED that planning permission be granted in respect of Application PL/2025/0000313/HHA subject to conditions.

42. Outstanding Issues

There were no outstanding issues.

43. Any other items of public business which the Chair decides to take as matters of urgency because of the special circumstances involved

(Meeting closed at 5.00 pm)

Planning Committee Report	
Planning Ref:	PL/2025/0001922/FULM
Site:	Land Southeast of Shilton Lane, South and Southeast of Lentons Lane, Coventry.
Ward:	Longford and Henley
Proposal:	Solar farm development including solar arrays, control buildings and associated infrastructure, internal access roads, landscaping and associated development.
Case Officer:	Liam D'Onofrio

SUMMARY

The application proposes a solar farm development, including solar arrays, control buildings and associated infrastructure, internal access roads and landscaping. This is a cross-boundary application and whilst the site falls predominantly within the Coventry City boundary there are two fields to the east that fall within the Rugby Borough boundary and will be determined by Rugby Borough Council accordingly.

BACKGROUND

Members previously considered a similar scheme at Planning Committee on 29/02/2024 under planning application PL/2023/0001062/FULM. This application was refused for the following reasons:

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.

The current application must successfully overcome these previous refusal reasons.

KEY FACTS

Reason for report to committee:	Over five objections contrary to the Officer's recommendation.
Current use of site:	Agricultural land
Proposed use of site:	Solar Farm

RECOMMENDATION

Planning Committee are recommended to grant planning permission for the part of the scheme within Coventry's administrative boundary, subject to conditions.

REASON FOR DECISION

- The proposal overcomes the previous reasons for refusal.
- The proposal is acceptable in principle. The public and other benefits arising from the scheme are considered sufficient to outweigh any harm to the Green Belt, landscape, visual amenity and the less than substantial harm arising to the heritage assets.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal accords with Policies: DS1, DS3, DS4, GB1, GB2, GE1, GE2, GE3, GE4, DE1, HE2, AC1, AC2, AC3, AC4, EM3, EM4, EM7 of the Coventry Local Plan 2017 and the emerging Local Plan, together with the aims of the NPPF.

SITE DESCRIPTION

The application site comprises 51 hectares (ha) of primarily agricultural land, bisected by the Oxford Canal. It is bound by the settlement of Alderman's Green to the north, the M6 and Coventry Cruising Club to the south, Lenton's Lane Cemetery and Sowe Common to the east and Alderman's Green Road to the west.

The site slopes downwards from roughly north to south, from Lenton's Lane towards the M6 motorway. It is crossed by several overhead electricity and telecoms cables, pylons, and poles.

The proposal is a cross-boundary application with the western area of the site being located within the Coventry City Council's administrative boundary off Lenton's Lane and the eastern area of the site (beyond Lenton's Lane Cemetery and Sowe Common) located within Rugby Borough Council's administrative area.

The application site is located within Green Belt.

APPLICATION PROPOSAL

Planning permission is sought for a 25 Megawatt (MW) solar farm development including solar arrays, control buildings and associated infrastructure, internal access roads, landscaping and associated development. The Proposed Development will comprise the following elements:

- Approximately 44,000 ground mounted solar panels, arranged into arrays and laid out across the development areas. The panels will be mounted on aluminium (or similar) frames embedded into the ground or on moveable concrete footings (where panels are above underground service wayleaves);
- 6 Inverter containers located at strategic locations arranged around the site;
- A small-scale control and grid connection building approximately 15m in length, 4m in width and no greater than 3m in height;

- Internal site electrical connections, to be made underground;
- 4m wide access tracks providing access from existing public roads to the development parcels;
- Temporary construction access junction on Lenton's Lane, to be decommissioned and fully restored following the completion of construction activities;
- Security fencing no greater than 2m in height around the solar arrays;
- Security cameras located at strategic points, facing into the site;
- A temporary construction compound of circa 15m x 65m to enable the safe and efficient servicing of the site during construction and to be removed post construction works; and
- Localised access and environmental enhancements and measures to offset environmental, visual and glint / glare impacts.

The Applicant has comprehensively reviewed the reasons for refusal under the previous application PL/2023/0001062/FULM and refined the scheme in order to address previous concerns. The current scheme has:

- An overall reduction in the number of solar panels by approximately one-third (from 60,180 panels down to some 44,000 panels);
- Removal of solar panels from the field adjoining Lenton's Lane, increasing the distance between operational infrastructure and surrounding residential properties and reducing impacts on such properties as a result;
- Associated introduction of landscaping buffer of trees, hedgerows and wildflowers;
- Layout alterations to minimise impacts on established public access routes;
- Relocation of control building to minimise visibility from nearby residential properties; and
- Provision of alternative construction access.

The proposed solar farm has an operational lifespan of approximately 40 years and after this period, it will be dismantled and the site returned to its previous condition for continued agricultural use.

The applicant E.ON is a leading developer and operator of renewable energy projects, committed to driving the transition toward a sustainable energy future. E.ON and Coventry City Council have established a strategic energy partnership aimed at accelerating the city's transition to a low-carbon future. The collaboration focuses on delivering sustainable energy solutions that improve efficiency, reduce emissions, and support the city's net-zero ambitions. By combining E.ON's expertise in clean energy technologies with the Council's commitment to community-focused development, the partnership seeks to create long-term environmental, social, and economic benefits.

PLANNING HISTORY

There have been a number of historic planning applications on this site; the following are the most recent/relevant:

Application Number	Description of Development	Decision and Date
PL/2025/0001768/SCR	Request for EIA Screening Opinion under Regulation 6 of the Town & Country Planning (Environmental	EIA Not Required 30/09/25

	Impact Assessment) Regulations 2017 for a proposed solar farm	
PL/2023/0001062/FULM	Full planning application for solar farm development, including solar arrays, control buildings and associated infrastructure, internal access roads, landscaping, and associated development.	Refused 21/03/24
PL/2023/0000513/SCR	Request for EIA Screening Opinion under Regulation 6 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 for a proposed solar farm	EIA Not Required 15/03/2023

Associated Rugby Borough Council Applications		
R25/0883	Solar Farm Development including solar arrays, control buildings and associated infrastructure, internal access roads including landscaping and associated development	Concurrent application
R23/0316	EIA screening opinion for proposed solar farm	Issued 15/03/2023
R23/0672	Construction and operation of a solar farm, including solar arrays, control buildings and associated infrastructure, internal access roads, landscaping and associated development.	Withdrawn 20/03/24

Nuneaton and Bedworth BC Solar applications		
039235	Installation of a ground mounted solar photovoltaic PV development of approximately 25 megawatts MW, associated electrical and access infrastructure and landscaping on land at Tolldish Farm.	Granted 31/08/2023
040703	Construction and operation of a solar PV farm and associated equipment and infrastructure, including landscaping and biodiversity enhancements on land at Hollyhurst Farm Mile Tree Lane. [25.65MW].	Pending

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POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2024. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

The National Planning Practice Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2017, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy DS1: Overall Development Needs
 Policy DS3: Sustainable Development Policy
 Policy GB1: Green Belt and Local Green Space
 Policy GE1 Green Infrastructure
 Policy GE2: Green Space
 Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
 Policy GE4: Tree Protection
 Policy DE1 Ensuring High Quality Design
 Policy HE2: Conservation and Heritage Assets
 Policy AC1: Accessible Transport Network
 Policy AC2: Road Network
 Policy AC3: Demand Management
 Policy AC4: Walking and Cycling
 Policy EM1: Planning for Climate Change Adaptation
 Policy EM3 Renewable Energy Generation
 Policy EM4 Flood Risk Management
 Policy EM5 Sustainable Drainage Systems (SuDS)
 Policy EM7 Air Quality

Emerging Local Policy Guidance – Local Plan Review submitted to Planning Inspectorate for examination on 9th September 2025

Local Plan review is currently at Examination. Relevant emerging policy relating to this application is:

Policy DS1: Overall Development Needs
 Policy DS3: Sustainable Development Policy
 Policy GB1: Green Belt and Local Green Space
 Policy GE1 Green and Blue Infrastructure
 Policy GE2: Green Space
 Policy GE3: Biodiversity, Geological and Landscape Conservation
 Policy GE4: Tree Protection

Policy DE1 Ensuring High Quality Design
Policy HE2: Conservation and Heritage Assets
Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Active Transport Provision including Walking, Cycling & Micro Mobility
Policy EM1: Planning for Climate Change Adaptation
Policy EM4 Flood Risk Management
Policy EM5 Sustainable Drainage Systems (SuDS)
Policy EM7 Air Quality
Policy EM15: Noise

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPD Energy
SPD Coventry Connected
SPD Air Quality

Other Policy

Planning Practice Guidance (PPG) Green Belt
Department for Energy Security & Net Zero National Policy Statement for Renewable Energy Infrastructure (EN-3)

CONSULTATION RESPONSES

No Objections received from:

- National Highways
- Health and Safety Executive (HSE)
- Rugby BC
- Natural England
- The Coal Authority
- West Midlands Fire Service

No objections subject to conditions/informatives have been received from:

- Highways
- Drainage - LLFA
- Environmental Protection
- Archaeology
- Public Rights of Way Officer
- Tree Officer
- Warwickshire Wildlife Trust
- West Midlands Police
- Nuneaton and Bedworth Borough Council (NBBC) have requested that the decision be made in accordance with the development plan unless material considerations indicate otherwise and that consideration be given to highway safety, landscape character, bio-diversity net gain (BNG), public rights of way, amenity, heritage assets and cumulative impacts.

Objections have been received from:

- Cadent (Gas) Holding Objection
- Grand Union Canal Transfer (GUCT)

Further information has been requested by:

- Canal and River Trust

At the time of writing the report comments have not been received from:

- CAA Airspace Regulation
- Environment Agency
- Central Networks
- National Grid
- Western Power

Neighbour consultation

Immediate neighbours and local councillors have been notified; site notices were posted around the site on 10/10/25. A press notice was displayed in the Coventry Telegraph on 16/10/25.

86 letters of objection have been received, raising the following material planning considerations:

- a) Loss of Green Belt /what are the very special circumstances? / Precedent will result in more loss of green belt / natural land
- b) No very special circumstances appear to be adequately demonstrated to justify overriding the presumption against inappropriate development. The requirement to maintain openness is a core function of the Green Belt designation.
- c) Site currently provides an attractive rural setting and acts as a valuable green buffer between Coventry and surrounding villages
- d) Irreversible loss of countryside and rural character.
- e) Loss of agricultural land / productive farmland / food security
- f) Visual impact of scheme
- g) Environmental harm to wildlife, trees and bio-diversity
- h) There is an active ecosystem and hedgerows and wildlife will be destroyed
- i) There are better alternatives. Brownfield sites / industrial buildings / less sensitive areas should be considered first
- j) Location of inverters not shown on plans
- k) Noise pollution and disruption during construction / Highway safety and construction traffic concerns
- l) Scheme is too close to homes / There is no buffer zone for 215 Lentons Lane, the farmhouse and farm track to the canal.
- m) This scheme benefits EON and Coventry Council financially with none / little community benefit / lack of transparency
- n) No meaningful consultation has been held with local residents, farmers, or landowners affected
- o) While renewable energy is critical, this project appears to be a case of “greenwashing” – exploiting green credentials to push through an industrial development with questionable community benefit.

- p) Detrimental impact to residents mental and physical health.
- q) Risk of the destruction of medieval ridge and furrow
- r) Risk of fire / Solar inverters for solar farms pose a fire risk due to potential electrical malfunctions.
- s) Question of need / other local solar farms will overload system / cumulative impact of solar in area / The grid is not fit for purpose in this area.
- t) Concern regarding the Photovoltaic Heat Island (PVHI) effect; a rise in ambient temperatures in areas surrounding photovoltaic (PV) sites.
- u) Lasting damage caused by solar farms / Irreversible harm from solar panels causing soil pollution / Health concerns from radiation
- v) Fear of crime / vandalism (metals & panels are easily saleable)
- w) Light pollution from security lights, fencing and cameras
- x) Potential glare and reflections from solar panels
- y) Increased flood risk
- z) Cumulative impacts with other development in neighbouring authorities and need for comprehensive assessment

Two letters of support have been received, raising the following material planning considerations:

- aa) The solar farm application is fully supported, great to use green energy. Well done Coventry City Council.
- bb) The Coventry Society are pleased that the current proposal makes changes, and the scheme can now be supported. Key changes noted as: Significantly increased distance between the solar farm and houses on Lenton's Lane; Moving the site control cabin away from the Lenton's Lane frontage to a less visible and intrusive location; Slightly smaller overall site footprint. Suggest conditions which ensure that the site will be developed / constructed in such a way that the facilities and infrastructure can be removed at the end of their working life, leaving the site in a condition which will enable it to be returned to agricultural or other agreed positive uses.

Councillor Ruane has raised the following objections:

- The Flood Risk assessment is incomplete and inaccurate. The quality of the Flood Risk and Drainage Assessment is poor and heavily desktop based. The last Site walkover was undertaken on 28/07/22. Why has a more recent site walkover not been undertaken?
- No mention at all has been made about the frequency that Lenton's Lane cemetery has flooded and continues to flood. This report has made no reference or consideration of how it will mitigate against flood risks upon Lenton's Lane cemetery.
- As the runoff water from solar panels will all be facing in one direction, this will add to the levels of surface water and increased risk of flash flooding, and the provision of one swale won't mitigate against the flood risks at all.
- No S106 or community grant or figure has been provided by EON as part of this consultation. The onus is on EON to put forward a lump sum in writing, which is attached to this planning application. If not, CCC run the risk of delivering no community benefit or very minimal.
- Why have EON not been requested by CCC to put forward a community grant. EON will know how much percentage profit they stand to make from this scheme

and the level of impact this will have on the local community. Why can't a percentage of the profit from this scheme by EON be provided in a lump community sum? EON refuse to put forward a lump sum in a community grant to mitigate and offset the community impact. Why has no community impact assessment been undertaken?

- Green Belt Protection Is National Policy: The proposed site lies on green belt land, which is protected under national and local planning policy to prevent urban sprawl, preserve the countryside, and maintain the character of rural communities.
- This is the last remaining section of green belt land in the Henley ward. Losing it would permanently remove an essential natural buffer between urban and rural areas. Government guidance is clear: "Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances." A solar farm is not a "very special circumstance" when brownfield sites and rooftops on public buildings are underused, and new build homes still have no solar panels as standard.
- The land is actively used for livestock farming (sheep and cattle), which supports the rural economy, food production, and heritage.
- The UK needs to retain and support local food security, not diminish it by industrialising farmland.
- This land is not barren or derelict – it is an active ecosystem with hedgerows, wildlife, and open grazing. Solar panels and associated fencing, roads, and transformers cause habitat fragmentation, heat islands, and can displace or endanger local flora and fauna.
- Agricultural land is a carbon sink, and its conversion to solar farms may result in net negative environmental impact depending on soil disturbance and land management changes.
- There Are Better Alternatives – Use Brownfield First. The region contains ample brownfield sites, industrial rooftops, and underused public buildings that could host solar infrastructure without harming the green belt. Local and national planning policy encourages prioritising non-agricultural, non-green belt sites.
- A more innovative, community-led, and sustainable renewable plan would prioritise warehouse rooftops, all public buildings and all new houses as standard first.

Councillor Gardiner has raised the following objections

- The loss of good agricultural land / in a strategic location close to the city.
- The loss of a viable dairy farm
- Unnecessary adverse impact on designated greenbelt and likely prejudice to the long-term continuity for land as green belt.
- The safety issues related to gathering/storing energy so close to residential properties at a distance considered unsafe by other countries.
- Loss of residential amenity and adverse visual impact.
- Potential for distraction for drivers on the M6 motorway
- The increasingly debateable value of net zero as a goal does not justify the harms that come with this development.
- The Council's own relationship with Eon also does not override the demonstrable harm of this proposed development.
- Traffic and safety risks associated with construction access via roads with a history of serious accidents.

- The scale and proximity of the development to residential properties.
- Environmental, visual, and cumulative impacts on the character of the ward.

Councillor Lapsa has raised the following objections:

- The permanent loss of productive agricultural land and rural character of the. The open landscape currently contributes to the local identity and visual appeal, which would be diminished by large-scale industrial infrastructure.
- The site supports a range of wildlife, including birds, pollinators, and small mammals, which are likely to be disturbed or displaced. The ecological mitigation measures appear limited and insufficient to prevent habitat loss.
- The panels are likely to cause glint and glare that may affect nearby homes, public rights of way, and drivers. The visual impact will also erode the natural and rural appearance of the countryside.
- While renewable energy is important, this proposal provides minimal benefit to the local community compared to the disruption it will bring. A Community Benefit Fund should be created and locally managed to support community-led projects such as home energy grants, small solar schemes, cultural events, and social initiatives that strengthen the local area.
- While I support the transition to renewable energy, I believe this proposal in its current form is inappropriate for this location. Should the council decide to approve it, I urge the inclusion of strong community benefit measures to ensure that local residents share in the positive outcomes of the development.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are principle of development, the impact upon visual amenity / landscape, glint and glare, impact upon residential amenity, heritage assets, highway considerations, flood risk, land contaminated and constraints, air quality, ecology, infrastructure and other matters.

Principle of development

The National Policy Statement for Renewable Energy Infrastructure (EN-3) states the Government has committed to sustained growth in solar capacity to ensure that the country is on a pathway that allows net zero emissions to be met by 2050. As such, solar is a key part of the government's strategy for low-cost decarbonisation of the energy sector.

The National Planning Policy Framework (NPPF) has at its core the need for the planning system to contribute to the achievement of sustainable development. NPPF Paragraph 8 identifies three overarching and interdependent objectives to sustainable development. These are economic, social and environmental. Of particular relevance to this application is the environmental objective which seeks to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Chapter 14 of the NPPF relates to meeting the challenge of climate change stating that the planning system should support the transition to a low carbon future. NPPF Paragraph 161 states that the planning system should support the transition to net zero by 2050 and take full account of all climate impacts. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

NPPF Paragraph 168 states that when determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local planning authorities should, amongst other things: not require applicants to demonstrate the overall need for renewable or low carbon energy and give *significant weight* to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future.

The emerging Local Plan highlights Coventry City Council's One Coventry Plan (2022-2030), which sets out a vision for the city which includes three delivery priorities, one of which is tackling the causes and consequences of climate change. This is supported by the Council's draft Climate Change Strategy, which details the Council's ambitious commitments to transition to net zero by 2050 and become a leading city for the green industrial revolution.

The emerging Local Plan states that without comprehensive action, climate change will severely limit economic growth. However, the approaches now required present a significant opportunity to deliver a decarbonised and resilient economy that supports job creation.

There is a positive emphasis on the provision of renewable and low carbon energy solutions, such as solar, and the scheme accords with aims and objectives of both local and national policy in terms of meeting net zero targets. Whilst the scheme is acceptable in principle the site is located on agricultural land within the Green Belt and the section below considers these matters in further detail.

Green Belt Policy

The site is within the Green Belt. Local Plan GB1 reflects NPPF Paragraph 153, which states: When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in *very special circumstances*. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

The proposed development is not considered to fall within any of the exemptions to inappropriate development set out in NPPF Paragraph 154. Following the previous application a new concept of 'grey belt' has been introduced within the NPPF. Grey belt is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a) to check the unrestricted sprawl of large built-up areas; (b) to prevent neighbouring towns merging

into one another; or (d) to preserve the setting and special character of historic towns; in Paragraph 143.

The applicant considers that the site does not strongly contribute to any of Green Belt purposes (a), (b) or (d) and the proposed development would not conflict within any of the wider NPPF policy aspirations. The applicant suggests that the site can therefore be considered grey belt land. The Local Planning Authority are not seeking to support the argument that the site is grey belt and for the assessment of this application the application site is considered to be green belt.

The scheme presents inappropriate development within the Green Belt and very special circumstances must be identified to demonstrate that the potential harm to the Green Belt is clearly outweighed by other considerations.

NPPF Paragraph 160 states that: When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.

Harm to openness

The Green Belt PPG advises that assessing the impact of a proposal on the openness of the Green Belt requires a judgement based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:

- (a) openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
- (b) the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
- (c) the degree of activity likely to be generated, such as traffic generation.

The proposed development is primarily rows of solar panels, with associated development such as inverter cabinets, a control building, associated security fencing and access tracks. When compared to undeveloped fields the scheme will clearly reduce openness; however, it is recognised that given the low-rise nature of the solar arrays the structures will not be dominant within the landscape. The site adjoins the M6 Motorway, which forms a major infrastructure feature within the immediate landscape.

The scheme is significantly reduced compared to the previous scheme with an overall reduction in the number of solar panels by approximately one-third (from 60,180 panels down to some 44,000 panels) and much larger buffer zones to nearby residential properties.

