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From: [.box.Cadent.PlanningApplications](#)
Sent: 13 March 2023 10:25
To: [planappconsult](#)
Subject: LSBUD Ref: 28815559 Your Ref: PAP/2023/0071 (TA) Planning Application Holding Objection
Attachments: 28815559_CadentGas.pdf; Solar Farm Guidance.pdf

Caution: This is an external email. Please take care when clicking links or opening attachments.
When in doubt, contact the ServiceDesk

Date: 13/03/2023
LinesearchbeforeUdig ref: 28815559
Your ref: PAP/2023/0071 (TA)

Dear Sir/Madam,

Your planning application – Holding objection

We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding a planning application which is in the vicinity of our gas asset/s. We are placing a holding objection on the proposal whilst our engineering team reviews the available information. We will be in touch once we have reviewed the proposals in more detail. In the meantime, we may contact you for more information to help us make the decision.

What you need to do

Please review our attached plans, which detail the Cadent gas asset/s in the area. If your application affects one of our high pressure pipelines, it is a statutory requirement that you input the details into the HSE's Planning Advice Web App. For further details visit www.hse.gov.uk/landuseplanning/planning-advice-web-app.htm

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels and storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection.wm@cadentgas.com

Kind Regards,
West Midlands Plant Protection Team
T: 0800 688 588
plantprotection.wm@cadentgas.com
cadentgas.com

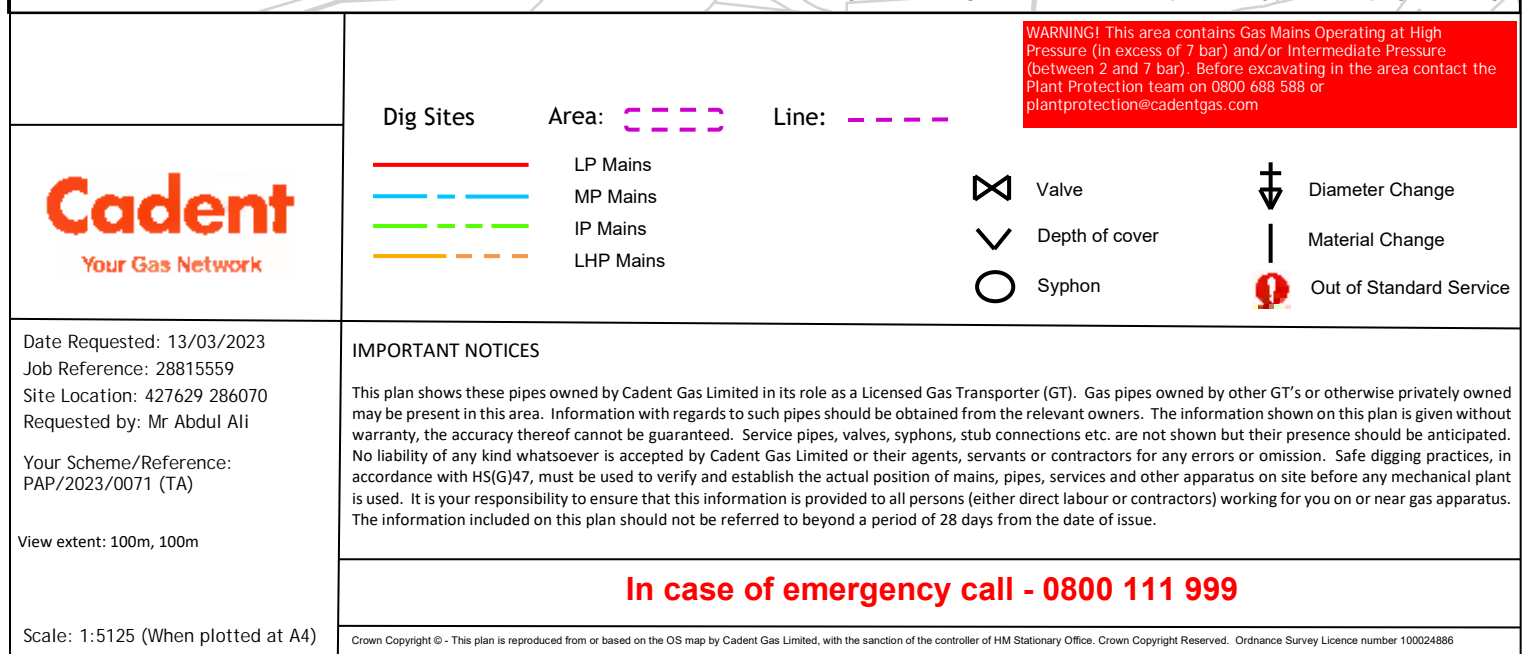
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2021 CLUB MEMBER
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Cadent
Your Gas Network