The landscape and visual impact assessment prepared in support of the application identifies that the visual effects of the proposal are localised to the area within the site and its immediate surroundings and will not result in any significant effects. It finds that there will be some loss of views across the site; however, views of the solar farm will be

partially filtered and minimised by existing hedgerows and vegetation and by proposed new tree planting and landscaping as it establishes.

Officers are mindful that solar farms are well established within both the green belt and open countryside across the country. Objectors have described the scheme as 'industrial development'; however, solar farms are easily recognisable by members of the public and, in the same way as the much larger wind turbines, are not generally viewed as being out-of-context with the rural environment and can therefore assimilate well into the rural landscape.

The applicant confirms that the proposed solar farm has an operational lifespan of approximately 40 years and after this period, it will be dismantled and the site returned to its previous condition for continued agricultural use. The proposals are therefore temporary and reversible in nature and will not lead to a permanent loss of openness.

The proposed solar farm, once operational, will result in minimal traffic movements.

The harm to openness is therefore limited by the nature of the development and mitigated by proposed new soft landscaping.

Very special circumstances

In order to further support the scheme following the previous refusal, a Sequential Assessment has been undertaken, which has considered available sites within a 2.5km radius of the application site. The Assessment concludes that given the availability of a grid connection and the absence of suitable/viable alternatives in the vicinity of that grid connection this site is uniquely placed to deliver solar PV. There are no suitable derelict sites or other urban site which would facilitate a connection to the electricity grid in preference over the application site.

The grid connection is at the National Grid Coventry Substation, which lies in close proximity to the application site off Parrotts Grove. National Policy Statement for Renewable Energy Infrastructure (EN-3) recognises that the distance from the solar farm to the existing network can have a significant effect on the commercial feasibility of a development proposal.

NPPF Paragraph 160 recognises that very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources. The scheme will undoubtedly provide significant benefits to renewable energy with the generation of 25 MW of renewable energy and an annual carbon saving of 7,080 tonnes of CO₂ compared to traditional power generation.

NPPF Paragraph 168(a) states that when determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local planning authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future.

The scheme represents inappropriate development within the Green Belt; however, the level of harm to the openness of the Green Belt is limited and soft landscaping will also

assist to mitigate visual impact and help the development assimilate into the rural landscape. In terms of *very special circumstances*, Officers are satisfied that any harm identified is clearly outweighed by the substantial benefits of renewable energy generation and the associated reduction in carbon emissions and UK energy security that the solar farm development will provide. These benefits are fully supported by local and national policy, as set out above.

The additional supporting information and Sequential Assessment is considered to also successfully overcome the previous refusal reason No.1.

Impact upon agricultural land

The National Policy Statement for Renewable Energy Infrastructure (EN-3) states that poorer quality land should be preferred to higher quality land avoiding the use of “Best and Most Versatile” agricultural land where possible. ‘Best and Most Versatile’ agricultural land is defined as land in Grades 1, 2 and 3a of the Agricultural Land Classification.

The application is supported by an Agricultural Land Classification Report. The development will not result in the loss of Grade 1 or 2 agricultural land. Grade 3 constitutes about half of the agricultural land in England and Wales is divided into subgrades designated 3a and 3b. The application site is a mix of Grade 3a (32%), Grade 3b (41.5%) and Grade 4 (26.5%) agricultural land.

Less than one third of the solar farm is located on Grade 3a land. Furthermore, the agricultural land does not appear to have been used in recent times for arable farming, and the land is currently used for animal grazing. The applicant has confirmed that there is the potential for agricultural land use in the form of sheep grazing to continue in tandem with solar energy generation. This dual renewable energy/agricultural use has been successfully adopted for numerous solar schemes and allows the land to remain in agricultural production throughout the life of the development.

Natural England have no objections to the proposals and note that the proposals would not appear to lead to the long term loss of best and most versatile land as the panel arrays would be fixed with limited soil disturbance being secured through pins in to the ground every few metres and could be removed when planning permission expired with no likely loss of agricultural land quality. Natural England go onto note that whilst soil would be disturbed in some parts of the site through the construction of the switch station and access tracks and installing of buried cables this amounts to a relatively small area and much of the soil disturbance may be reversible during decommissioning.

At the end of its 40-year lifespan a condition will be imposed to ensure that the site is properly decommissioned and restored to its former condition.

Although the loss of agricultural land (Grade 3a) was not a previous refusal reason the supporting Sequential Assessment adds further weight to locating the solar farm on this site. The Sequential Assessment concludes that given the availability of a grid connection and the absence of suitable/viable alternatives in the vicinity of that grid connection this site is uniquely placed to deliver solar PV.

Officers note a recent study (Ground Mounted Solar Farms and Agricultural Land: The Facts published by Solar UK Ltd in December 2022) shows that solar development can have a positive influence on food production through a number of ways, including, by addressing climate change, which is the single biggest threat to food security, by cutting costs which in turn keeps farmers in business, by preserving agricultural land and supporting soil recovery, and by delivering a variety of ecological enhancements.

Tenant Farmer

The previous refusal reason No.3 read: *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.*

The applicant notes that case law has determined that financial impacts on individuals is not a material planning consideration. As such, refusal reason 3 relates to an issue which is not a material consideration in planning terms. Officers agree with this statement and, as such, consider that refusal reason 3 cannot be robustly defended.

Nevertheless, following the previous refusal the tenant farmer has been offered a compensation package by the applicant to assist in mitigating this impact.

Other local solar farm development

A solar farm development is located approximately 1km to the northwest of the application site, known as Tolldish Hall Farm, Parrotts Grove. The proposed 25MW development is located in neighbouring Nuneaton and Bedworth Borough Council area (planning application reference 039235) and was granted approval in 2023.

There is a second solar farm development at Hollyhurst Farm, which is also within Nuneaton and Bedworth Borough Council area (planning application reference 040703), which will sit next to the Tolldish Hall Farm site. A decision for this 25.65MW development is currently pending at the time of writing this report.

From 31st December 2025, the threshold for referring applications to the Secretary of State will be for over 100MW generating capacity. In the event that all three sites are brought forward they would be less than 75.65MW overall. However, they are individual sites with the nearest being just under 1km to the application site.

Wider benefits

The Secretary of State for Energy Security and Net Zero notes that solar offers huge potential to boost the UK's energy independence, bring down bills and tackle the climate crisis. It also presents a significant economy and industrial opportunity. It is estimated that the solar sector could support around 35,000 jobs by 2030, double the number it supports today.

The scheme supports both national and local policies and provides economic-environmental benefits. The solar PV is not only a tool for decarbonization and reduced dependency on fossil fuels, but also driver of innovation, energy resilience, and sustainable growth.

Some objections have raised concern that there is little community benefit for those living nearby to the solar farm. E-On have committed to the following:

- A Neighbour Fund – For residents closest to the development offering subsidised energy solutions;
- A Discounted Tariff Fund – Energy savings offered (discounted tariff) for those in the surrounding area to the development; and
- Community Based Projects – For wider initiatives that deliver long-term social or environmental value across the community.

The above community benefits are considered in greater detail in the 'Developer Contributions' section of this report.

Planning Balance

Overall, it is considered that the proposed solar farm would result in a substantial benefit in terms of sustainable energy production.

The Climate Change Act 2008, as amended, sets a legally binding target of net zero greenhouse gas emissions by 2050.

There is also a need to reduce reliance on imported fossil fuels in the interests of energy security and to ensure less volatile energy prices for UK consumers. The British Energy Security Strategy (2022) sets out the strategy to achieve this. It notes the expectation of increasing solar power fivefold by 2035. It also sets out the support for solar co-located with other functions such as battery storage to maximise the efficiency of land use. Solar is a key part of the Government's strategy for low-cost decarbonisation of the energy sector. It also has an important role in delivering the Government's goals for greater energy independence.

In terms of very special circumstances, Officers are satisfied that any identified harm to the green belt is clearly outweighed by the substantial benefits of renewable energy generation and the associated reduction in carbon emissions and UK energy security that the solar farm development will provide. These benefits are fully supported by local and national policy. Any adverse impacts which would arise as a result of approving the scheme are considered to be largely minor and would be outweighed by the very significant benefits.

As such, based on a balancing exercise of positive benefits against the harms identified, it is considered that very special circumstances to justify the solar farm development exist and the scheme is acceptable and would represent sustainable development in accordance with the NPPF and the Council's Local Plan.

Impact on visual amenity / Landscape

Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

Local Plan Policy EM3 Renewable Energy Generation states that proposals for the installation of renewable and low carbon energy technologies, including both building-integrated and standalone schemes will be promoted and encouraged, provided that:

- a) any significant adverse impacts can be mitigated;

- b) where biofuels are to be utilised, they should be obtained from sustainable sources and transportation distances are minimised;
- c) any energy centre is suitably located and designed to a high quality such that it is sympathetically integrated with its surroundings; and
- d) all proposals are consistent with any relevant Policies in this Plan.

The application site is formed by fields separated by hedgerows and trees and sits on the urban-rural fringe. The local landscape comprises various land uses that reflect the transition between urban and rural landscapes. The application site is dissected by the Oxford Canal, pylons and associated powerlines cross over the site and the M6 motorway adjoins the southern boundary. Built form of primarily residential dwellinghouses are located to the north on Lentons Lane and to the northwest on Alderman's Green Road.

The application is supported by a Landscape and Visual Appraisal (LVA), which has considered the effects of the development on landscape character and visual amenity during construction, at completion taken as year one and 15-years following completion when new planting would have matured.

In terms of landscape character, the LVA notes that within the site, effects on the Lentons Lane Farmland are assessed as major during construction, in year one of operation, and at year 15. This reflects the loss of open farmland (together with some limited hedgerow removal to accommodate tracks) and the introduction of solar panels and related infrastructure. However, the introduction of a significant buffer strip to the north of the site, adjacent to Lentons Lane will maintain the landscape connectivity and landscape integration with the fields and public open space to the west [Hawkesbury Village Green].

Beyond the site boundary, moderate effects on landscape character are anticipated during construction and in year one of operation in parts of the Lentons Lane Farmland (fields between the site and Lentons Lane). By year 15 of operation, these effects are expected to lessen to minor, as the proposed boundary planting matures and reduces intervisibility. This will be further facilitated by the buffer strip to the north of the site, adjacent to Lentons Lane which will maintain the landscape connectivity and landscape integration with the fields and public open space to the west.

Effects on other landscape areas are predicted to be limited, primarily due to restricted intervisibility. This applies to all areas south of the M6 corridor and those to the west of Alderman's Green Road.

In terms of views and visual amenity the LVA advises that major effects will be experienced by visual receptors in residential properties along Lentons Lane, during construction and in year one of operation. By year 15, proposed planting along the northern boundary and within the proposed buffer strip along Lentons Lane will soften and filter views into the site, reducing effects to moderate.

Residents at Lentons Lane Farm, which will be surrounded by the proposed development, will continue to experience major effects during construction and at years one and 15. Major effects will also occur for recreational receptors using the Oxford Canal and Oxford Canal Walk during construction and at year one of operation. While existing vegetation screens much of the canal corridor, there are several stretches with direct and open views into the site. By year 15, mitigation planting will mature, reducing effects to

moderate by filtering views of the development, although this will also remove some longer-distance views.

For road users along Lentons Lane, moderate effects are expected during construction, caused by direct views of construction works, particularly at site access points. Effects will remain moderate in year one prior to mitigation taking effect but are predicted to reduce to minor by year 15, once the existing hedgerow along the southern roadside and proposed additional tree planting within the proposed buffer strip provide effective screening.

Visitors to Lentons Lane Cemetery are predicted to experience minor effects during construction and in year 1, as occasional open views into the site are available through gaps in boundary vegetation. By year 15, new boundary planting will have matured, reducing effects to negligible.

Recreational receptors at Hawkesbury Village Green will experience minor effects during construction and throughout years one and 15 of operation, as views are already largely contained by surrounding vegetation.

The impacts upon the landscape character, views and visual amenity have been considered in the submitted LVA and reviewed by Officers. The proposal would result in landscape harm, which would be partially filtered and minimised by existing hedgerows and vegetation and mitigated further by proposed additional tree planting and landscaping planting.

The solar farm will undoubtedly change the landscape character from open fields; however, given the low-rise nature of the solar arrays, the structures will not be dominant within the wider landscape, which includes major infrastructure features such as powerlines, pylons and the M6 Motorway. As previously noted in the 'Harm to Openness' section of this report, solar farms are also easily recognisable by members of the public and are not generally viewed as being out-of-context with the rural environment and can therefore assimilate well into the rural landscape.

Furthermore, the current scheme is significantly reduced compared to the previous scheme with an overall reduction in the number of solar panels by approximately one-third (from 60,180 panels down to some 44,000 panels) and much larger buffer zones, which has mitigated any harm further.

Any landscape harm arising as a result of the scheme should be weighed in the planning balance. The proposed development and associated elements such as the proposed control buildings, transformer stations, inverter units and security fences are considered to be of an acceptable scale. A condition is suggested to secure appropriate colour coating and materials to aid assimilation. When balancing all of the above and considering the proposed mitigation measures, Officers are of the view that the development would not have a harmful visual impact, as to justify a refusal of planning permission.

Glint and Glare

A Glint and Glare Assessment (GGA) has been submitted to support the application.

Dwellinghouses

A total of 160 dwelling receptors has been assessed which provide a representative sample of receptors in all directions within a 1 km buffer of the proposed development. Solar reflections are not geometrically possible at 96 receptors and there are no predicted impacts at 53 receptors due to adequate screening from vegetation.

There are 11 receptors where a low impact is anticipated due to solar reflections being predicted for more than one hour a day for more than 3 months a year with only partial screening found, and as such no mitigation measures are required for these receptors.

Roads

Key considerations for quantifying impact significance on road users are: whether a solar reflection is predicted in practice; the significance of the road; and the location of the reflecting panel relative to the road user's direction of travel.

After detailed topographical analysis with high resolution terrain data and additional screening features along with the assessment methodology, a total of 8 road receptors were determined in which the magnitude of impact is moderate and therefore mitigation is required. In this instance mitigation in the form of screening near the relevant solar panel areas is proposed. The proposed mitigation measures include either close boarded fencing, or a combination of new screening, in-fill screening and vegetation management up to a minimum height of 3 m.

Once adequate screening is in place, the magnitude of impact due to solar reflections at these receptors is reduced to no impact. A condition is recommended requiring the approval of a detailed screening assessment.

Canal

The Oxford Canal runs through the proposed development. Coventry Cruising Club is located to the north-east of Wyken Basin and the M6 motorway. Several moorings have been identified within this area (although the status of these moorings as 'dwellings' has not been ascertained); however, a review of the existing topography and vegetation in the area has identified that there is no direct line of sight between the mooring locations and the proposed solar panels. Due to the slow-moving nature of canal boat travel an assessment in relation to safety for moving canal boats is not considered to be necessary.

The Canal and River Trust (CRT) have been consulted and consider it extremely disappointing that the Glint and Glare Assessment (GGA) dismisses potential impacts on the amenity of canal and towpath users because of the slow moving nature of canal boat travel. The CRT have asked that the GGA is revised and updated to include an assessment of the likely visual impact on canal users (both boaters and towpath users).

The applicant has provided an addendum to the GGA to address the CRT's comments. It notes that the majority of the canal is screened from the PV panels, with only a small section between 200-300 metres in length where no screening is in place. This is the section around the canal bridge, as noted by the CRT. Effects on users travelling along the canal (or path) would therefore be short term.

The speed limit on the Oxford Canal is 4mph. For road or other transport types, the issue is safety oriented, as glint can be distracting or dazzling when travelling at speed. The

GGA notes that due to the low speed of canal/PRoW users, there is minimal risk associated. It is also noted that the canal itself is a reflecting surface.

Whilst canal boats can informally moor along the canal, although unlike dwellinghouses they are not static receptors and mooring for a few days at a time would not approach any harm thresholds.

Through mitigation no glint and glare concerns are therefore raised. The CRT have been reconsulted but have not commented at the time of writing this report.

Impact on residential amenity

The previous scheme was refused on the grounds of impact to neighbouring residents by reason of the siting, overall size, proximity of the proposed structures and buildings to existing residential properties (refusal reason 2).

The applicant has sought to directly address this refusal reason with specific amendments to remove solar panels from the northern part of the field adjoining the southern side of Lenton's Lane to create a much larger buffer to the adjacent properties on the northern side of Lenton's Lane. The previous distance between the solar arrays and the closest properties on Lenton's Lane was between 30 and 40 metres. The buffer area has significantly increased in the current scheme and the separation between the solar arrays and the closest properties on Lenton's Lane is doubled to between 84 and 90 metres.

For context, the minimum separation between built form (i.e. a two-storey house) would be 12 metres to provide an acceptable light and outlook to existing occupiers. In addition to this physical separation is a field boundary hedge that forms a robust barrier to the southern side of Lenton's Lane. This hedge will be maintained and allowed to grow to a minimum height of 3.2 metres to provide a visual landscaping buffer.

Furthermore, the increased buffer area and associated layout changes have also led to an overall reduction in the size of the solar farm when compared to the previous scheme. The control building has also been located from the northern part of the site further into the site away from Lenton's Lane to address previous neighbour concerns.

The farmhouse faces northwest and with the increased buffer and relocated control building this property will now have uninterrupted views looking back towards Lenton's Lane. There is a robust field boundary between the farmhouse and the field to the east, some 37 metres away. The control building has been relocated to the southwest of the farmhouse some 80 metres away and will be well screened from the farmhouse by existing farm buildings and soft landscaping. To the western part of the site the solar arrays must avoid an existing electricity pylon structure and the separation to properties on Alderman's Green is in excess of 60 metres.

Officers are therefore satisfied that the scheme will not result in any significant loss of light, outlook or amenity.

The scheme is therefore considered to have successfully overcome refusal reason 2 from the previous application.

Health concerns

Solar panels produce low-level electro-magnetic fields (EMFs), but these are considered harmless and too weak to cause any harm to human health. No glint or glare issues have been identified to surrounding occupiers.

The proposed development will not create any significant negative impacts in respect of health and wellbeing.

Noise

In respect of noise, the proposed control building and inverters are understood to generate a slight hum during operation; however, this would be contained within the site boundary. The solar panels themselves silently convert solar irradiation into electricity.

The proposal is not considered to create harmful levels of noise.

CCTV

In relation to privacy the proposed CCTV cameras would be located mostly to the perimeter of the proposed site. It is not considered that the CCTV cameras would be capable of any substantive overlooking of neighbouring properties or private amenity spaces. Full details will be required and conditioned.

Heritage character of the area and Heritage Assets

Any planning application for development which will affect a listed building or its setting must be assessed in accordance with the requirements of section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires a local planning authority to have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses.

The NPPF states that local planning authorities should identify and assess the particular significance of any heritage asset and consider the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits that may arise.

Local Plan Policy HE2 reflects NPPF policy and states that development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and detail.

Locally listed buildings

There are two locally listed buildings No.181 and 183 Lentons Lane located to the north of the site. These are non-designated heritage assets understood to be from the 19th Century.

The solar farm development will be located within the setting of these locally listed buildings, although the buffer between the properties and the solar panels has greatly increased following the previous submission. NPPF Paragraph 216 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or

indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The benefits of the solar farm are clear and the development will have an indirect 'less than substantial' impact upon the setting of the locally listed buildings. It is considered that any harm would be no more than minor and certainly not of a scale to warrant refusal of the application.

Archaeology

Within the site two Archaeological Constrain Areas are situated, DCT1167 Ridge and Furrow as well as DCT1168 Mine Working west of Oxford canal.

Following the previous refusal a geophysics survey has been undertaken, and the Council's Archaeologist has requested targeted trial trench evaluation based upon the geophysics. This can be secured by condition.

Highway considerations

Policy AC1 'Accessible Transport Network' states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. b) Consider the transport and accessibility needs of everyone living, working or visiting the city. c) Support the delivery of new and improved high quality local transport networks which are closely integrated into the built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.

The side runs next to the M6 Motorway and statutory consultee National Highways have been consulted accordingly. National Highways have reviewed all supporting documentation in respect of the new application, and their position remains one of no objection, as the solar farm is not considered to have any detrimental impact to the M6 Strategic Road Network.

The Local Highway Authority (LHA) have raised no objection to the scheme, subject to conditions. The LHA note that current proposals include the creation of a temporary vehicular access off Lentons Lane, which shall be used during the construction phase only. The temporary access will provide access to the western and central parcels of the proposed solar farm, with access to the eastern parcel (within Rugby's administrative area) taken from Woodway Lane. Once construction has been completed and the solar farm is operational, the temporary construction access will be closed and vehicles will access the western and central parcels via the existing access off Lentons Lane, which currently serves the existing farm and Cruising Club. The eastern parcel will continue to be accessed off Woodway Lane.

The main impact of the development will be during the construction phase of the development. Once operational, the development will likely generate approximately 4 two-way vehicle trips per week for the monitoring and review of the solar panels. A Construction Traffic Management Plan (CTMP) has been submitted in support of the proposals, which indicates that the construction phase is likely to last approximately 9 months.

The CTMP indicates that HGV's will travel to / from the site via M6 J2, through Ansty and Shilton, and then along Shilton Lane to access Lentons Lane and Woodway Lane. Vehicle tracking drawings have been included in the CTMP, which illustrate that an articulated vehicle can safely manoeuvre into / out of the Woodway Lane junction, and into / out of the proposed temporary access off Lentons Lane. Based on the geometry of the Shilton Lane / Lentons Lane junction the LHA is satisfied that HGVs / articulated vehicles would be able to safely manoeuvre within the junction.

Warwickshire County Council LHA have been consulted as part of the Rugby scheme and have raised no objections to the proposed development.

The Canal and River Trust (CRT) have commented that if planning permission is granted, submission of a construction method statement for works close to the canal should be secured via a planning condition to ensure that the development can be undertaken without creating instability likely to affect the nearby cutting and embankment slopes. It is important that the method statement identifies any measures necessary to ensure that these slopes remain stable both during and after completion of the works. This is a reasonable condition and has been suggested accordingly.

Public Rights of Way (PROW)

There are existing public footpaths within the site. A public right of way provides an access from Lentons Lane to Wyken Basin, via the Lentons Lane farm access road. A permissive footway connects Hawksbury Village Green (south of Lentons Lane) with the road leading to Wyken Basin. Furthermore, the Oxford canal passes through the development site and the tow path allows for recreational access along its southern bank.

The Public Rights of Way Officer has raised no objections to the scheme. Conditions are suggested in relation to an access management plan, the diversion of the public footpath from Lenton's Lane to the Cruising Club.

Flood Risk

Policy EM4 states that all major developments must be assessed in respect of the level of flood risk from all sources.

Policy EM5 of the Coventry Local Plan states all development must apply SuDS and should ensure that surface water runoff is managed as close to its source as possible.

Drainage officers have assessed the proposals. The construction of a solar farm is not in itself likely to increase surface runoff, the construction of access roads and maintenance tracks will involve the compaction of selected stone to create an all-weather running surface. This compacted stone, potentially blinded with fines, will inevitably create a near impermeable surface and will increase localized and channelled runoff routes into the narrow steep-sided swales on both sides. The management of these swales is important and during extreme weather surface water runoff could become significant and erosion could occur. The management of surface water around the control building and associated works is not an issue, this is well considered and acceptable for the development.

Drainage officers have no objections subject to conditions in relation to an intrusive ground investigation report, SUD's and a detailed drainage scheme.

In view of the above, Officers are satisfied that the development is acceptable in this regard, would not exacerbate flooding or drainage risks and is in accordance with Policies EM4 and EM5.

Land contamination and constraints

The application is supported by a contaminated land preliminary risk assessment (PRA). There have been some historic mining operations in the locality and the assessment also identifies a high potential for unexploded ordnance on site. EP agree with the findings of the desk top study and the applications should proceed to an intrusive site investigation. A UXO risk assessment to CIRIA C681 methodology will also be required prior to any intrusive works.

Cadent (Gas) has submitted a holding objection whilst their engineering team check the proximity of gas assets in the locality. Cadent have asked the LPA to check on the Health and Safety Executive's (HSE) advice web app to see if any gas assets are affected. This has been checked and the HSE confirm that the proposed development site does not currently lie within the consultation distance of a major hazard site or major accident hazard pipeline. Therefore, HSE does not need to be consulted on any developments on this site. Cadent have been advised of the HSE response and Cadent's response at the time of writing the report is awaited. It is noted that Cadent raised no objections to the previous scheme.

There are former coal workings across parts of the site. The Coal Authority have been notified as a statutory consultee. They note that parts of the application site do fall within the defined Development High Risk Area (DHRA); however, they confirm that the nature of development proposed in those areas is exempt from consultation and all aspects of non-exempt development are not located within the DHRA. As such The Coal Authority have raised no objections, but an informative is suggested to make the applicant aware of potential risks posed by unrecorded mine workings.

This section of the Oxford Canal has been identified as part of the route currently being developed for the Grand Union Canal Transfer Project (GUCT). This is a joint water transfer project between Severn Trent Water, Affinity Water and the Canal & River Trust to help transfer recycled water from the Midlands to the Southeast to supply those communities who have a deficit of water. As part of this project, it is likely that some bank raising will need to be undertaken, typically up to 300mm including towpath reconstruction.

The Grand Union Canal Transfer is a Development Consent Order (DCO) project and has raised concerns with project timing, cable routing and access. As the Grand Union Canal Transfer has yet to commence its statutory consultations, it has yet to receive any formal status in the planning system and as such GUCT comments are premature.

Nevertheless, the applicant notes that the solar farm development does not preclude access to the canal banks for the proposed works and an area for a site compound could be accommodated. The applicant has been put into contact with the GUCT team.

Plans show the proposed routing of the grid connection cable. A detailed routing plan will be secured via planning condition.

Air quality

Policy EM7 states that major development schemes should promote a shift to the use of sustainable low emission transport to minimise the impact of vehicle emissions on air quality.

Post construction traffic flows associated with the solar farm development would be minimal and owing to the sustainable nature of the development itself, air quality mitigation measures would not be necessary in this instance. A condition is suggested to control emissions into the air during the construction phase.

Ecology

Policy GE3 states that Sites of Specific Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Ancient Woodlands, Local Wildlife and Geological Sites will be protected and enhanced.

Overall, the Warwickshire Wildlife Trust (WWT) supports the principle of more sustainable energy production, however we have concerns regarding the impact on the ponds on the site, known to support Great Crested Newts, as well as the Local Wildlife Site the Oxford Canal which runs through the site. The application should include plans for how these would be appropriately buffered.

The application is supported by a Preliminary Ecological Appraisal, Ecological Impact Assessment, Protected Species Surveys and a Bio-diversity Net Gain Assessment. The Council's Ecologist has raised no objection to the scheme. The following elements of the scheme are noted:

Watercourse/ponds - Four ponds were noted within the western land parcel of the site. Pond 6 was dominated by bulrush and flag iris with abundant soft rush at the margins, and locally frequent cuckooflower and parrot's feather aquaticum was also noted. During the GCN surveys, there was evidence of management of Pond 6 with bulrush cut back. No signs of parrot's feather were recorded.

Bats - The majority of the Site was of low value to bats with intensively managed poor semi-improved grassland and arable fields offering limited foraging and roosting opportunities. However, opportunities for bats were recorded in the less intensively managed semi-improved grassland in the east of the site.

24 trees were considered to have moderate or high BRS and a further 22 were considered to have low bat roosting suitability. A transect survey was completed which showed common pips, and noctules commuting through the site.

The incorporation of bat boxes on nearby trees. This will provide new roosting opportunities for local bat populations, although it should be noted that these features should be in unlit areas, as this can reduce their suitability for these species. This has been placed in the form of a condition.

Badger - The Site was considered to support optimum badger habitat with poor semi-improved grassland, arable fields, scrub, tall ruderal, bare ground and a network of

supporting hedgerows and tree lines offering opportunities for foraging, dispersing and sett building.

A total of 11 badger setts were identified within the Site. Setts 1 -10 were in land Parcel A in the centre of the Site and Sett 11 being located in Land Parcel B in the north-west of the site located separated from Parcel A by the Oxford Canal.

A badger mitigation licence with a supporting method statement will be required to be submitted to Natural England in case the solar farm development cannot avoid the 30m buffer zones around setts. This has been placed in the form of a condition.

As two main badger setts were identified on site, it is likely that the site is used by different badger clans. In case the setts are impacted by the development, a badger bait marking survey will be required to understand the boundary limits of the clans to inform mitigation and the appropriate location for construction of new setts, if required. The ideal time to undertake a badger bait-marking survey is between late February and late April, and early September to mid-October. This has been placed in the form of a condition.

Birds – The site shows habitats suitable to support nesting bird species, included arable land, hedgerow, tree lines, scrub, and vegetated pond in the west. The wider area supported a network of agricultural land to the north and east interspersed with tree lines and hedgerows, as well as marshes, woodland and scrub. This surrounding habitat generally represented a landscape of significantly greater value for breeding birds than on Site.

The updated breeding bird survey in 2025 recorded a total of 32 species. Species confirmed as breeding on site in 2025 included blackbird and robin. Probable/possible breeding species included wren, chaffinch, blue tit, blackcap, carrion crow, long tailed tit, house sparrow, wood pigeon, magpie, and great tit. Non-breeding species included buzzard, common sandpiper, and herring gull. One skylark was identified as singing and displaying within the Site boundary, a further individual was identified in a field adjacent to the Site.

Reptiles - The majority of the site was considered unlikely to support reptiles with nearly all the grassland uniformly short due to intensive grazing or arable use. Opportunities for reptiles were limited to an area of rough neutral semi-improved grassland and strip of poor semi-improved with tall ruderal species in the eastern land parcel, and a small area of poor semi-improved grassland tall ruderal vegetation in the western land parcel. However, due to the high levels of grazing in the western land parcel of the Site the suitability of this habitat was considered reduced due to disturbance and grazing of the grassland.

No reptiles were recorded during the surveys of suitable habitats. Proposals have sought to retain habitats suitable for these species and therefore no further is required in relation to this species.

Amphibians - Updated surveys in 2025 confirmed the continued presence of a low population of Great Crested Newt (GCN) in relation to Ponds 6 and 17. Pond 7 returned a positive result for GCN from the eDNA survey; however, no individuals were recorded during the full GCN survey. This may indicate low use of the pond and/or that it is used

to disperse through to other ponds in the surrounding area, including Pond 17. A GCN mitigation licence will be required to be submitted to Natural England.

Otter - The Site itself presented limited opportunities for this species. However, the Oxford Canal adjacent to the Site was considered to provide suitable habitat for foraging and transient otters as it was stocked with fish and was connected to suitable habitat in the wider landscape. No evidence of otters was identified in the survey.

Water vole – The water vole survey found a single hollow was recorded on the northern bank along the Oxford Canal adjacent to the eastern land parcel. However, there were no signs of this species actively using the hollow, including feeding remains and latrines, which would be expected to be present alongside an active burrow and as such this hollow was not considered to be used by water vole. Overall, the site presents limited opportunities for this species.

Hedgehog - The Site provided suitable habitat for foraging, commuting and sheltering hedgehog, including poor semi-improved grassland, neutral semi-improved grassland, hedgerows, scrub and tall ruderal. However, due to the high level of badger activity within the Site and the openness of the arable and pasture habitat present, the suitability of this Site for hedgehog is considered to be limited.

A CEMP is required as appropriate mitigation measures are needed to avoid impacts on retained adjacent habitats will include the following best practice construction measures to avoid potential impacts such as contamination, encroachment and soil compaction. – This has been placed in the form of a condition.

Invasive species - Parrots feather was recorded in a pond 6 in the western land parcel of the Site. This is listed on Schedule 9 of the Wildlife and Countryside Act in England and Wales therefore, it is also an offence to plant or otherwise cause this species to grow in the wild. This has been placed in the form of a condition.

Bio-diversity Net Gain (BNG)

The Ecologist states that the submitted BNG metric has been checked and the areas that have been calculated are accepted.

The BNG calculations indicate that the completed development will result in the net gain of 68.56% in Area Habitat Units, resulting in an increase of +79.46 in area biodiversity units, a net gain of 12.33% in Linear Hedgerow Units, resulting in an increase of +1.41 in linear hedgerow biodiversity units and a net gain of 11.67% in watercourse units, resulting in an increase of +1.32 in watercourse units.

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 Habitat Management & Monitoring Plan (HMMP). This currently has not been provided within the BNG report. These requirements are stated in the best practice guidelines by CIEEM. The applicant has agreed this will be put in the HMMP, which has been conditioned accordingly.

Trees

In terms of trees Policy GE4: Tree Protection states that development proposals will be positively considered provided: there is no unacceptable loss of, or damage to, existing trees, trees not to be retained as a result of the development are replaced with new trees as part of a well-designed landscape scheme; and existing trees worthy of retention are sympathetically incorporated into the overall design of the scheme.

The scheme is supported by an Arboricultural Impact Assessment. The proposed development requires the partial removal of seven category B moderate quality groups of trees, two category C low quality groups of trees in their entirety and the partial removal of a category B moderate quality hedgerow. The tree groups to be removed in their entirety are small and low quality. However, the proposed layout will also require the partial removal of some moderate quality tree groups. These removals are proposed to facilitate the construction of proposed site roads.

The Tree Officer raises no objection to these works, subject to conditions to secure a detailed Arboricultural Method Statement and dimensioned Tree Protection Plan to ensure retained trees are protected during development.

Developer Contributions

Policy IM1 'Developer Contributions for Infrastructure' states that development will be expected to provide or contribute towards provision of: a) Measures to directly mitigate its impact and make it acceptable in planning terms; and b) Physical, social and green infrastructure to support the needs associated with the development.

The solar farm development does not trigger any contributions or obligations.

As previously mentioned the applicant proposes to provide additional community benefits, which include: A Neighbour Fund – For residents closest to the development offering subsidised energy solutions; a Discounted Tariff Fund – Energy savings offered (discounted tariff) for those in the surrounding area to the development; and Community Based Projects – For wider initiatives that deliver long-term social or environmental value across the community.

Planning obligations may only constitute a reason for granting planning permission if they meet the statutory tests that they are necessary to make the development acceptable in planning terms. They must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

The community benefits proposed do not meet the above tests and as such cannot reasonably be required by the local planning authority to make the application acceptable. Whilst these are a gesture of goodwill by the developer, officers have not afforded weight to these proposed benefits in the planning assessment.

Other matters

The representations have raised several questions that are directly dealt with below:

Photovoltaic Heat Island effect

The Photovoltaic Heat Island (PVHI) effect has been raised as a concern. This is a rise in ambient temperatures in areas surrounding photovoltaic (PV) sites.

A separate but well-documented phenomenon is the urban heat island (UHI) effect where metropolitan areas become significantly warmer than their surrounding rural areas. This happens because urban structures like concrete and asphalt are able to absorb and retain more heat than natural landscapes, while the lack of vegetation reduces natural cooling processes.

Unlike the UHI effect, the applicant advises that there is no credible UK evidence base to prove or disprove the potential heat island effect for PV. Examples of studies on the subject relate to significantly larger PV sites in arid locations such as the USA and China.

It is noted that the application site will have a linear layout of solar panels and benefits from a high degree of natural vegetation and the cooling effect of the canal.

Whilst inconclusive, the applicant is willing to undertake a monitoring review of temperatures to provide an evidence base for future understanding. This monitoring review has therefore been included as a condition.

Fire risk

While fires can occur in solar installations due to electrical faults or poor maintenance, they are relatively rare. Solar panels are also common on residential and commercial buildings and do not pose any material safety risk. West Midlands's Fire Service have raised no objections to this scheme.

Grid capacity

The applicant confirms that the proposed development has been specifically designed to be accommodated at the grid connection point. There is grid capacity, and a grid connection offer has been made.

Ground Contamination from Panels

The applicant confirms that solar panels do not result in ground contamination and land can be returned to agricultural uses following the future decommissioning of the site.

Brownfield and roof top alternatives

As supported by the sequential assessment, there are no brownfield or roof areas of sufficient capacity that are located to a suitable grid connection point within an economic connection distance to the National Grid substation connection point at Alderman's Green, where connection capacity exists.

Officers note that the sustainably located brownfield land within the urban area would typically be allocated for urban regeneration schemes. Unlike rooftop panels, ground-mounted panels can also be more easily placed away from shade and can be tilted so they are at the right angle to harvest sunlight most efficiently throughout the day and the year.

No meaningful consultation

The applicant has undertaken a programme of community consultation on the updated proposals. The formal consultation period spanned over 9 weeks, running from 3 July to 8 September 2025, although the applicant has continued to engage on its proposals following this period.

The applicant issued a letter to 307 properties provided residents with information about the consultation, including the time, date and location of the public events, information about the public webinar and the applicant's contact details. Feedback was encouraged through a feedback station at the public event, as well as a dedicated form on the website, an email address and Freepost address.

A total of 59 people attended the public event and the applicant received 41 individual pieces of feedback by the close of the consultation period. These comments have been considered by the applicant prior to submitting the planning application.

The applicant confirms that they are committed to maintaining a constructive, two-way dialogue throughout the lifetime of the project.

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

Conclusion

The proposed development is considered to be acceptable in principle and the identified harm to the green belt has been clearly and demonstrably outweighed by the substantial identified benefits of the solar farm. Very special circumstances necessary to justify the development are therefore considered to exist. The scheme will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, DE1, HE2, GB1, GE3, GE4, AC1, AC2, AC3, AC4, EM1, EM2, EM3, EM4, EM5 and EM7 of the Coventry Local Plan 2017 and the emerging Local Plan Policies together with the aims of the NPPF.

CONDITIONS/REASONS

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)*

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 Inverter 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, 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.
- 2.

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 delay 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 delay 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:
a) 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
b) 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 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 it the development site; and (e) Details of delay 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.*

- 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.
- 26.** 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.*
- Prior to energy generation at the solar farm hereby permitted, details of the CCTV cameras and their locations within the site shall be submitted to and approved in writing by the Local Planning Authority. The CCTV cameras 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.
- 27.**
- 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.*
- 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
- 28.**
- 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.*
- 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
- 29.**

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.

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.

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.

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.

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.

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

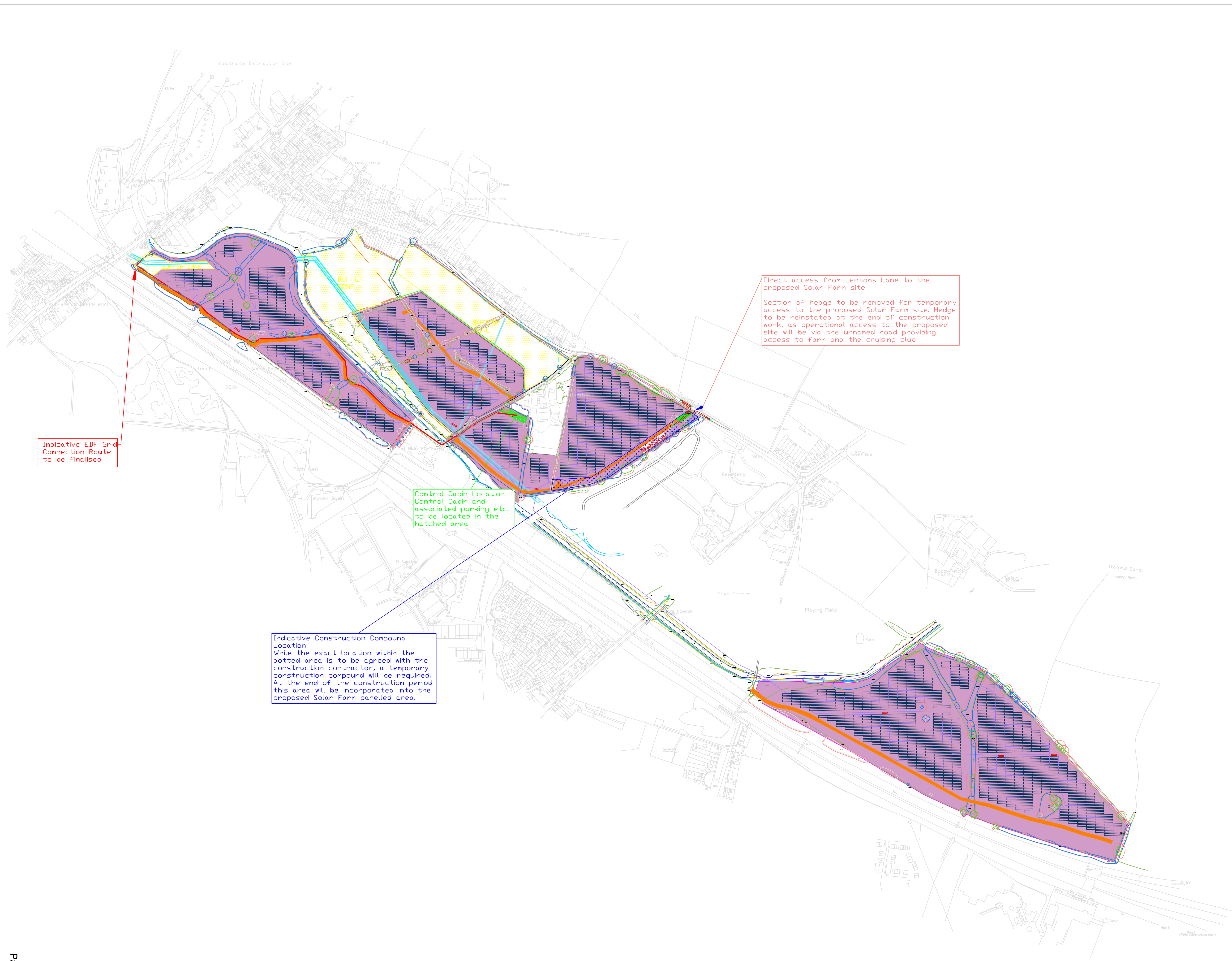
in writing by the Local Planning Authority. The content of the HMMP shall include the following: a) Description and evaluation of features to be managed; b) Ecological trends and constraints on site that might influence management; c) Aims and objectives of management, including mitigation and enhancement 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.*