LP Mains

MP Mains

IP Mains

LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
Requested by: Mr Abdul Ali

Your Scheme/Reference:
PAP/2023/0071 (TA)

View extent: 100m, 100m

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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
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Requested by: Mr Abdul Ali

Your Scheme/Reference:
PAP/2023/0071 (TA)

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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
Requested by: Mr Abdul Ali

Your Scheme/Reference:
PAP/2023/0071 (TA)

View extent: 100m, 100m

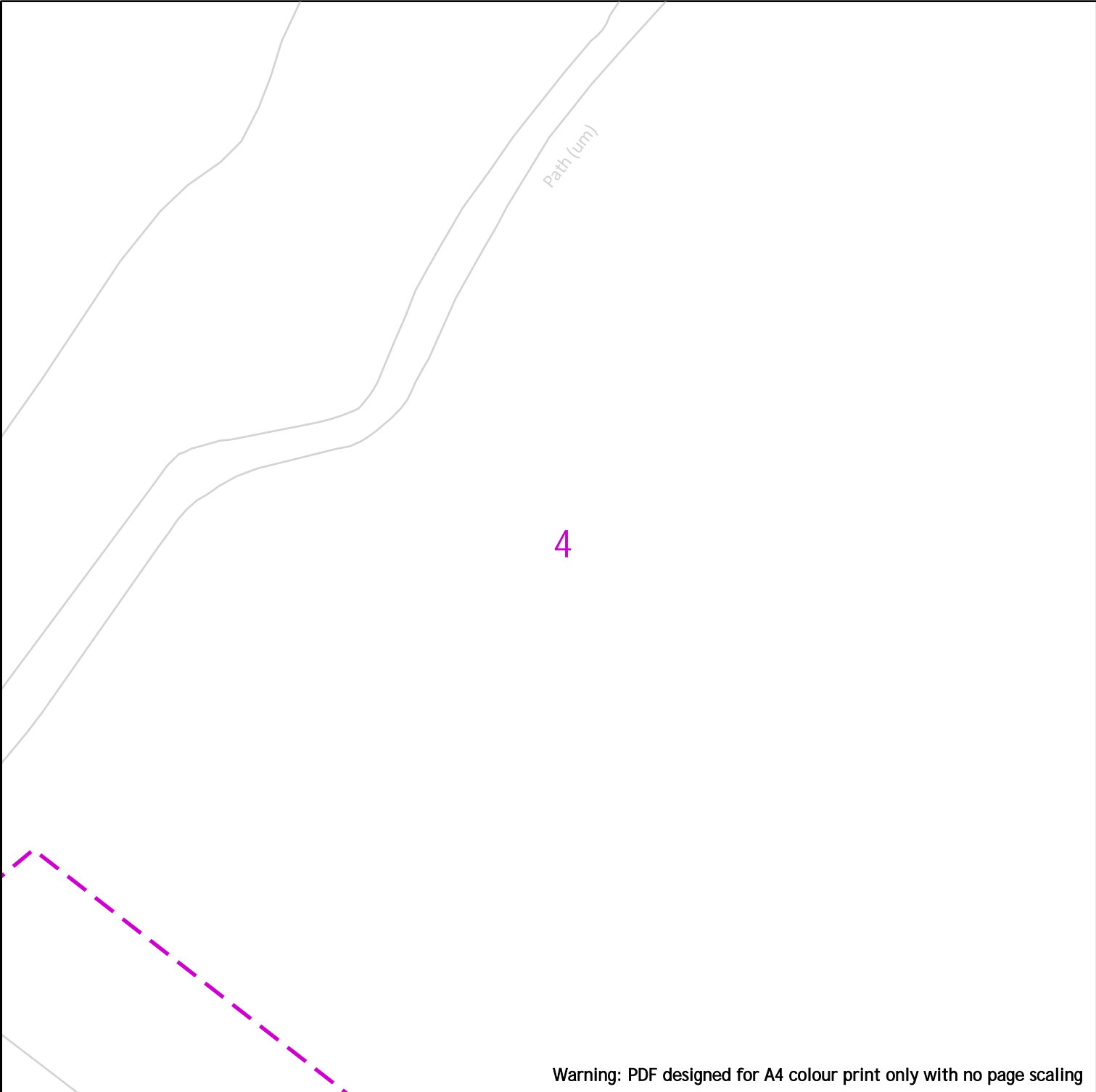
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	 Dig Sites Area: Line:	<div>WARNING! This area contains Gas Mains Operating at High Pressure (in excess of 7 bar) and/or Intermediate Pressure (between 2 and 7 bar). Before excavating in the area contact the Plant Protection team on 0800 688 588 or plantprotection@cadentgas.com</div> <table><tr><td></td><td>LP Mains</td><td></td><td>Valve</td><td></td><td>Diameter Change</td></tr><tr><td></td><td>MP Mains</td><td></td><td>Depth of cover</td><td></td><td>Material Change</td></tr><tr><td></td><td>IP Mains</td><td></td><td>Syphon</td><td></td><td>Out of Standard Service</td></tr><tr><td></td><td>LHP Mains</td><td></td><td></td><td></td><td></td></tr></table>		LP Mains		Valve		Diameter Change		MP Mains		Depth of cover		Material Change		IP Mains		Syphon		Out of Standard Service		LHP Mains				
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<p>Date Requested: 13/03/2023 Job Reference: 28815559 Site Location: 427629 286070 Requested by: Mr Abdul Ali</p> <p>Your Scheme/Reference: PAP/2023/0071 (TA)</p> <p>View extent: 100m, 100m</p>	<p>IMPORTANT NOTICES</p> <p>This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p>																									
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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
Requested by: Mr Abdul Ali