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E-ON Plc: 2017

- Transformer Station
- PV Table
- DC Cabling
- Copse of trees
- Buffer Zone
- Temporary construction zone
- Wayleave lines (Overhead and underground power)
- Access routes
- Control cabin location
- Extent of PV site
- Enhanced Screening Planting
- Rerouted Footpath
- Roadway (Minimum 4m width)
- Potential route from control room to EDF grid connection
- Proposed construction compound
- Maximum Sized HGV
- Agricultural Vehicle Tracks
- Civil Fence

Rev	Date	Description	RC	DJ	RA	RA
Y	08/10/25	BASE MAP UPDATED				
U	12/09/25	PV BOUNDARY UPDATED				

Rev	Date	Description	RC	DJ	RA	RA
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U	12/09/25	PV BOUNDARY UPDATED				

Rev	Date	Description	RC	DJ	RA	RA
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U	12/09/25	PV BOUNDARY UPDATED				

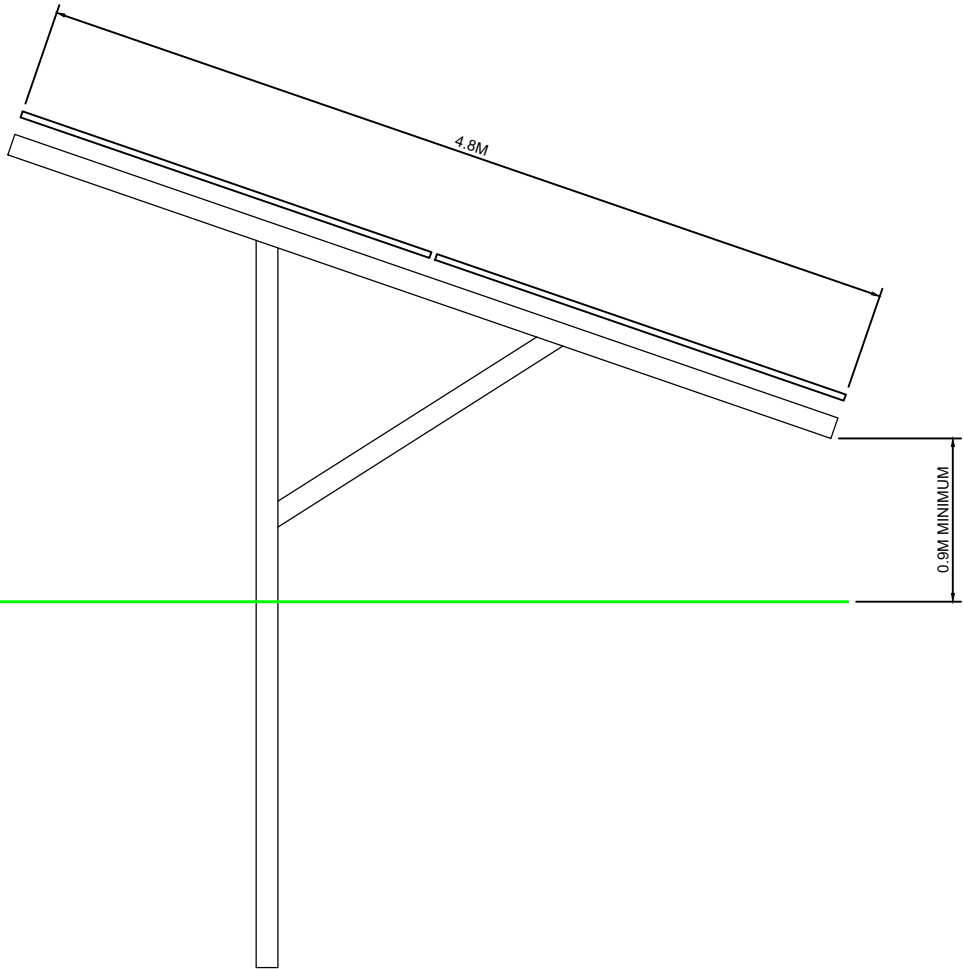
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U	12/09/25	PV BOUNDARY UPDATED				



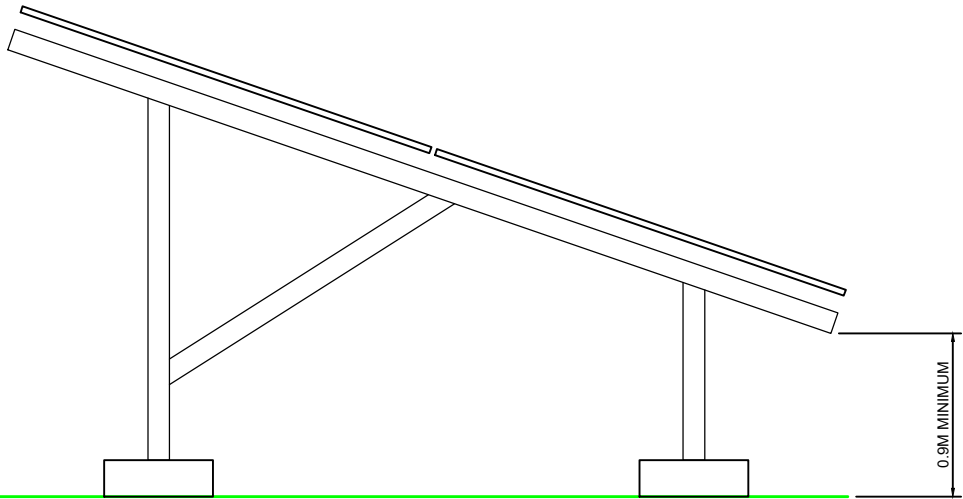
E.ON UK HEAT Ltd.
Westwood Way,
Westwood Business Park,
Coventry, CV4 8LG

Project Name
Lentons Lane
Drawing Title
Proposed Solar Farm
Indicative Layout Plan

Status	Scale	Sheet Size
Preliminary	NTS	A1
Date	18/11/2025	Scale
Drawn By	RLJ	Checked By
SH	SH	Approved By
SH	SH	SH
Drawing No.	2881415EONB2B-ZZ-00-DWG-ELE-001	Rev
Y		



PILED TYPE SUPPORT
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BALLASTED TYPE SUPPORT
SCALE: 1:15

Piled

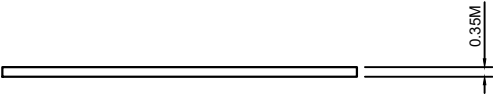
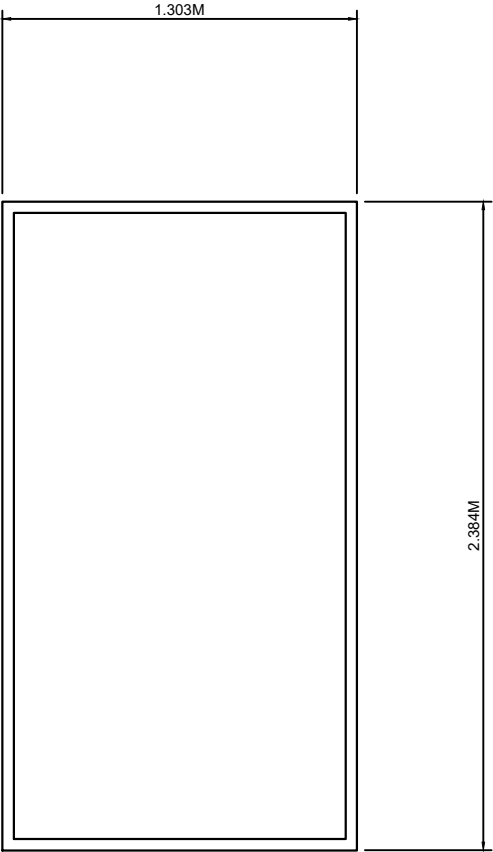
Applicable with: Single Post Systems
Suitable for: Sites where breaking ground is possible, geotechnical results permit use and/or machinery is available.
Installation: Piling rig – 2000 mm pile, 1500 mm embedment
Material: S450 grade steel.
Coatings: ZM310 &, ZM800. Corrosion protection to be determined from site location and ground investigations
Dimensions: Determined by geotechnical and wind load test results

Design codes:

Designed in accordance with BS EN 1991–1–4:2005 +A1:2010. BS EN 1090 & BS EN 1991 Parts 1, 3 & 7 (Eurocodes)

Ballasted

Applicable with: Twin post system
Suitable for: Sites where breaking ground is not permitted (archaeological or geotechnical)
Installation: Steel plates weighted with high density concrete blocks. Total weight of blocks to be determined by geotechnical and wind load testing.
Material: S450 grade steel.
Coatings: ZM310, ZM430, ZM620, ZM800. Corrosion protection to be determined from site location and ground investigations
Dimensions: Plate size: 960mm x 900mm



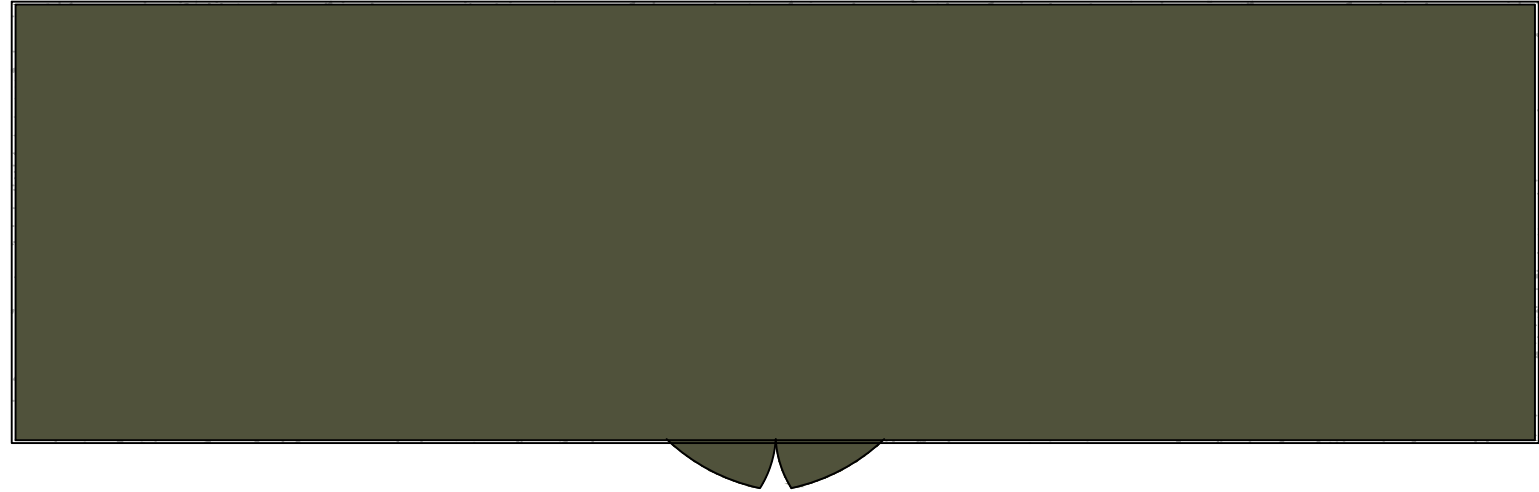
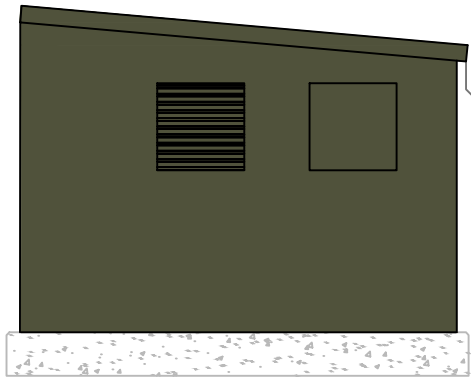
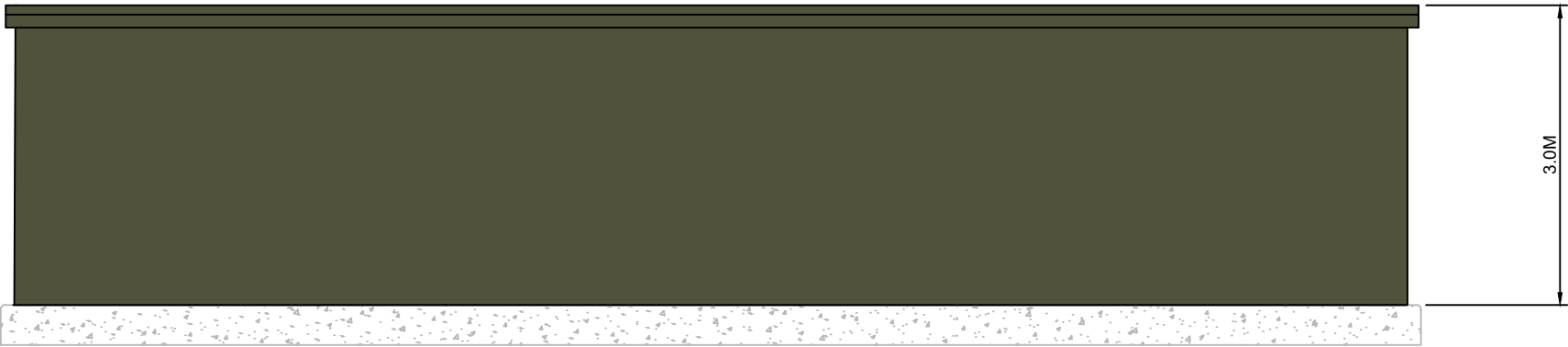
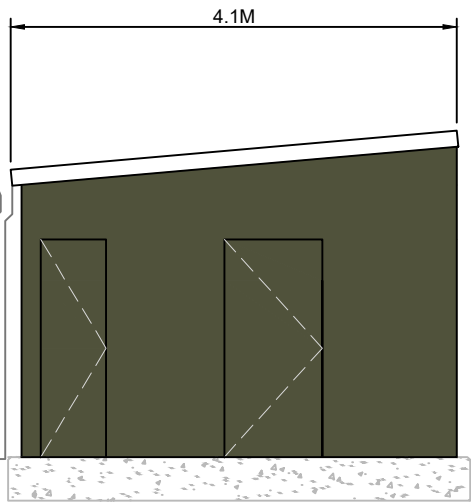
SOLAR MODULE
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Rev	Date	Description	DRNCHKAPP
Revisions			
Client / Partner			
e-on			
E.ON UK HEAT Ltd Westwood Way, Westwood Business Park, Coventry, CV4 8LG			
Project Name LENTONS LANE SOLAR FARM			
Drawing Title Indicative Solar Panels			
Status			
Date 20.06.25	Scale AS SHOWN	Sheet Size A0	
Drawn By	Checked By	Approved By	
Drawing No.			Rev

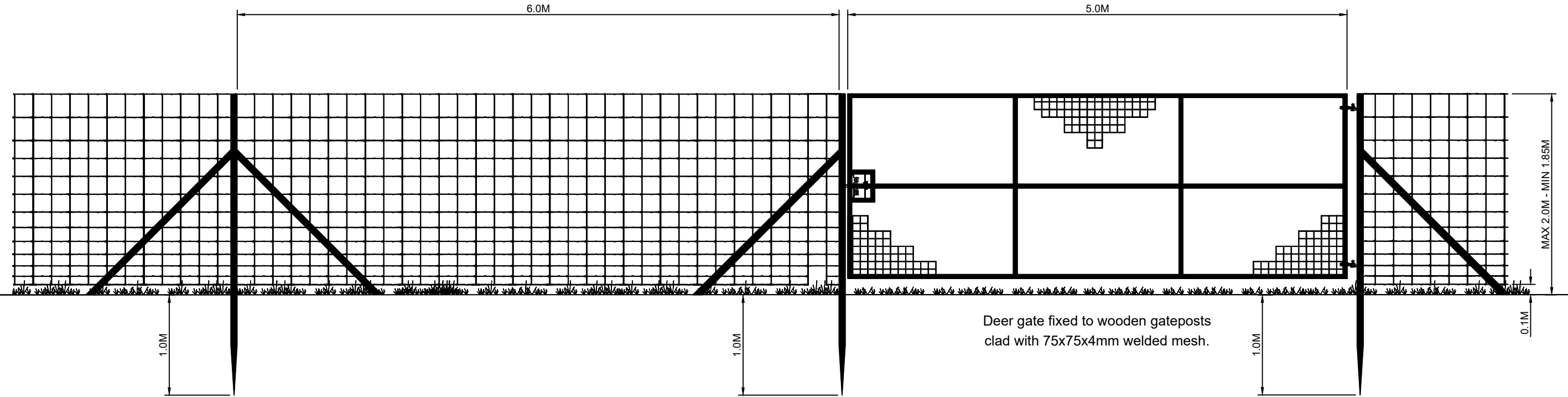


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8. TO BE READ IN CONJUNCTION WITH STREET LIGHTING DESIGN PACK.

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Project Name LENTONS LANE SOLAR FARM					
Drawing Title Indicative Control Station					
Status					
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Drawn By	Checked By	Approved By			
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Project Name: LENTONS LANE SOLAR FARM					
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Planning Committee Report	
Planning Ref:	PL/2025/0001978/FUL
Site:	118 Alpine Rise
Ward:	Wainbody
Proposal:	Conversion of residential property (Use Class C3a) to children's residential care home (Use Class C2) for up to three children.
Case Officer:	Grace Goodman

SUMMARY

The planning application is for a change of use of from a 3 bed dwellinghouse to a 3-bed residential institution (small children's care home).

BACKGROUND

The application has been recommended for approval. The application has received over 5 objections.

KEY FACTS

Reason for report to committee:	Over 5 objections
Current use of site:	Residential dwelling
Proposed use of site:	Residential institution (children's care home)

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to conditions.

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal accords with Policies: DE1, AC1, AC3, DS3, H5 and H8 of the Coventry Local Plan 2017 and the emerging Local Plan, together with the aims of the NPPF.

SITE DESCRIPTION

The application site relates to a 3-bedroom semi-detached dwellinghouse. This property has a single driveway with some grass frontage retained. Houses along this road all generally have paved over front gardens for use as parking.

The area is residential in nature with the nearest designated Local Centre at Baginton Road, just over half a mile away. There are good transport links with the No. 9 bus route close by, and bus routes nearby including 60 and, 9b within a 5-minute walk and more routes available on Kenilworth Road, a 15-minute walk away.

APPLICATION PROPOSAL

The application seeks planning permission for the change of use of a 3-bedroom dwellinghouse (Use Class C3a) to a small children's care home (Use Class C2) for a maximum of 3 children, between the ages of 7 and 18 who would live and socialise together, akin to living in a family environment.

Within the property it would involve 3 upstairs bedrooms being allocated for the children, and two downstairs rooms converted to staff bedroom/office. The home would be staffed 24/7. There will be at least 2 members of staff present at any given time with a registered manager on site two days a week 9am to 5pm, which could mean 6 people in the property at one time generally.

There would still be a lounge and kitchen, as well as outdoor amenity space for the occupiers to use. There would be one shared bathroom upstairs and one staff room with an ensuite bathroom.

PLANNING HISTORY

None relevant

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2024. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

The National Planning Practice Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2017, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy DE1 Ensuring High Quality Design

Policy DS3: Sustainable Development

Policy H5: Managing Existing Housing Stock

Policy H8: Care Homes, Supported Housing, Nursing Homes and Older Persons Accommodation
Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management

Emerging Local Policy Guidance – Local Plan Review submitted to Planning Inspectorate for examination on 9th September 2025

Local Plan review is currently at Examination. Relevant emerging policy relating to this application is:

Policy DE1 Ensuring High Quality Design
Policy DS3: Sustainable Development Policy
Policy H5: Managing Existing Housing Stock
Policy H8: Specialist Housing including specialist housing with elements of Care, Older Persons accommodation and hostels
Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management

Supplementary Planning Guidance/ Documents (SPG/ SPD): SPD Householder Design Guide

CONSULTATION

Statutory

There are no statutory consultees

Non-statutory

No objections subject to conditions have been received from:

- Highways

At the time of writing the report comments have not been received from:

- Children's services

Neighbour consultation

Immediate neighbours and local councillors have been notified; a site notice was posted on 17th October 2025.

10 letters of objection have been received, raising the following material planning considerations:

- a) Anti-social behaviour
- b) Excessive noise from 24hr operation
- c) Future use of site
- d) Increase in traffic and parking issues
- e) Property should not be converted to a business
- f) Loss of quiet residential area
- g) Overprovision of children's homes

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are principle of development, impact on residential amenity and highway considerations

Principle of development

The National Planning Policy Framework, paragraph 11, states that “Plans and decisions should apply a presumption in favour of sustainable development. For Decision Making, this means:-

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Policy H8 states that proposals for care homes, nursing homes and other specialist and supported forms of housing for the elderly and those requiring care will be encouraged in areas that are accessible by a choice of means of transport and that are situated in close proximity to key local services; and proposals should be of a high quality and design and be compatible with the character of the surrounding area. The proposal is considered to be acceptable in principle and strongly supported by all of the criteria provided in Policy H8 for care homes and supported housing, given their importance and the great shortage and need for such properties. Firstly, the property is situated in an established residential area and a sustainable location, well served by a choice of transport such as the range of bus routes which are accessible within a short walk along with a range of facilities.

Furthermore, it is recommended that children to be placed in houses that feel like family houses. This location has local amenities, shops, schools and parks as well as being located just off a bus route, where coming and goings would be less noticeable. The property is suitable and appropriate in its type and scale for what is proposed here – a small residential property for a proportionately small number of children, in a typical residential area; as close to a normal home as is possible for them. Although there would be a loss of family housing, this would be meeting another housing need of children’s accommodation. There have only been two recent applications for children’s homes within the Wainbody and therefore this is not considered to be an oversupply.

Impact on residential amenity

Policies DE1 and H5 seek to ensure that developments are designed to minimise any detrimental impact to the amenity of neighbouring occupiers, or indeed future occupiers of the site. In this instance there are no physical changes proposed to the property and any impact on neighbours would be from the proposed use.

Comments have been made about the potential disturbance and antisocial behaviour surrounding the property. Whilst there may be slightly more comings and goings from the property than of a typical 3 bed house, this is not considered to be significant and not of sufficient impact to warrant refusal of the application. The proposed children's home would only accommodate up to three children with only 2-3 staff on site at any one time which would be a similar level of occupancy to a family home. A condition is recommended to restrict the number of residents in accordance with the details of the application to ensure that the site is not use in an over-intensive manner.

Highway considerations

Policy AC1 'Accessible Transport Network' states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. Policy AC2 of the adopted Local Plan requires development proposals to not have a detrimental impact upon the road network, and where any impact is identified, suitable and proportionate mitigation should be sought within any planning approval. Policy AC3 requires development proposals to meet the council's adopted parking standards for cars and bicycles as set out in Appendix 5 of the Coventry Connected SPD.

Whilst the driveway can currently only accommodate one car with a single dropped crossing, the applicants are proposing to extend the dropped kerb slightly and remove some of the grass to allow two spaces for cars on the driveway. It can be confirmed that the parking requirements for this proposal is calculated by the following from Appendix 5 Car and Cycle Parking Standards: 1 per 2 staff members (FTE). This gives a requirement for one space, however the extra space on the driveway will be useful for other staff or visitors. Therefore, the proposal will not result in an unacceptable impact on the surrounding highway network from the perspective of the level of traffic being generated, the capacity of the highway, or road safety and is therefore considered to be acceptable in highway terms.

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

Conclusion

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity or highway safety subject to relevant conditions. The reason for Coventry City Council recommending the granting of planning permission is because the development is in accordance with: Policies DS3, H8, DE1, AC1 and AC3 of the Coventry Local Plan 2017, together with the aims of the NPPF.

CONDITIONS/REASONS

1.	The development hereby permitted shall begin not later than 3 years from the date of this decision.
Reason	<i>To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)</i>

2.	The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan and Location DWG 2012.101 Proposed Floor Plans and Elevations DWG 2012.103A Planning Statement Existing Floor Plans and Elevations DWG 2012.102
Reason	<i>For the avoidance of doubt and in the interests of proper planning.</i>

3.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any order revoking and re-enacting that Order with or without modification, the residential accommodation hereby permitted shall be occupied only as a children's home for up to three residents up to the age of 17 falling within Use Class C2 or as a dwellinghouse(s) falling within Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any order revoking and re-enacting that Order with or without modification, and for no other purpose; and for the avoidance of doubt there shall be no permitted change to any other use class within Use Class C2 or Use Class C4 of the schedule to that Order.
Reason	<i>To ensure that the development is not used in an over-intensive manner, prejudicial to or likely to cause nuisance to occupiers of nearby properties in accordance with Policies DE1, H3 and H5 of the Coventry Local Plan 2017</i>

	<i>and the emerging Local Plan.</i>
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4.	Prior to the first occupation of the development hereby permitted, details of bin storage areas shall be submitted to and approved in writing by the Local Planning Authority. The bin storage areas shall be provided in full accordance with the approved details prior to first occupation of the development and thereafter they shall remain available for use at all times and shall not be removed or altered in any way.
Reason	<i>In the interests of the amenities of future occupants of the residential accommodation and neighbouring occupiers in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>

5.	Prior to occupation of the children's home hereby permitted, details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided in full accordance with the approved details prior to first occupation of the building and thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.
Reason	<i>In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2017 and the emerging Local Plan.</i>

6.	The children's home hereby permitted shall not be occupied as such unless and until the car parking has been constructed and / or laid out in accordance with the approved plans and made available for use, and thereafter those spaces shall be retained for parking purposes at all times and shall not be removed or altered in any way.
Reason	<i>To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the Council's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies AC1, AC2 and AC3 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>

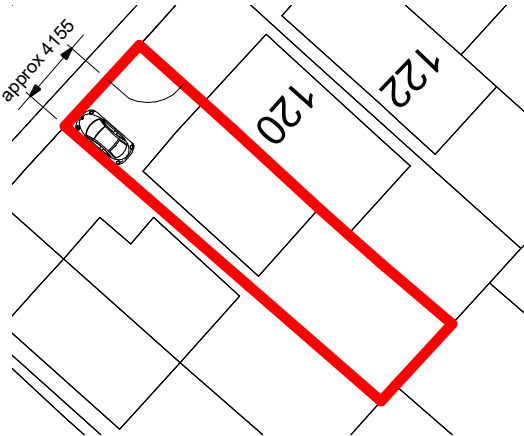
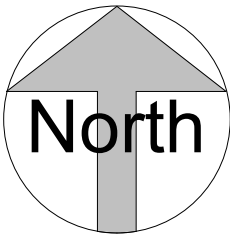
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SCALE 1:1250

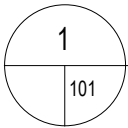
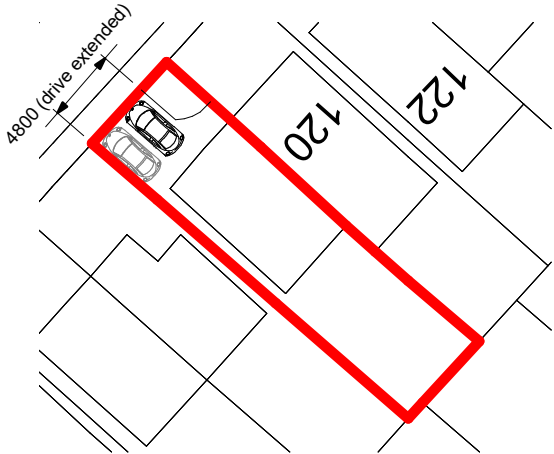
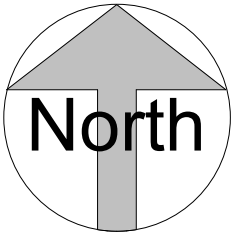


SITE PLAN*



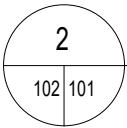
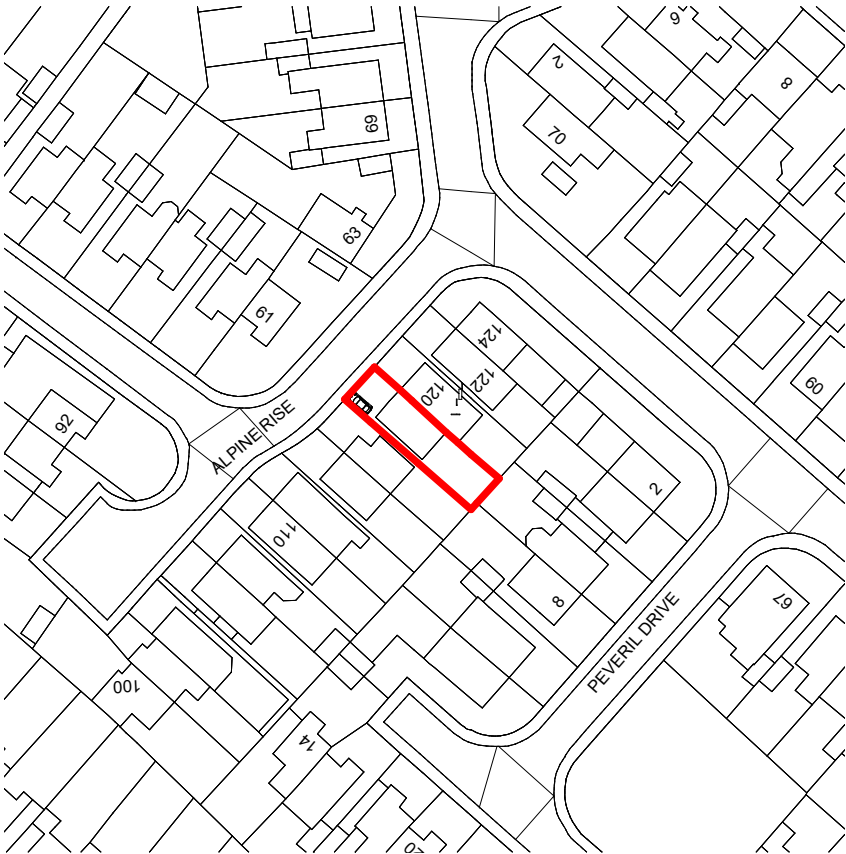
SITE LOCATION PLAN*

Rev. No.	Description	Date
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Client		
BTC Lettings		
Project		
Proposed Change of use from residential (Class C3) to childrens residential care for three children aged 7-18 with up to two staff working on a rota basis (Class C2)		
Project Address		
118 Alpine Rise, Coventry CV3 6LP		
Sheet title		
Existing Site and Site Location Plans		
Project number	Date	
2012	15.09.2025	
Drawn by	Checked by	
Author	Checker	
Drawing Number	Scale @ A3	Revision
2012.100	As indicated	



SITE PLAN

1 : 500



SITE LOCATION PLAN


1 : 1250

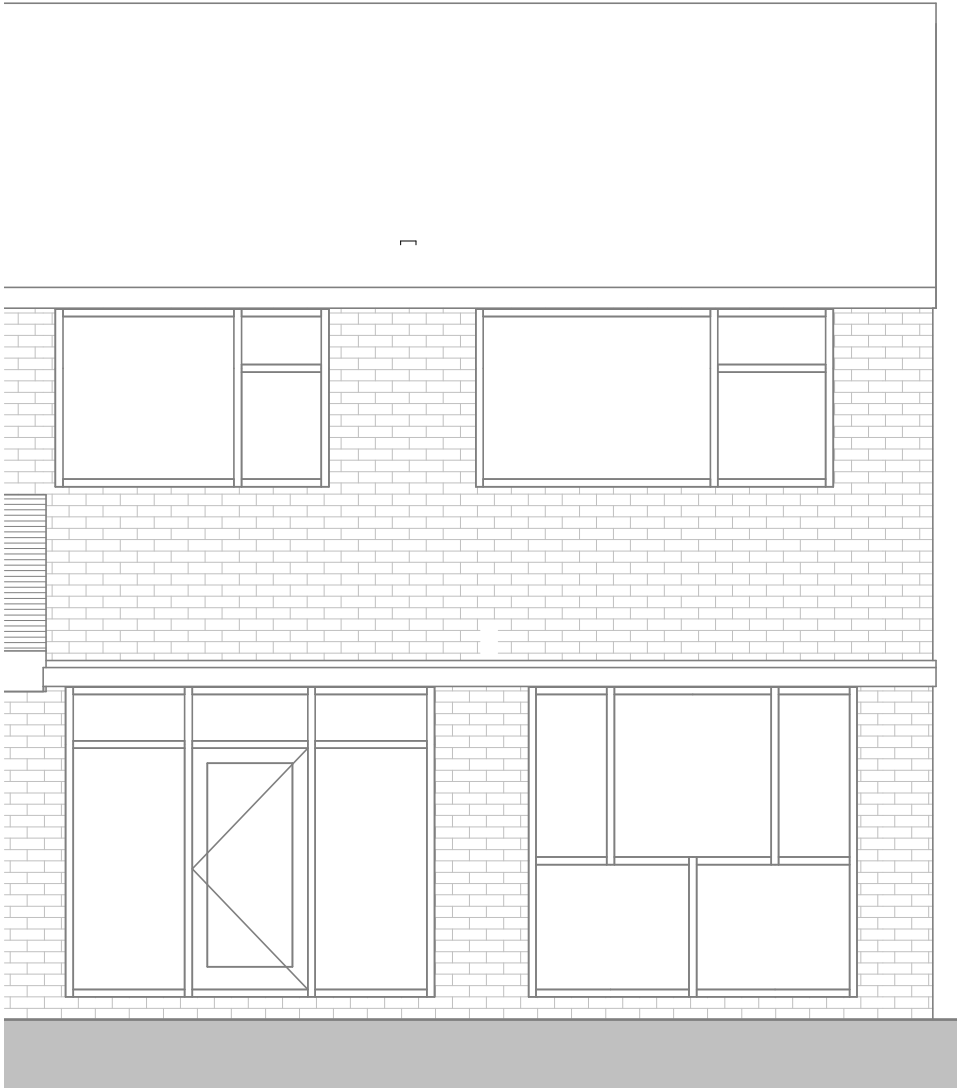


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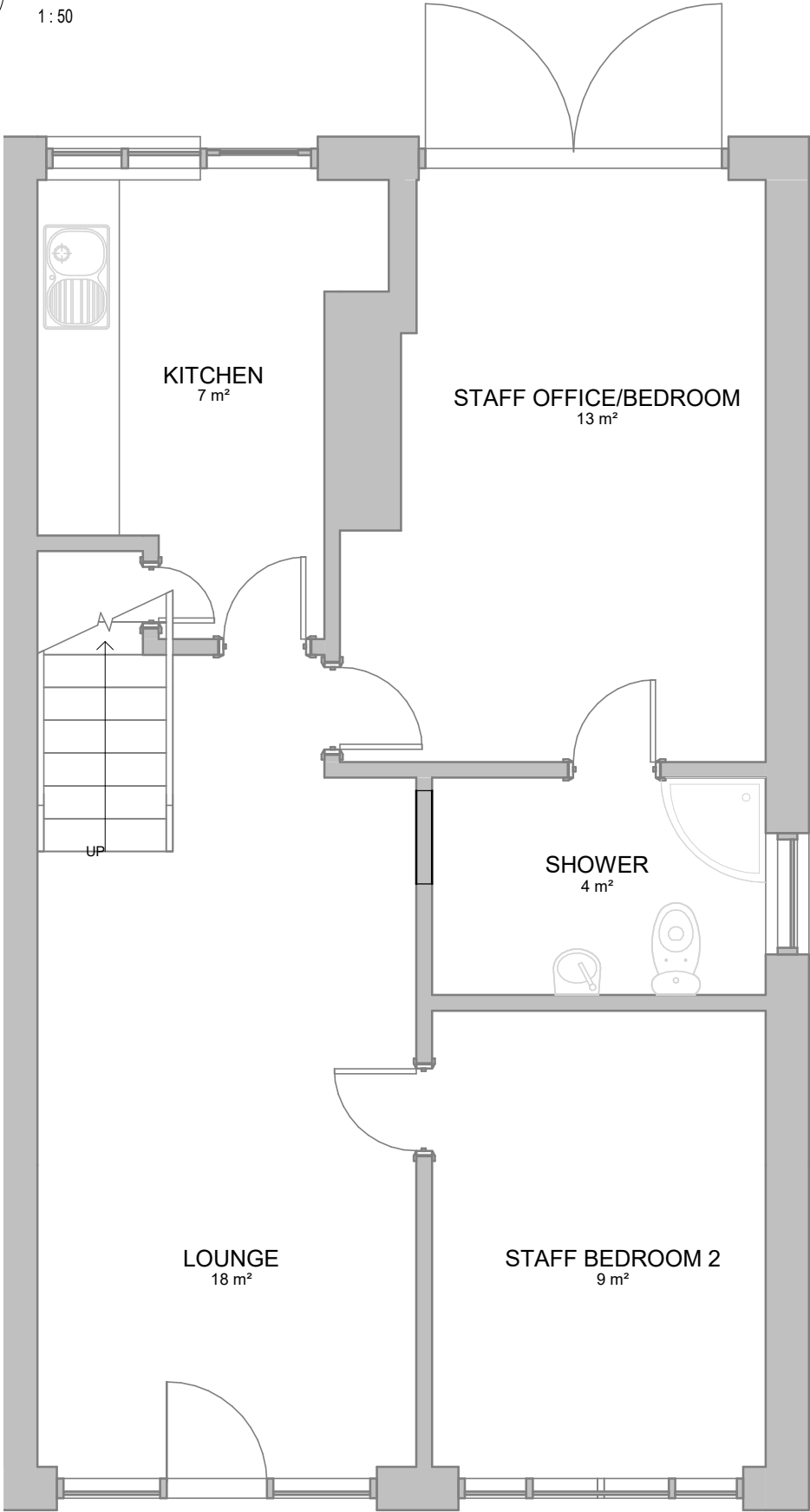
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Client		
BTC Lettings		
Project		
Proposed Change of use from residential (Class C3) to childrens residential care for three children aged 7-18 with up to two staff working on a rota basis (Class C2)		
Project Address		
118 Alpine Rise, Coventry CV3 6LP		
Sheet title		
Proposed Site and Site Location Plans		
Project number	Date	
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Drawn by	Checked by	
DirC	DirC	
Drawing Number	Scale @ A3	Revision
2012.101	As indicated	A



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103

PROPOSED - FRONT ELEVATION

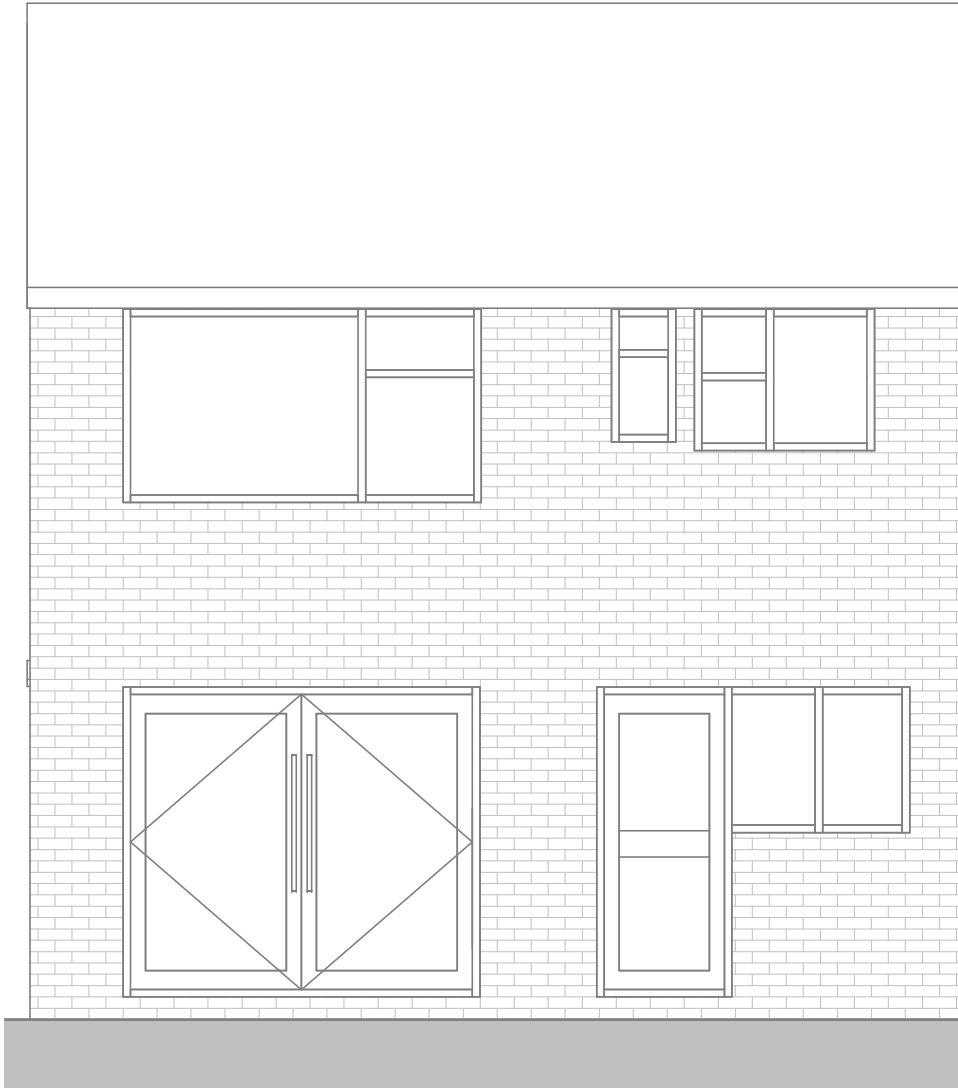
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PROPOSED - GROUND FLOOR