Your Scheme/Reference:
PAP/2023/0071 (TA)

View extent: 100m, 100m

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 25m

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Dig Sites

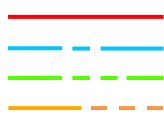
Area:



Line:



Cadent
Your Gas Network



LP Mains
MP Mains
IP Mains
LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
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Your Scheme/Reference:
PAP/2023/0071 (TA)

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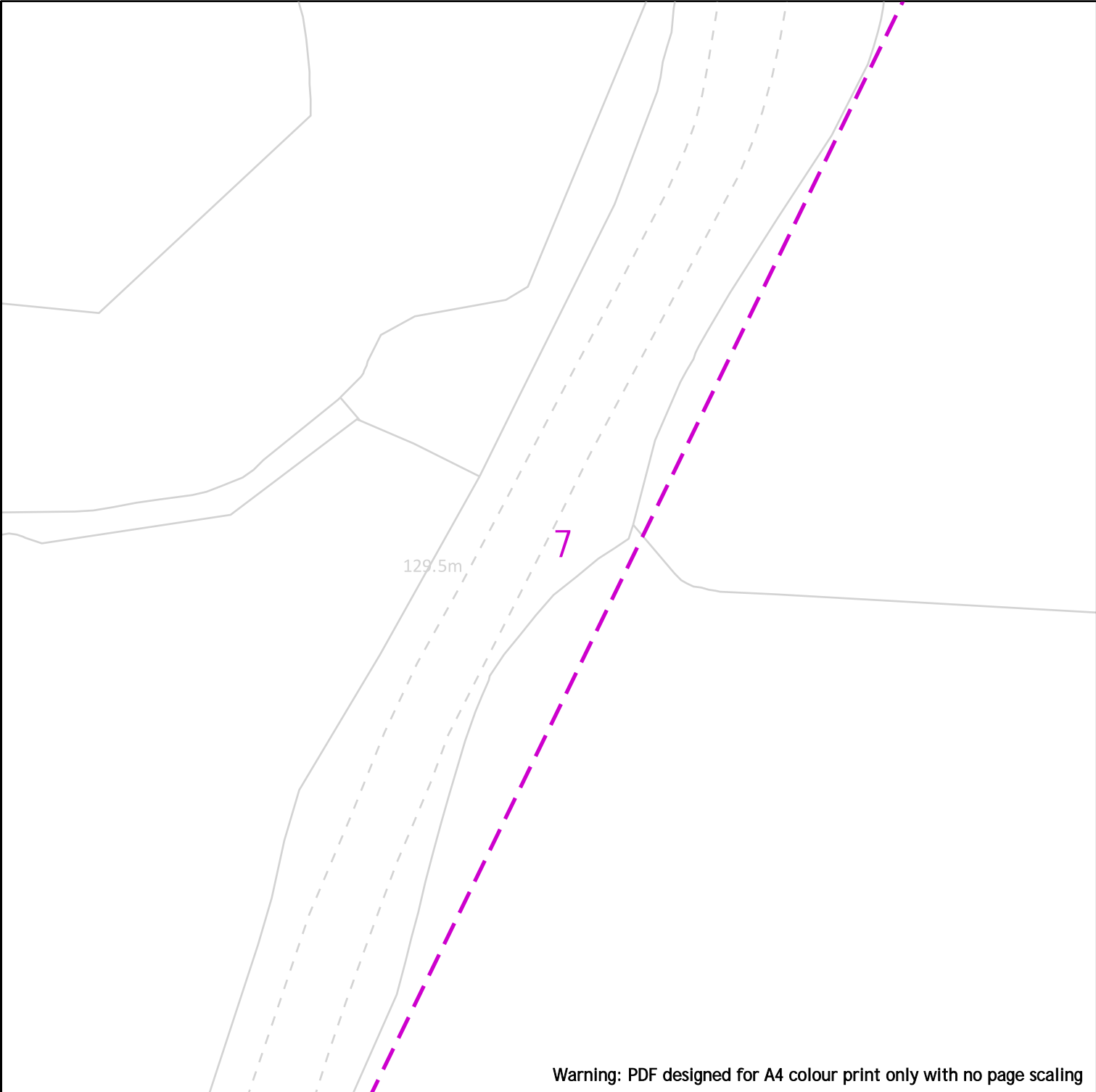
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Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
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Your Scheme/Reference:
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View extent: 100m, 100m