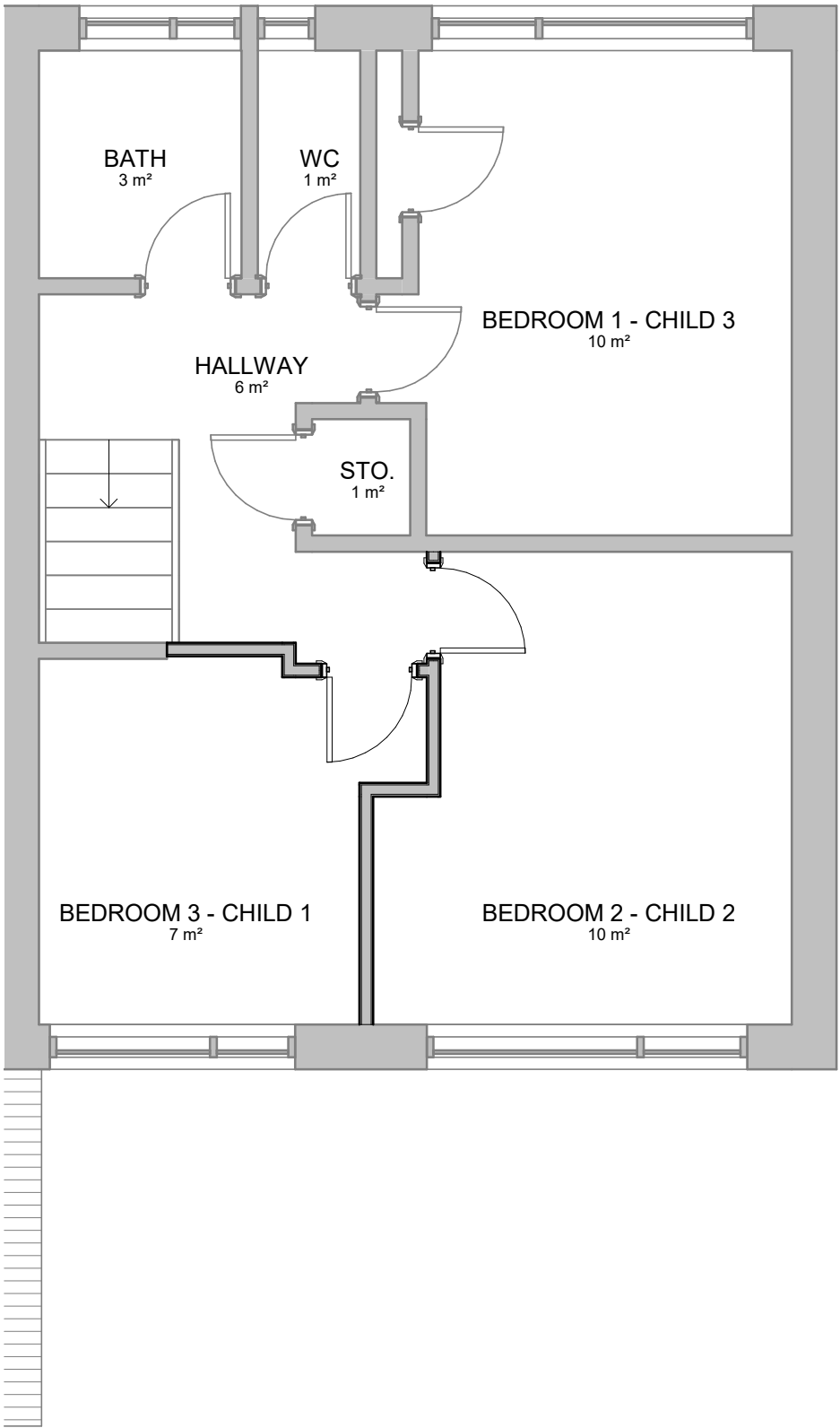
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PROPOSED REAR ELEVATION

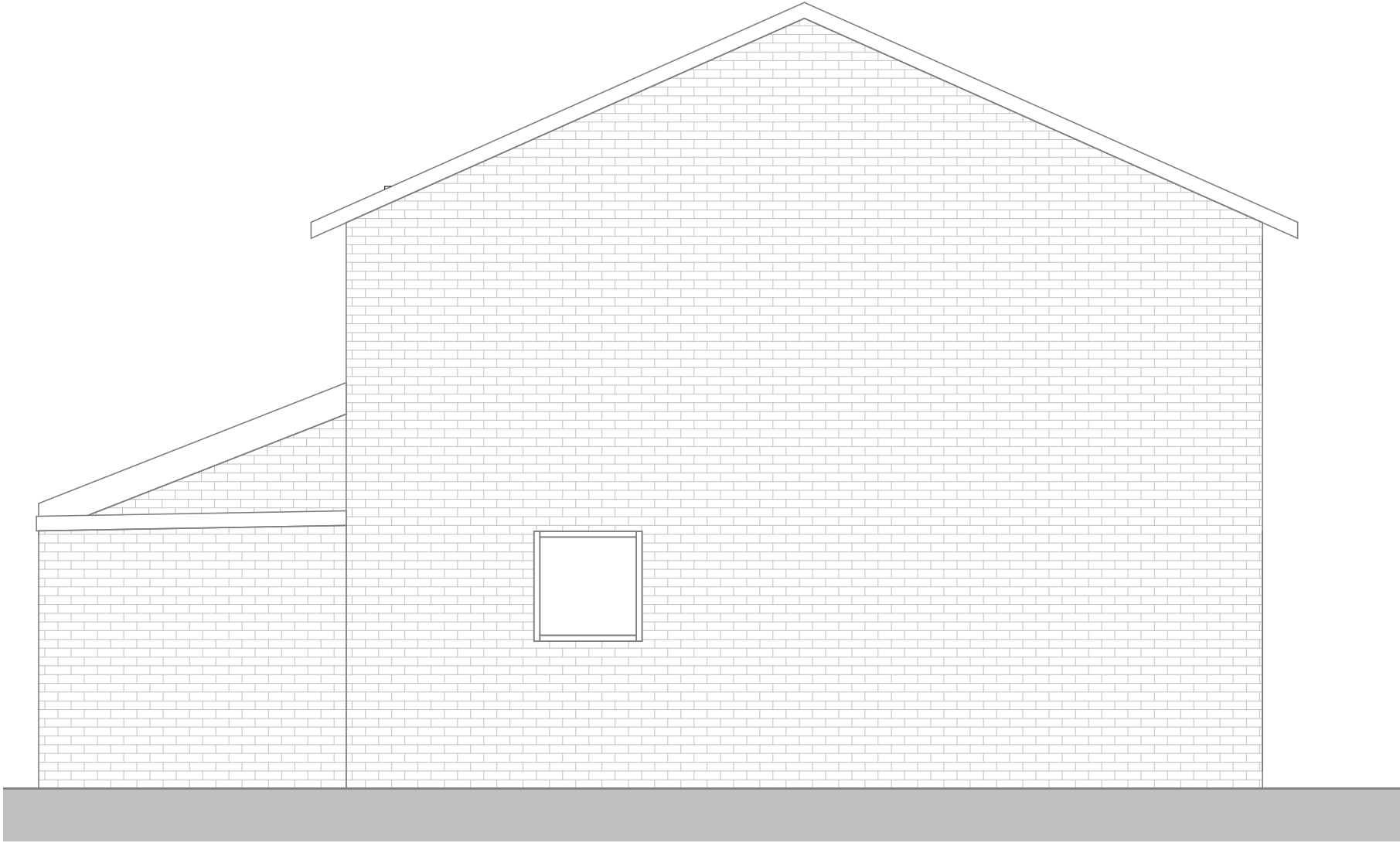
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PROPOSED - FIRST FLOOR

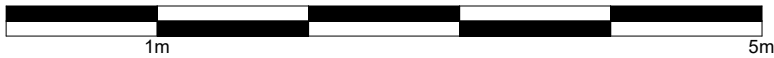
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103

PROPOSED - SIDE ELEVATION

1 : 50



SCALE 1:50

Rev. No.	Description	Date
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Sheet title Proposed Floor Plans and Elevations		
Project number 2012	Date 15.09.2025	
Drawn by DirC	Checked by DirC	
Drawing Number 2012.103	Scale @ A2 1 : 50	Revision A

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Reference Number:	PL/2024/0000976/FUL
Site:	Loop Line Humber Avenue Coventry.
Ward:	St. Michael's
Proposal:	Erection of 4 dwellings within the former railway land/disused Coventry Loop Line to the south of Humber Avenue including associated access and landscaping works.
Case Officer:	Owain Williams

SUMMARY

This application proposes the erection of 4 dwellings with associated access and landscaping to area of land situated between existing residential properties of Humber Avenue and St Georges Road and the former disused railway line now being converted into a cycle route known as Coventry Loop Line. The access to the site will involve configuration to the entrance to Gosford Park School.

BACKGROUND

An agreement was reached within a Cabinet meeting on 26/03/2013 to approve the appropriations of the land proposed to access the site from its current education use to City Services and City Development use. This approval was given to enable development of the site in order to provide the school with a better quality and safer school entrance and bring derelict land into better use and contribute towards the regeneration of the surrounding area.

Approval was subsequently granted on this site for the erection of 6 dwelling houses on 24/06/2016, however the permission was never implemented.

KEY FACTS

Reason for report to committee:	The application has received 5 letters of objection
Current use of site:	Vacant Site
Proposed use of site:	Residential
Proposed no of units	4
Housing mix	4 x 4 bedroom dwellings

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to conditions.

REASON FOR DECISION

The proposal is acceptable in principle.

The proposal will not adversely impact upon highway safety.

The proposal will not adversely impact upon the amenity of neighbours.

The proposal will not adversely impact upon Biodiversity or adjacent tree belt
The proposal accords with Policies: AC2, AC3, H3, DE1, GE3, GE4, DS3, H4, H9, EM5 and GE1 of the Coventry Local Plan 2017 and the emerging Local Plan, together with the aims of the NPPF.

SITE DESCRIPTION

The application site is located on part of a former disused railway line to the south of the pedestrian section of Humber Avenue and will be to the south of Gosford Park Primary School and Children's Centre. The site currently forms part of a corridor of green space, which runs from Gosford Green in the north and a Nature Conservation Site to the south.

The site is located adjacent to 63-75 Humber Road, and 187-207 St George's Road to the west, with the school to the north and industrial estate to the east. The site has a total area of 0.17 Hectares, and whilst undeveloped, has an area of temporary hard surfacing to the front of the site, as it has been used as a compound for the ongoing works to form a public footpath along the route of the old railway line (loop line). There are signs on site of fly tipping, but it is otherwise a well vegetated site. Ground levels on the site are generally level, with only small differences in height across the site.

The belt of trees which adjoin the site are protected by a Tree Preservation Order which was made on 2nd October 2017 (City of Coventry (Heritage Park Loop Line Spinney No.1) Tree Preservation Order 2017).

The Council's reason for making the Order is that the woodlands identified on the said maps as W1 and W2 historically formed part of the Coventry Loop-line rail track and now form part of the Heritage Park and Trails which aims to create improved walking and cycling links within the area. The woodlands significantly contribute towards the local historic amenity, general landscape and street scene of the area. It was following change in ownership and ongoing engagement between the Council and other interested parties that it was deemed necessary to safeguard the local amenity of the area by making the order.

PROPOSAL DESCRIPTION

The application is for the erection of 4 four-bedroom dwellings, divided into two pairs of semi-detached dwellings. The buildings will be gable ended and two and half storey in height with modest sized flat roofed dormer windows to the rear. The dwellings will be located to the northwest of the site, with the dwelling frontages facing north and the gardens facing south.

The proposals originally submitted proposed 6 dwellings, as per a previous approval on this site back in 2016 but have been reduced to 4 through the process of the application. The changes made have been at the request of officers taking into consideration the adjacent belt of protected trees, the Nationally Described Space Standards (NDSS) and the guidance within the Residential Design Guide 2023.

The site will be accessed from Humber Avenue through a new access road which will enter the site from the northwest corner alongside No 63 Humber Avenue, with car parking located on the frontages of each dwelling, and turning areas provided within the site. In order to create the access into the site the existing school entrance and gate is to be set back and vegetation including a tree removed.

The relocation of the school access and the switch of land from Education land to Highway land was agreed at cabinet in 2013. The proposals will also include land being transferred to the Council to widen the public footpath link which runs to the East and crosses the Loop Line to residential streets beyond.

RELEVANT HISTORY

There have been a number of historic planning applications on this site; the following are the most recent/relevant:

FUL/2014/0162	Erection of 7 houses - Refused
FUL/2015/0955	Erection of 3no. 2 bedroom houses and 3no. 3 bedroom houses within the former railway land/disused Coventry Loop Line. – Granted Permission – 24/06/2016

POLICY GUIDANCE

National Policy Guidance

National Planning Policy Framework (NPPF) December 2024. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

The National Planning Practice Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2017, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

- Policy AC2: Road Network
- Policy AC3: Demand Management
- Policy H3: Provision of New Housing
- Policy DE1: Ensuring High Quality Design

- Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
- Policy GE4: Tree Protection
- Policy DS3: Sustainable Development Policy
- Policy H4: Securing a Mix of Housing
- Policy H9: Residential Density
- Policy EM5: Sustainable Drainage Systems (SuDS)
- Policy GE1: Green Infrastructure

Emerging Local Policy Guidance – Local Plan Review submitted to Planning Inspectorate for examination on 9th September 2025

Local Plan review is currently in examination. Relevant emerging policy relating to this application is:

- Policy AC2: Road Network
- Policy AC3: Demand Management
- Policy H3: Provision of New Housing
- Policy DE1: Ensuring High Quality Design
- Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
- Policy GE4: Tree Protection
- Policy DS3: Sustainable Development Policy
- Policy H4: Securing a Mix of Housing
- Policy H9: Residential Density
- Policy EM5: Sustainable Drainage Systems (SuDS)
- Policy GE1: Green Infrastructure

Supplementary Planning Guidance/ Documents (SPG/ SPD):

- SPG Design Guidelines for New Residential Development
- SPD Delivering a More Sustainable City
- SPD Coventry Connected

CONSULTATION

Statutory

No objections subject to conditions have been received from:

- Highways

Non Statutory

No objections subject to conditions have been received from:

- Tree Officer

- Public Rights of Way (PROW) Officer
- Ecology
- Local Lead Flood Authority (LLFA)

NEIGHBOUR RESPONSES

There have been 5 letters of objection to the scheme which raise the following concerns:

- Loss of important area of vegetation and habitats for wildlife.
- Replacement of trees and vegetation elsewhere on the site is not possible.
- Dwellings within this dead-end access would create safety issues for the school.
- Construction traffic into this site would be incredibly dangerous.
- The biodiversity loss would be huge.

There has been a letter of support to the scheme which states the following points:

- Support the development as the area is disused and run down.
- The housing would bring added safety and lighting to the footpath and loop line area.
- Currently lots of waste is being dumped where these houses are proposed.

APPRAISAL

The main issues in determining this application are as follows:

- Principle of Development
- Design and Layout
- Impact upon Neighboring Amenity
- Highway Safety and Parking
- Impact upon Biodiversity and Trees
- Other considerations

Principle of Development

The National Planning Policy Framework, paragraph 11, states that “Plans and decisions should apply a presumption in favor of sustainable development. For Decision Making, this means:-

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the

benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Footnote 8 to paragraph 11 confirms that this includes situations where the local authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer set out in paragraph 78).

Based on the provisions of the December 2024 NPPF the Council is able to demonstrate a 5.6 year housing land supply as of 31st December 2024.

The principle of residential development of this site was established with the grant of planning permission in 2016. However, that permission has lapsed and there have been updates to guidance since, including the New Residential Design Guide in 2023. Policy DS3 states that “when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Planning Policy Framework. It will work proactively with applicants to find solutions to enable proposals to be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area”

Policy H3, Provision of New Housing, states that new development must provide a high-quality residential environment which assists in delivering urban regeneration or creating sustainable communities and which overall enhances the built environment. A suitable residential environment includes safe and appropriate access; adequate amenity space and parking provision and be safe from pollution.

The site is within a sustainable location with good accessibility to the City Centre and Far Gosford Street designated centre and could, if in compliance with standards and other policies within the local plan create an attractive development and assist in enhancing the built environment as the site at present is a vacant piece of land between residential properties and the disused railway line that is prone to fly tipping and anti-social behavior.

Taking into account the above it is considered acceptable in principle and would therefore comply with policies DS3 and H3 of the Local Plan 2017.

Design and Layout

Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

Paragraph 131 of the NPPF states the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better

places in which to live and work and helps make development acceptable to communities.

The National Planning Policy Framework, paragraph 135 states that “Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The NPPF further states (at paragraph 139) “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.

The design and appearance of dwelling houses proposed would, due to the fact they are gable ended properties, be in character with the surrounding area as Humber Avenue and St George Road are characterised by gable ended properties. The site itself wouldn't necessarily add any contribution to the street scene as the properties would be set back from the street frontage and be screened by 63 Humber Avenue when viewed from the junction with St Georges Road and Humber Avenue, however, would contribute to enhancing the area as it would bring back into use a disused vacant piece of land.

In terms of the layout of the site there have been changes made during the process which have improved the development. The reduction in numbers of dwellings from 6 to 4 has relaxed the layout, allowing more space between the band of trees to the East and the dwellings, provided properties that now meet the Nationally Described Space Standards and also provided gardens which meet the standards within the Residential Design Guide. The changes have also reduced the amount of hard standing that was proposed and allowed the introduction of some landscaping to soften aspects of the site.

With regards to the amenity space provided within the site the gardens all comply with the standards set out within the New Residential Design Guide and would therefore provide sufficient private amenity space for the occupiers. The parking provided within the site also complies with and is in line with the standards within Appendix 5 of the Coventry Connected SPD.

In summary the proposed scheme is an improvement on the previous approval given in 2016 and would make use of a vacant piece of land which is cut off between existing residential properties and the loop line/disused railway therefore taking into account the above it is considered that the proposal would respect and enhance its surroundings and would contribute to the character of the area complying with policy DE1 of the Local Plan 2017 and the guidance given in the NPPF.

Impact on Neighbouring Amenity

The proposed development will sit adjacent to the east of the existing residential properties on Humber Avenue and St Georges Road. The site has access from Humber Avenue with its access running into the site along the boundary with the neighbouring property no.63 Humber Avenue. This layout pushes the two of the proposed properties fronting the site away from the boundary with the neighbour providing a separation distance which removes any element of an overbearing nature. When assessing the impact using the 45-degree code referenced in the residential design code the proposed dwellings would comply and therefore the relationship would be acceptable.

The other two proposed properties towards the rear of the site are positioned where the existing properties on St Georges Road back onto the site. This means that the proposed gable ends of the properties would be side onto the rear gardens. The distance between the gable ends of the properties and the habitable room windows on the existing properties is approximately 18 meters, which is above the standard of 12 meters permitted within the residential design guidelines. The distance between the properties and the orientation of the properties would reduce the impact of overbearing and loss of light to a point where the relationship would be acceptable.

The two plots (3 and 4) to the rear of the site would also have an acceptable relationship with that of no.63 Humber Avenue as the distance between the windows would be above 20 meters and the distance from the windows to the rear garden would be over 11 meters. Complying with these standards would deem the proposals acceptable in line with the residential development guidelines.

The proposed development itself would remove a vacant area of land which has no purpose and is prone to fly tipping and anti-social behaviour so making use of this would eradicate that problem site from the area which would be beneficial to neighbouring amenities.

Highway Safety and Parking Impact

Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

Parking provision should accord with the maximum standard expressed in Appendix 5 unless it has been clearly demonstrated that the site is in a highly accessible location where transport, by means other than the private car is a realistic alternative. In that respect lower levels of provision may be considered acceptable where the site is in close proximity to the City Centre, a train station, a high-quality rapid transport route or other public transport interchange and where there is a package of measures (proportionate to the scale of development) to enable sustainable means of transport. Any variation from the maximum standard must be fully justified by proportionate evidence.

In order to access the site alterations are required, which involve the relocation of the main school access and gate, pushing it further to the East into the school land and forming the junction with the site. As highlighted in the background section of the report a land swap has previously been agreed at cabinet on the 26/03/2013 to enable this to happen. With regards to the safety of the access there have been detailed discussions with Highway and Public Right of Way officers in which road safety audits were requested and undertaken to ensure measures are put in place which ensure the access is safe.

The proposals have been reviewed by the highway officer who has indicated that the total number of vehicle trips expected to be generated by the proposed development (approximately 2 two-way trips in peak periods) should have a negligible impact on public highway safety, or on the operation or capacity of the local highway network.

The Local Highway Authority (LHA) have noted and are mindful that the previous application FUL/2015/0955 was previously approved at the application site for 6 dwellings, so the current proposals for 4 dwellings could be considered a betterment compared to the previous approval as it would generate fewer vehicle trips.

Through the process of the application there has been alterations to the proposed access arrangement off Humber Avenue. The amendments now show a raised table will be provided that will serve the school car park and the application site. The raised table should further encourage slower vehicle speeds within the vicinity of the site and will also enable a level pedestrian crossing to be provided across the site access, giving priority to pedestrian and cycle movements across the site access. The proposed access arrangements have been supported by a Road Safety Audit (RSA). The

Designer's Response and updated layout to address the problems identified within the RSA are accepted by the LHA.

The proposals include adequate off-streetcar parking for each dwelling. It has also been demonstrated that a fire tender could turn around within the raised table and application site

Having undertaken a full assessment of the development proposals, the LHA is satisfied that the development would not have an unacceptable impact on public highway safety, or a severe impact on the operation or capacity of the local highway network therefore complying with policy AC3 of the Local Plan and the Parking Standards within Appendix 5 of the Coventry Connected SPD.

Biodiversity and Ecology

Policy GE3 states that Sites of Specific Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Ancient Woodlands, Local Wildlife and Geological Sites will be protected and enhanced.

Biodiversity

The site forms part of the Lower Stoke Local Wildlife Site which covers the abandoned railway line and joins to a number of other LWS along the River Sherbourne. The railway line is part of the wider Heritage Park which includes Charter House and land along the River Sherbourne to London Road. Whilst the site does fall within a designated local wildlife site, it is an area of land which at present is an unkept vacant piece of land and is prone to fly tipping. The site was also previously used as a compound for the works relating to the improvement of the adjacent loop line and had been partially cleared of vegetation.

As this site has always been associated with the Loop Line land in terms of its ownership, designation and being utilised as a compound for the works, the red line boundary of the site has incorporated phase 2 of the Loop Line land as it did within the 2016 approval.

The design and access statement submitted includes a section on landscape and ecology. The report notes that this development is part of enabling the wider Heritage Park Project and that there will be significant habitat enhancements in the local area, some of which have already been implemented. As part of the Preliminary Ecological Appraisal that was submitted it was highlighted that a Biodiversity Net Gain assessment would be undertaken. During the process of the application a BNG has been undertaken which shows that within the red line there has been an uplift above the 10% required which links in with the statement within the design and access statement.

The Council's ecologist has reviewed the detail and is in agreement with the findings of the BNG report which highlight how this site has been accounted for in biodiversity net gain via the larger area and is in support of the proposals subject to conditions relating

to the provision of sensitive lighting scheme, hedgehog friendly fencing and the addition of the biodiversity features specified within the proposals such as bird and bat boxes and wildlife friendly shrubs and landscape planting.

Arboricultural Impact

As highlighted already the site sits adjacent to a belt of trees which align the disused railway line and form part of the loop line cycle path. The trees which align this route were subject to a blanket Tree Protection Order to ensure that the trees and the amenity of the area were protected. It is important to highlight that the site does not sit within the area covered by the TPO. This order was actively encouraged by the current landowner as part of the loop line works to ensure that the route of the loop line is attractive and green.

The proposed changes made to the scheme, from 6 dwellings to 4, were not just made to adhere to the standards within the Residential Design Guide SPD but also at the request of the Council's tree officers to ensure the impact upon the adjacent protected trees was acceptable and to reduce the undue pressure upon them from new residents.

The original layout of the scheme sited the dwellings too close and within root protection areas of the trees, with gardens which were narrow and in places completely under the canopy of the trees. The reduction in the number of dwellings has provided that breathing space between the dwellings, root protection areas and allowed gardens to have an element that were clear of the canopies.

The proposals will result in the loss of some trees within the site; however, the tree officer has stated that these are self-set trees and low category trees that aren't protected by the order and has therefore deemed it acceptable for them to be removed as part of the scheme. There are some trees being planted within the site to mitigate that loss which has been noted by the officer.

The proposals have been deemed acceptable by the Council's tree officer subject to conditions in regard to providing an updated Arboricultural method statement.

Taking into account the above it is considered that the proposed development would comply with policy GE3 of the Local Plan 2017.

Other Considerations

It has been raised by the Environmental Protection Officer that further site investigations are warranted as the previous site investigations on the site to support the previous applications is significantly out of date and there is the probability that the site has been used for fly tipping in the interim, which is clear from aerial photos of the site which show images of rubbish and small stockpiles which will need to be accounted for in the investigation. This requirement can be conditioned using the standard site investigation conditions which would cover remediation and verification methods if anything was found in the initial investigation.

A construction management plan has been requested also by the EP officer due to the close proximity of the development to residential dwellings and the school.

With regards to drainage the site falls within flood zone one with no known issues of flooding. As part of any positive recommendation there is a condition which has been added which requests details prior to commencement of the development of drainage incorporating a Sustainable Drainage System (SUDS) where possible and responding to the hydrological conditions (soil permeability, watercourses etc) within the application site, including a long term management and maintenance plan.

EQUALITY IMPLICATIONS

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

CONCLUSION

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies AC2, AC3, H3, DE1, GE3, GE4, DS3, H4, H9, EM5 and GE1 of the Coventry Local Plan 2017 and the emerging Local Plan Policies together with the aims of the NPPF

CONDITIONS/REASONS

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)*

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

- Dwg No. PL10 Rev I - Proposed Site Plan
- Dwg No. PL11 Rev H - Proposed Site Floor Plan
- 2. Dwg No. PL12 Rev I - Proposed Compliance Plan
- Dwg No. PL01 Rev F - Site Location Plan
- Dwg No. FCL0341-04 Rev A - Fire Appliance Vehicle Tracking
- Dwg No. PL14 Rev F - Proposed Street Scene
- Dwg No. PL20 Rev C - Plots 1-4

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

- 3. Prior to their incorporation into the development hereby permitted, sample details of all facing and roofing materials 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.

- 4. 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 walls, railings and gates to be erected, specifying the type of bricks and colour of the railings and gates; footpaths; 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 occupation of the dwellings 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 occupation. 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.*

5. 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) Arboricultural Method Statement (6.1); 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.*

6. Prior to the first occupation of the development hereby permitted, a landscape management plan, including long term design objectives, long term management responsibilities and maintenance schedules for all landscape areas (other than domestic gardens within the curtilage of a single dwellinghouse), shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be implemented as soon as the approved landscaping is carried out and shall not be withdrawn or altered in any way.

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

7. Prior to the first occupation of the development hereby permitted details of 2 bird boxes and 2 bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The bird and bat boxes shall be fully installed in strict 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 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.*

8. Prior to the first occupation of the development hereby permitted, details of general ecological habitat enhancement measures and hedgehog mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. Such measures shall include; retention and management of boundary vegetation, and hedgehog friendly boundary fencing and gates. The habitat enhancement measures shall be undertaken in strict 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 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.*

9. Prior to the installation of any street lighting or any external lighting to be fixed to any building(s), an external lighting strategy (including a plan) shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall demonstrate that lighting shall be kept to a minimum at night in order to minimise impact on emerging and foraging bats, and to restrict light spillage onto foraging corridors. The lighting shall be installed in full accordance with the approved strategy, and all lighting thereafter shall be subsequently maintained in strict accordance with the approved details.

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

10. None of the dwellings hereby permitted shall be occupied unless and until the car parking provision for that dwelling has been constructed or laid out and

made available for use by the occupants and / or visitors to the dwellings and thereafter those spaces shall be retained for parking purposes at all time and shall not be removed or altered in any way.

Reason *To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the Council's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies AC1, AC2 and AC3 of the Coventry Local Plan 2017 and the emerging Local Plan.*

11. No development (including any demolition) shall take place unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of: - hours of work; - hours of deliveries to the site; - the parking of vehicles of site operatives and visitors during the demolition/construction phase; - the delivery access point; - the loading and unloading of plant and materials; - anticipated size and frequency of vehicles moving to/from the site; - the storage of plant and materials used in constructing the development; - the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; - wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; - measures to control the emission of dust and dirt during demolition and construction; - measures to control the presence of asbestos; - measures to minimise noise disturbance to neighbouring properties during demolition and construction; - details of any piling together with details of how any associated vibration will be monitored and controlled; and - a scheme for recycling / disposing of waste resulting from demolition and construction works. Thereafter, the approved details within the CMP shall be strictly adhered to throughout the construction period and shall not be amended in any way.

Reason *The agreement of a Construction Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; 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.*

12. 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)

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

13. 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.

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

14. 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.

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

15. Prior to occupation of the development hereby permitted and following completion of the measures identified within the remediation scheme approved under condition No. 13 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

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

16. 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 11, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 13, 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 15.

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

17. Prior to occupation of the dwellings hereby permitted, details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided in full accordance with the approved details prior to first occupation of the building and thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.

In the interests of encouraging the use of alternative modes of transport with
Reason *the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2017 and the emerging Local Plan.*

18. Prior to the formation of the access, which requires the relocation of the school entrance, details of the school entrance gate and activation system shall be submitted to and agreed in writing by the Local Planning Authority. The school gate shall be implemented as per the approved details as soon as practicable following works commencing.

Reason *To ensure satisfactory details of the school access and to safeguard the safety of pupils and staff of the school.*

19. The development hereby permitted shall only be undertaken in strict accordance with drainage details, incorporating a Sustainable Drainage System (SUDS) where possible and responding to the hydrological conditions (soil permeability, watercourses etc) within the application site, including a long term management and maintenance plan, which have been submitted to and approved in writing by the local planning authority. The drainage system shall achieve a greenfield run rate. The approved systems shall thereafter be retained and shall be managed and maintained in strict accordance with the approved details unless alternative drainage methods have been approved in writing by the local planning authority

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, the emerging Local Plan and Coventry City Councils adopted Supplementary Planning Document for Delivering a More Sustainable City.*

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, no further development shall take place within the curtilage of any dwellinghouse hereby permitted without the prior grant of planning permission by the Local Planning Authority.

Reason *Having regard to the design, layout and general nature of the proposed development it is important to ensure that no further development is carried*

out which would detract from the appearance of the area and affect the amenity of adjacent properties. Therefore, no additional development is to be carried out without the permission of the Local Planning Authority in accordance with Policies H3 and DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.



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Location Plan
Scale 1:1250



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Block Plan
Scale 1:500



0 10 25 50 75 100 200

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Revisions

A	Revised In Line With Clients Comments	29/04/2024
B	Red Line Revised to Planners Comments	28/08/2024
C	Revised In Line With Planners Comments	15/10/2024
D	Red Line Revised	03/02/2025
E	Revised In Line With Highways/PROW Comments	14/11/2025
F	Revised In Line With RSA Comments	27/11/2025

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Details

Client
Job Title
Job Type
Drawing Title

Job Number
Drawing Number
Scale
Status

MBI Partners
Land off Humber Avenue, Coventry
New Residential Development
Location + Block Plan

291
PL-01F
1:1250 + 1:500 A1
PLANNING



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ARCHITECTS



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Revisions

A	Revised In Line With Clients Comments	29/04/2024
B	Revised In Line With Tree Survey	09/07/2024
C	Red Line Revised to Planners Comments	28/08/2024
D	Revised In Line With Planners Comments	15/10/2024
E	Scheme Revised To Clients Instruction	21/01/2025
F	Red Line Revised	03/02/2025
G	Revised In Line With Highways/PROW Comments	14/11/2025
H	Revised In Line With RSA Comments	27/11/2025

Contact + Location

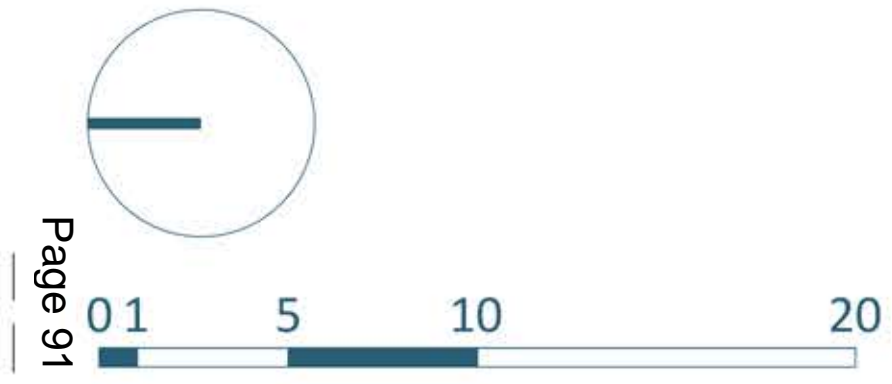
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Details

Client	MBI Partners
Job Title	Land off Humber Avenue, Coventry
Job Type	New Residential Development
Drawing Title	Proposed Site Floor Plan
Job Number	291
Drawing Number	PL-11H
Scale	1:100 A1
Status	PLANNING

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Legend	
	Bin Storage
	Cycle/Garden Storage
	Bin Collection Point
	E/V Charging Point
	1.8m High Timber Fence
	1.1m High Timber Fence
	Dwelling Access
	Garden Access

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Revisions		
A	Revised In Line With Clients Comments	29/04/2024
B	Revised In Line With Tree Survey	09/07/2024
C	Revised In Line Highways Comments	13/08/2024
D	Red Line Revised to Planners Comments	28/08/2024
E	Revised In Line With Planners Comments	15/10/2024
F	Red Line Revised	03/02/2025
G	Red Line Revised	03/02/2025
H	Revised In Line With Highways/PROW Comments	14/11/2025
I	Revised In Line With RSA Comments	27/11/2025

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Details	
Client	MBI Partners
Job Title	Land off Humber Avenue, Coventry
Job Type	New Residential Development
Drawing Title	Proposed Compliance Plan
Job Number	291
Drawing Number	PL-121
Scale	1:200 A1
Status	PLANNING

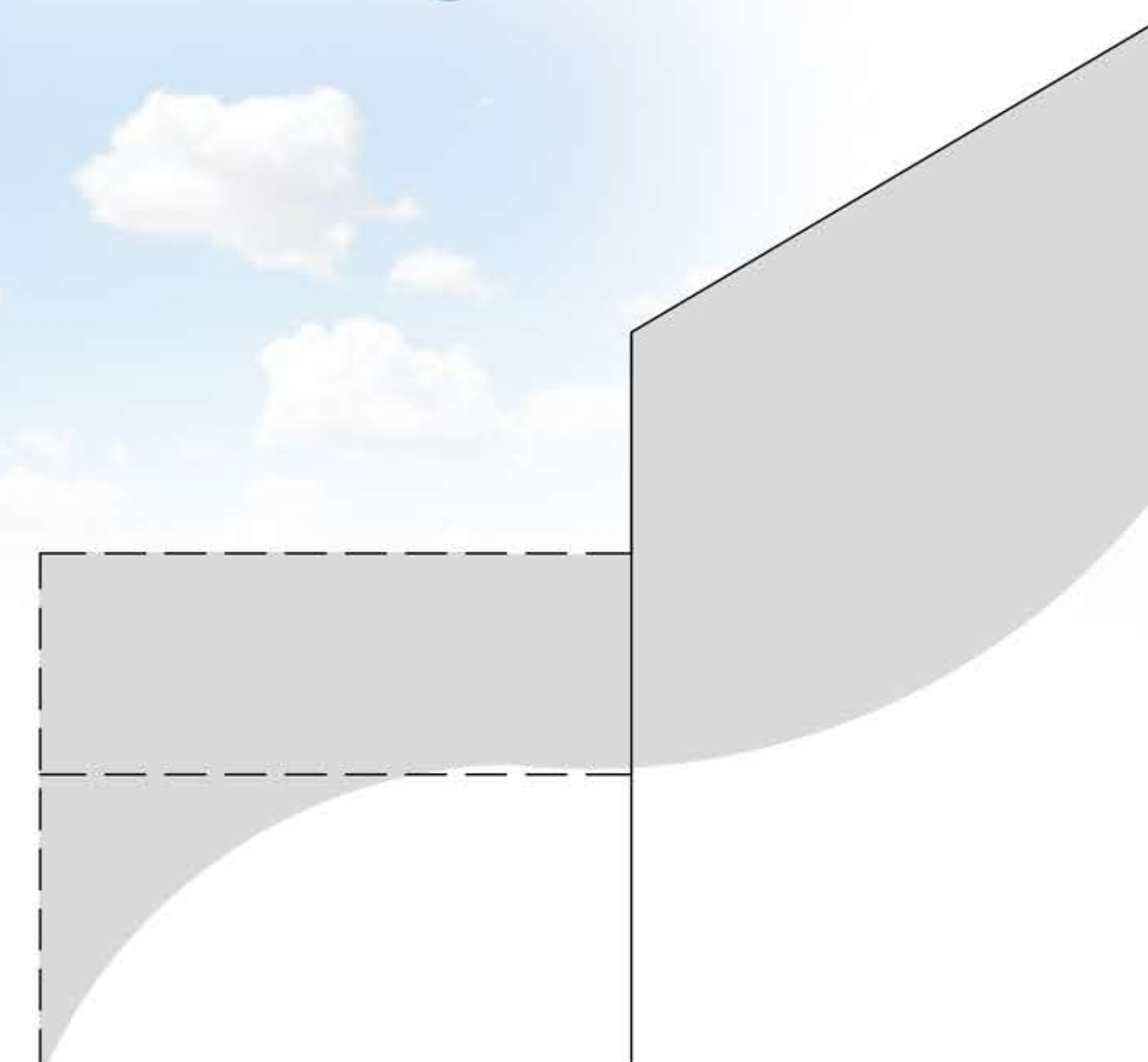


Dashed Line Indicates
Previously Submitted



New Timber Fence
Along Site Boundary

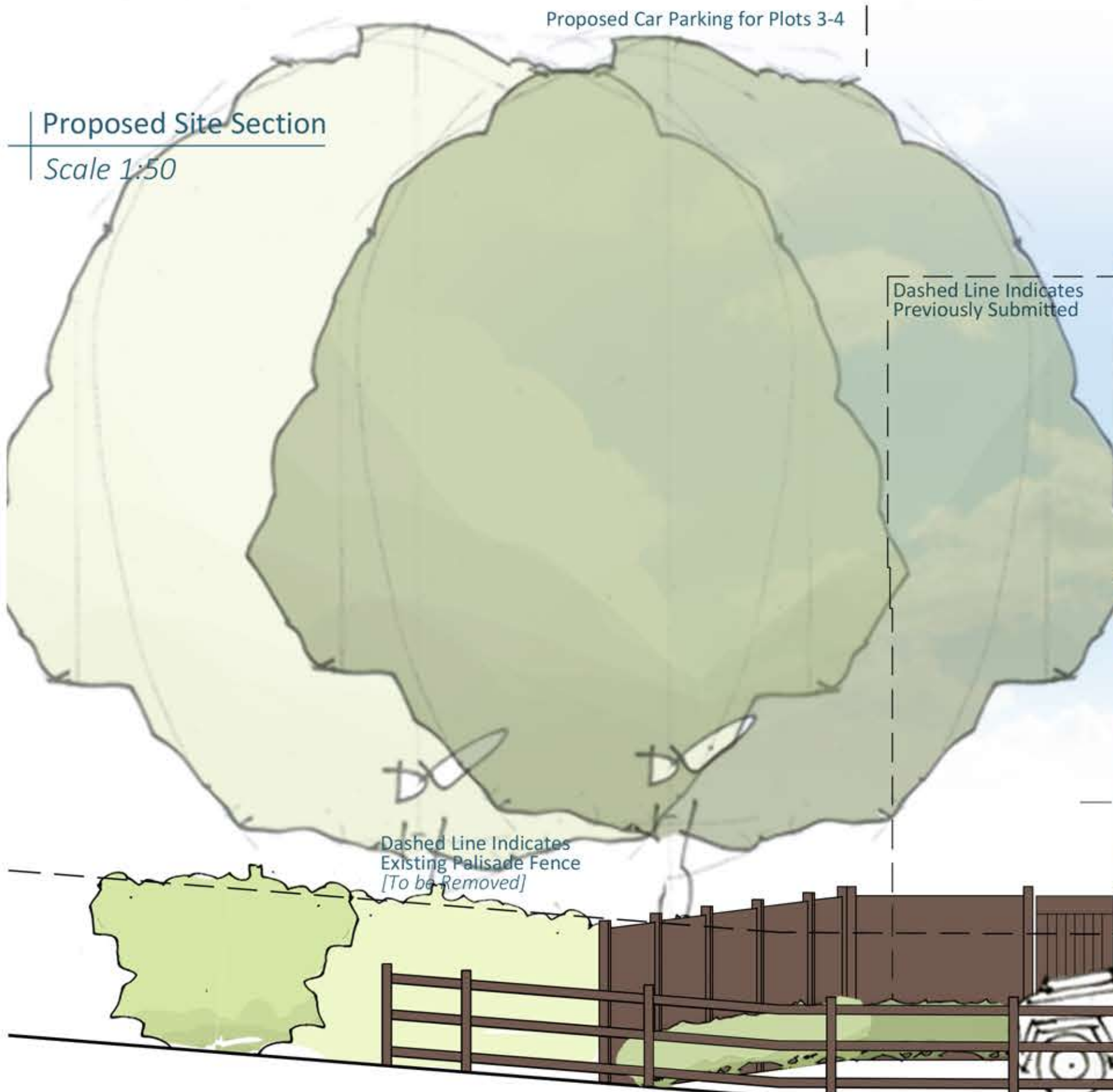
191 St George's Road



Indicative GF Projection to
191 St George's Road
[No Survey Information]