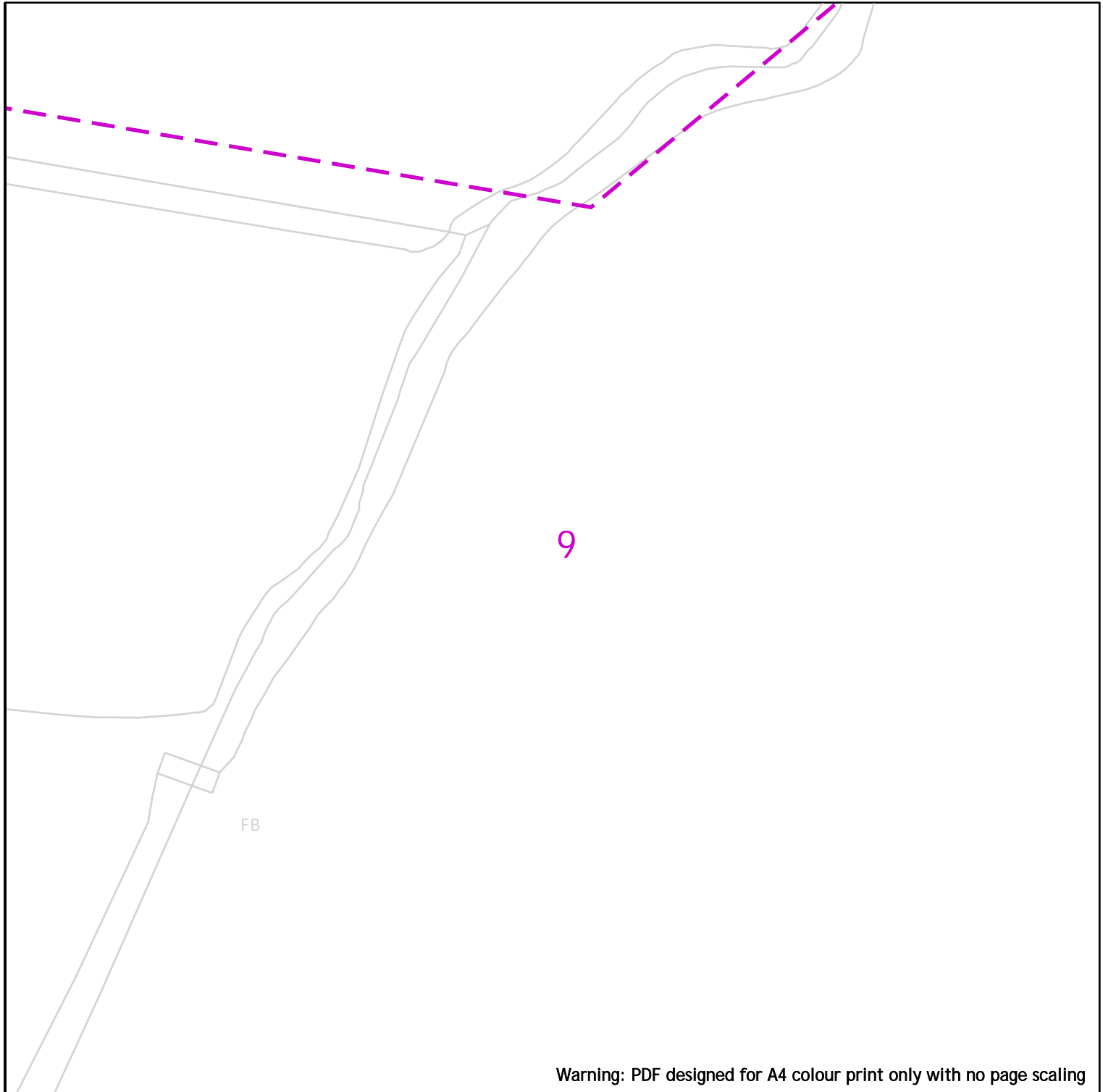
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 25m

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Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
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 25m

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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
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PAP/2023/0071 (TA)

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11

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 25m

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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



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IP Mains



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Valve



Depth of cover



Syphon



Diameter Change



Material Change



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View extent: 100m, 100m

IMPORTANT NOTICES

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In case of emergency call - 0800 111 999

Scale: 1:500 (When plotted at A4)

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12

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 25m

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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
Requested by: Mr Abdul Ali

Your Scheme/Reference:
PAP/2023/0071 (TA)