Proposed Car Parking for Plots 3-4

Proposed Site Section
Scale 1:50



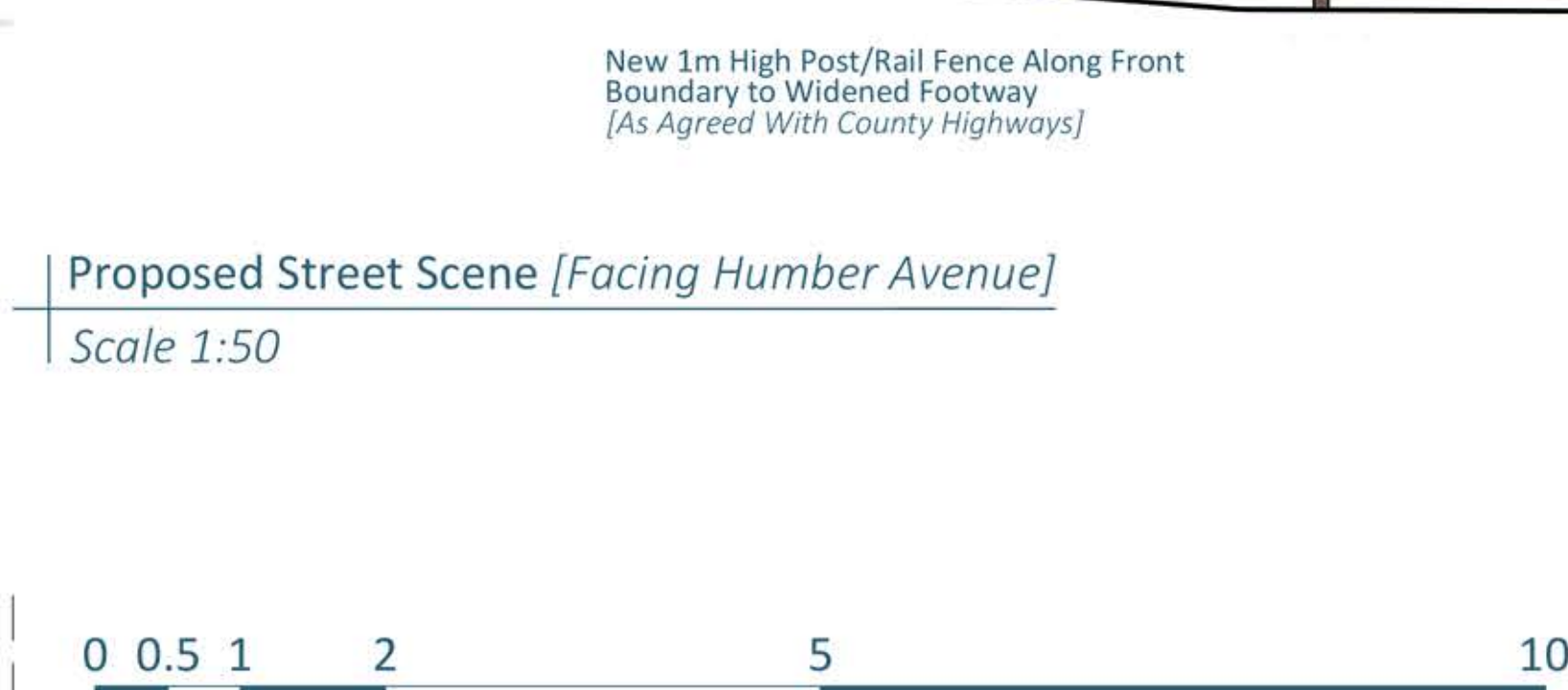
New 1m High Post/Rail Fence Along Front
Boundary to Widened Footway
[As Agreed With County Highways]



63 Humber Avenue

Proposed Entrance Location
[To Be Revised From Previously Approved]

Proposed Street Scene [Facing Humber Avenue]
Scale 1:50



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Revisions

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B	Revised In Line With Tree Survey	09/07/2024
C	Red Line Revised to Planners Comments	28/08/2024
D	Revised In Line With Planners Comments	15/10/2024
E	Dwelling Design Revised	03/02/2025
F	Revised In Line With Highways/PROW Comments	14/11/2025

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Details

Client
Job Title
Job Type
Drawing Title

Job Number
Drawing Number
Scale
Status

MBI Partners
Land off Humber Avenue, Coventry
New Residential Development
Proposed Street Scene

291
PL-14F
1:50 A1
PLANNING



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ARCHITECTS

Planning Committee Report	
Planning Ref:	PL/2025/0001852/PAEC
Site:	Ferrers Close, Coventry, CV4 9RA
Ward:	Woodlands
Proposal:	Prior approval application for proposed installation of telecommunications base station comprising 20m monopole supporting 9no. antennas and 2no. dishes with wrap-around cabinet at the base, together with 6no. equipment cabinets and ancillary development hereto.
Case Officer:	Emma Spandley

SUMMARY

Part 16 of the General Permitted Development Order (GPDO) establishes that the installation of a telecommunication mast is permitted development and therefore it is accepted in principle by virtue of the legislation.

The Local Planning Authority (LPA) can only assess the proposed development solely on the basis of its siting and appearance, taking into account any representations received.

There is no requirement to have regard to the development plan as there would be for any development requiring planning permission.

The siting of the mast at the back of the pavement on this area of public open space, that is privately owned by Citizen, not adjacent to any dwellings and does not impact any habitable room windows is considered acceptable from a siting and appearance perspective, subject to conditions requiring the cabinets to be colour coated green, with the mast colour coated black.

KEY FACTS

Reason for report to committee:	Over 5 objections against the Officers recommendation.
Current use of site:	Grass verge, not adopted highway, within Citizen ownership.
Proposed use of site:	Installation of a 20m monopole telecommunication mast and ancillary equipment.

RECOMMENDATION

Planning Committee are recommended to grant the Prior Approval relating to the siting and design only, subject to conditions.

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety
- The proposal will not adversely impact upon trees
- The proposal will not adversely impact upon character of appearance of the area

- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal accords with Policies: C2, DE1 and AC1 of the Coventry Local Plan 2017 and the emerging Local Plan, together with the aims of the NPPF.

SITE DESCRIPTION

The site is an existing grassed area, on the corner of Ferrers Close and Faseman Avenue.

To the north are maisonettes No.1 & No.3 and No.2 & No.4 Thomas Naul Croft which have windows that look over Faseman Avenue onto the application site over 23m away.

To the east, No.53 Faseman Avenue is located side on, separated by Ferrers Close to the application site over 20m away.

To the south is a further open area of dense trees and maisonettes located in Gibbons Close are located to the southwest some 57m away and No114 – 108 Faseman Avenue are located to the west over 50m away.

APPLICATION PROPOSAL

The application seeks prior approval of the Local Planning Authority (LPA) for the installation of a 20m monopole with 9no antenna, 2no transmission dish, 6no cabinets and development ancillary thereto.

PLANNING HISTORY

None

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2024. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

The National Planning Practice Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2017, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

- Policy DS3: Sustainable Development Policy
- Policy C2: Telecommunications
- Policy DE1: Ensuring High Quality Design
- Policy GE4: Tree Protection
- Policy AC1: Accessible Transport Network

Emerging Local Policy Guidance – Local Plan Review submitted to Planning Inspectorate for examination on 9th September 2025.

Local Plan review is currently at Examination. Relevant emerging policy relating to this application is:

- Policy DS3: Sustainable Development Policy
- Policy DE1: Ensuring High Quality Design
- Policy GE4: Tree Protection
- Policy AC1: Accessible Transport Network

CONSULTATION

Statutory

No objections have been raised from:

- Local Highway Authority, subject to conditions.

Non-statutory

No objections have been received from:

- Environmental Protection

Neighbour consultation

Immediate neighbours and local councillors have been notified; a site notice was posted on 21st October 2025.

8no letters of objection have been received, raising the following material planning considerations:

- a) Height of the cabinets and potential obstruction of traffic near the school
- b) Impact on open space
- c) Impact on existing houses
- d) The health implications of mobile phone masts

The following nonmaterial planning considerations have been received.

- a) devalue of houses

Any further comments received will be reported within late representations.

APPRAISAL

Principle of Development

The provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (GPDO), under Article 3(1) and Schedule 2, Part 16, Class A, Paragraph A.3(4) require the local planning authority to assess the proposed development solely on the basis of its siting and appearance, taking into account any representations received.

Part 16 of the GPDO establishes that the proposal is permitted development and therefore it is accepted in principle by virtue of the legislation and there is no requirement to have regard to the development plan as there would be for any development requiring planning permission.

Nevertheless, Policies C2 and DE1 of the Coventry Local Plan (CLP) (and Policy DE1 of the emerging Local Plan) are material considerations as they relate to issues of siting and appearance. In particular, they seek to ensure telecommunications installations are suitably sited and do not adversely affect character, appearance or amenity. Similarly, the National Planning Policy Framework (NPPF) is also a material consideration and includes a section on supporting high quality communications.

Impact on visual amenity

Section 12 of the National Planning Policy Framework (NPPF) outlines the Government's commitment to good design and attaches great importance to the design of the built environment, highlighting it as a key aspect of sustainable development. Decisions should not attempt to impose architectural styles or particular tastes, and they should not stifle innovation, originality or initiative; however new developments should seek to promote or reinforce local distinctiveness. Decisions should address the connections between people and places and the integration of a new development into its existing environment. Consequently, decisions should aim to ensure that developments are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 131 of the NPPF states the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The National Planning Policy Framework, paragraph 135 states that "Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The NPPF further states (at paragraph 139) "Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes".

Policy DE1 of Coventry City Council's Local Plan states that 'All development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area'.

The NPPF directly addresses the need for enhanced wireless communication services. Paragraph 119 states that 'Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections'.

In reference to the use of existing sites, the NPPF continues, stating that "The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate" (120).

The Coventry Local Plan also contains a specific policy to telecommunications equipment, Policy C2, (which has not been carried forward within the emerging local plan) and states in part that "When considering notifications, planning applications and prior approval applications, regard will be given to the following factors: a) operational requirements of the telecommunication networks and the technical limitations of the technology, including any technical constraints on the location of telecommunications apparatus; b) the need for the ICNIRP Guidelines (and any other relevant guidance in place at the time of the application) for safe emissions to be met; c) the potential for sharing existing masts, buildings and other structures; and d) the impact of the development on its surroundings with particular regard to the following criteria: i. the visual amenity, character or appearance of the surrounding area. ii. apparatus and associated structures sited on a building should be sited and designed in order to seek to minimise impact to the external appearance of the host building. iii. development should not have an unacceptable effect on conservation areas or buildings of architectural or historic interest or areas of ecological interest or areas of landscape value or sites of archaeological importance. iv. the proposed provision of landscaping.

The supporting information highlights other sites have been considered and discounted with the application site identified as the most suitable option that balances operational need with local and national planning policies and that it will deliver public benefit in terms of the mobile services it will provide.

The search process involved an initial 'desk-top' survey to ascertain and identify major constraints and impediments, followed by a physical search of the area. It is important for the reader to acknowledge that demand for network coverage is always most prevalent within dense residential areas, especially following the working from home shift post covid. Complications continue when one realises that 5G frequencies are higher than previous generations and cannot propagate as far, or through materials as

well as previously. As a consequence, the technology requires smaller cells which reduces the availability of options even further. It is recognised that the very nature of installing new 5G communications infrastructure within a dense residential area requires a well-measured balance between the need to extend practical coverage with the risk of increasing visual intrusion. Unfortunately, within dense residential areas, views from residential properties are inevitable but nonetheless, the most viable solution that minimises amenity issues, has been put forward.

For context, the nearest residential properties are located in excess of 20m from the proposed mast, across a road.

To the north are maisonettes No.1 & No.3 and No.2 & No.4 Thomas Naul Croft which have windows that look over Faseman Avenue onto the application site over 23m away.

To the east, No.53 Faseman Avenue is located side on, separated by Ferrers Close to the application site over 20m away.

To the south is a further open area of dense trees and maisonettes located in Gibbons Close are located to the southwest some 57m away and No.114 – No.108 Faseman Avenue are located to the west over 50m away.

The proposed mast is a relocation of the existing mobile phone operator's infrastructure which is currently located on the roof tops of the flats currently located within Ferrers Close. However, this site will soon be lost due to the regeneration of the area by Citizen in the future. Citizen has provided the mobile phone operator with a 'Notice to Quit' to remove the existing infrastructure to allow the demolition of the building recently approved under PL/2025/0001112/PAPD.

The proposed new mast has been sited and designed in order to provide 5G coverage and to support the existing mobile network. It is paramount that digital connectivity is supported and maintained throughout the country. In particular the shift in user demand from city centres and places of work to residential areas and suburbs requires an improvement in coverage and capacity across the whole network. The current proposal therefore provides such additional capacity to the network whilst still promoting the improved 5G technology.

The apparatus and cabinet are not considered to result in any significant impact upon the amenities of nearby residents.

Impact on residential amenity

The nearest residential properties are located in excess of 20m from the proposed mast, across Faseman Avenue. They are the maisonettes No.1 & No.3 and No.2 & No.4 Thomas Naul Croft which have windows that look over Faseman Avenue onto the application site.

As mentioned above, the maisonettes are on the opposite of Faseman Avenue with a 23m separation distance.

It is considered that due to the separation distance, with a road separating the properties there will be no impact on residential amenity due to noise or visual intrusion

Health impacts

The installation of telecoms infrastructure would normally count as development and require planning permission. However, communications network operators have certain permitted development rights.

These are rights to make specified changes to a building or land without the need to apply for planning permission from the local planning authority (LPA). They are derived from a general planning permission granted by Parliament. Whether or not a mobile mast is permitted development will depend on its height and location. As of April 2022, new ground-based mobile masts up to 30 metres in non-protected areas and up to 25 metres in protected areas (such as conservation areas and national parks) are permitted.

Operators have to submit a statement that confirms that a mobile mast will adhere to exposure limits on non-ionising radiation set by International Commission on Non-Ionizing Radiation Protection (ICNIRP).

The ICNIRP is an independent organisation that provides scientific advice and guidance on non-ionising radiation. It is formally recognised by the World Health Organisation (WHO) and the International Labour Organisation (ILO).

The UK Health Security Agency, which is responsible for assessing risks to public health, recommends that ICNIRP guidance should be followed.

The Government states that local authorities should not set health safeguards that are different to ICNIRP guidelines.

The application has been accompanied by a declaration that all equipment will be in full compliance with ICNIRP guidelines.

The Government also states that local authorities should not refuse applications for mobile masts on health grounds where ICNIRP guidelines are met.

Highway considerations

Policy AC1 'Accessible Transport Network' states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. b) Consider the transport and accessibility needs of everyone living, working or visiting the city. c) Support the delivery of new and improved high quality local transport networks which are closely integrated into the built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.

The public open space the subject of this application is not adopted highway; it is owned by Citizen.

The Local Highway Authority (LHA) raised no objections with regards to highway safety.

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

CONCLUSION

The proposal falls within the provisions of Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) and in line with guidance of the NPPF and therefore it is recommended that the prior approval is required and those details, having been submitted, are acceptable, subject to a condition requiring the cabinets to be colour coated green, with the mast colour coated black.

CONDITIONS/REASONS

1.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none">• DRAWING - Site Location Plan - Drawing No.COV278_33756_CV2745_MBNL_NTQ_GAD_A• DRAWING - Proposed Site Plan - Drawing No.COV278_33756_CV2745_MBNL_NTQ_GAD_A• DRAWING - Proposed Elevations - Drawing No.COV278_33756_CV2745_MBNL_NTQ_GAD_A
Reason	<i>For the avoidance of doubt and in the interests of proper planning.</i>

2.	<p>Within one month of the installation of the Mast and associated apparatus hereby approved, they shall have been colour coated Black (RAL 9005). The ground based cabinet(s) hereby approved, shall have been colour coated Green (RAL 6005)</p>
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<i>Reason</i>	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 2016.
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MAX RIDGE
LEVEL (APPROX.)
+8.00m AGL

MAX RIDGE
LEVEL (APPROX.)
+8.00m AGL

RESIDENTIAL
GARDEN

THOMAS NAUL
CROFT
(20 MPH)

RESIDENTIAL
GARDEN

LAMPOST LEVEL
+6.00m AGL

TARMAC
FOOTPATH

TARMAC
FOOTPATH

ELEVATION

FASEMAN AVENUE
(30 MPH)

TARMAC FOOTPATH

HEDGE HEIGHT
(APPROX.)
+0.60m AGL

TREE HEIGHT
(APPROX.)
+16.00m AGL

TREE HEIGHT
(APPROX.)
+14.00m AGL

GRASS
VERGE

GROUND LEVEL
±0.00m

TREE HEIGHTS
(APPROX.)
+16.00m AGL

TREE HEIGHTS
(APPROX.)
+16.00m AGL

EXISTING MANHOLE COVER

EXISTING TELECOMS INSPECTION

EXISTING STREET SIGN

PROPOSED EE & H3G LINK A
INSTALLED ON NEW IN-GROU

PROPOSED 600x600mm CON
INSTALLED IN FRONT OF ALL

HEDGE HEIGHT
(APPROX.)
+0.60m AGL

CLOSE

PROPOSED H3G BBU CABINET TO BE INSTALLED ON NEW IN-GROUND
ROOT FOUNDATION C/W INTERNAL AC ISOLATOR SWITCH

PROPOSED H3G BOWLER CABINET TO BE INSTALLED ON NEW
IN-GROUND ROOT FOUNDATION

PROPOSED EE & H3G 2No. 300mmØ TRANSMISSION DISHES TO
BE INSTALLED MOUNTED TO BRACKETS ON MONOPOLE

PROPOSED EE & H3G GPS NODES AT 20.05m AGL TO BE INSTALLED
ON TOP OF MONOPOLE USING STANDARD MOUNTING KIT

PROPOSED EE & H3G 20.00m HIGH PHASE 7 Mk2 MONOPOLE TO BE
INSTALLED ON NEW ROOT FOUNDATION C/W WRAPAROUND CABINET

PROPOSED EE & H3G GPS NODES AT 20.05m AGL
TO BE INSTALLED ON TOP OF MONOPOLE USING
STANDARD MOUNTING KIT

PROPOSED EE & H3G 2No. 300mmØ
TRANSMISSION DISHES TO BE INSTALLED
MOUNTED TO BRACKETS ON MONOPOLE

PROPOSED EE & H3G 20.00m HIGH PHASE 7 Mk2 MONOPOLE TO BE
INSTALLED ON NEW ROOT FOUNDATION C/W WRAPAROUND CABINET

TOP OF PROPOSED EE & H3G POLE
+20.00m AGL

C/L OF PROPOSED UPPER ACTIVE ANTENNAS +19.39m AGL

C/L OF PROPOSED LOWER ACTIVE ANTENNAS +18.44m AGL

C/L OF PROPOSED EE & H3G PASSIVE ANTENNAS +16.64m AGL

EXISTING TREE
LEVELS (APPROX.)
+16.00m AGL

EXISTING TREE
LEVEL (APPROX.)
+14.00m AGL

C/L OF PROPOSED EE & H3G DISHES +13.74m AGL

EXISTING TREE
LEVELS (APPROX.)
+10.00m AGL