View extent: 100m, 100m

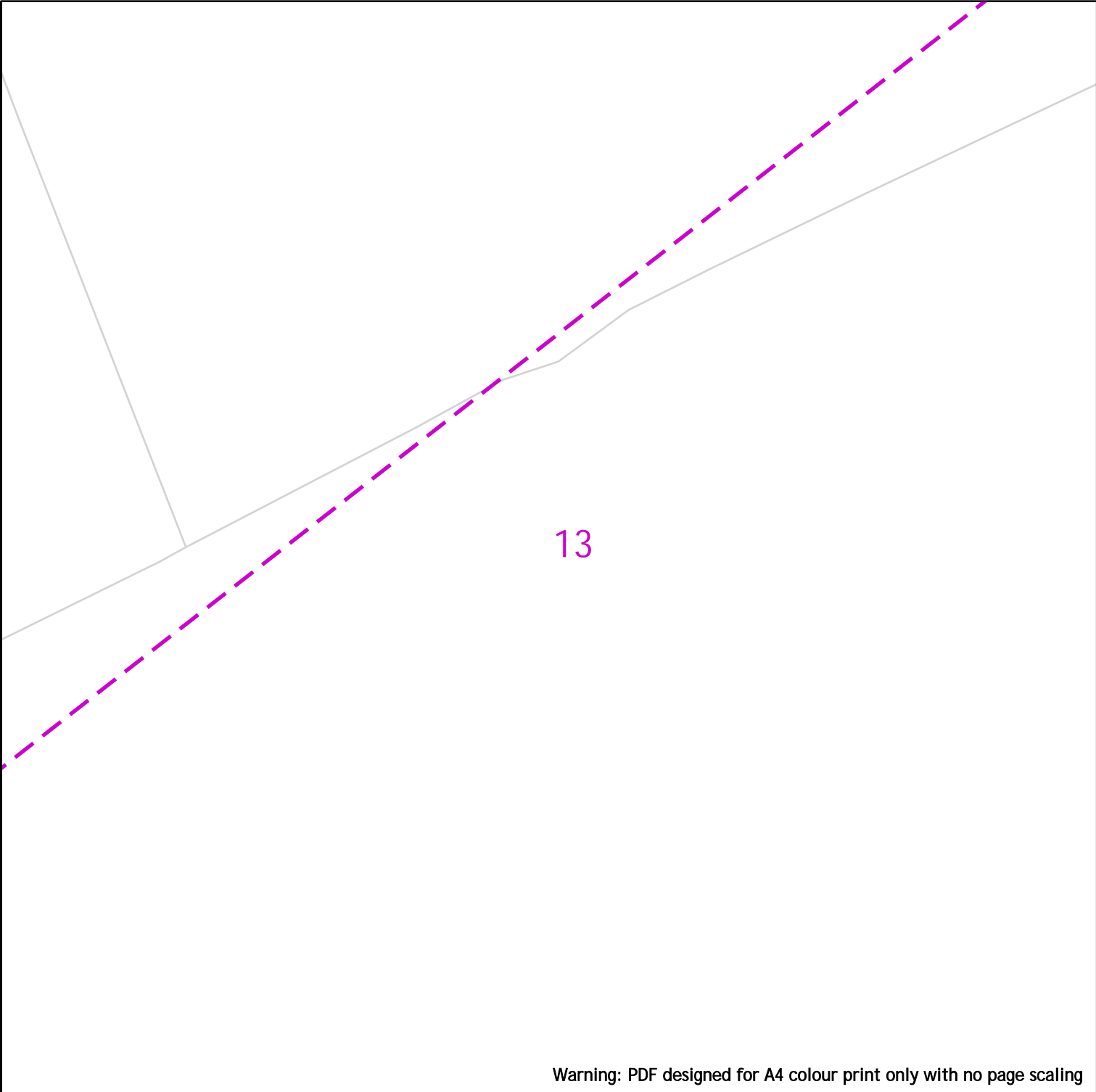
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	 Dig Sites Area: Line:	WARNING! This area contains Gas Mains Operating at High Pressure (in excess of 7 bar) and/or Intermediate Pressure (between 2 and 7 bar). Before excavating in the area contact the Plant Protection team on 0800 688 588 or plantprotection@cadentgas.com																						
	<table><tr><td></td><td>LP Mains</td><td></td><td>Valve</td><td></td><td>Diameter Change</td></tr><tr><td></td><td>MP Mains</td><td></td><td>Depth of cover</td><td></td><td>Material Change</td></tr><tr><td></td><td>IP Mains</td><td></td><td>Syphon</td><td></td><td>Out of Standard Service</td></tr><tr><td></td><td>LHP Mains</td><td></td><td></td><td></td><td></td></tr></table>			LP Mains		Valve		Diameter Change		MP Mains		Depth of cover		Material Change		IP Mains		Syphon		Out of Standard Service		LHP Mains		
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<p>Date Requested: 13/03/2023 Job Reference: 28815559 Site Location: 427629 286070 Requested by: Mr Abdul Ali Your Scheme/Reference: PAP/2023/0071 (TA) View extent: 100m, 100m</p>	<p>IMPORTANT NOTICES</p> <p>This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p>																							
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14

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 25m

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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
Requested by: Mr Abdul Ali

Your Scheme/Reference:
PAP/2023/0071 (TA)

View extent: 100m, 100m

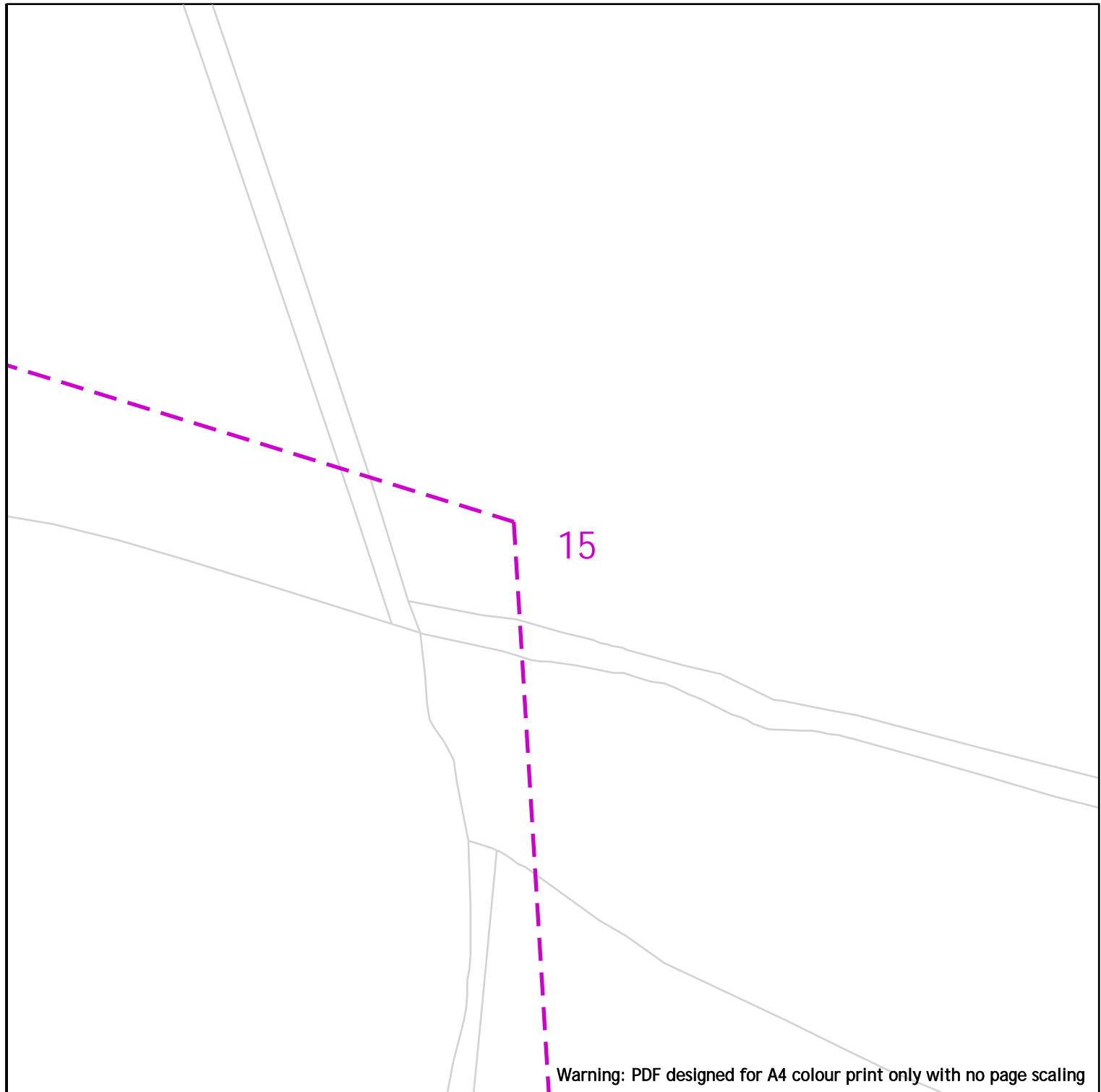
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Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
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Your Scheme/Reference:
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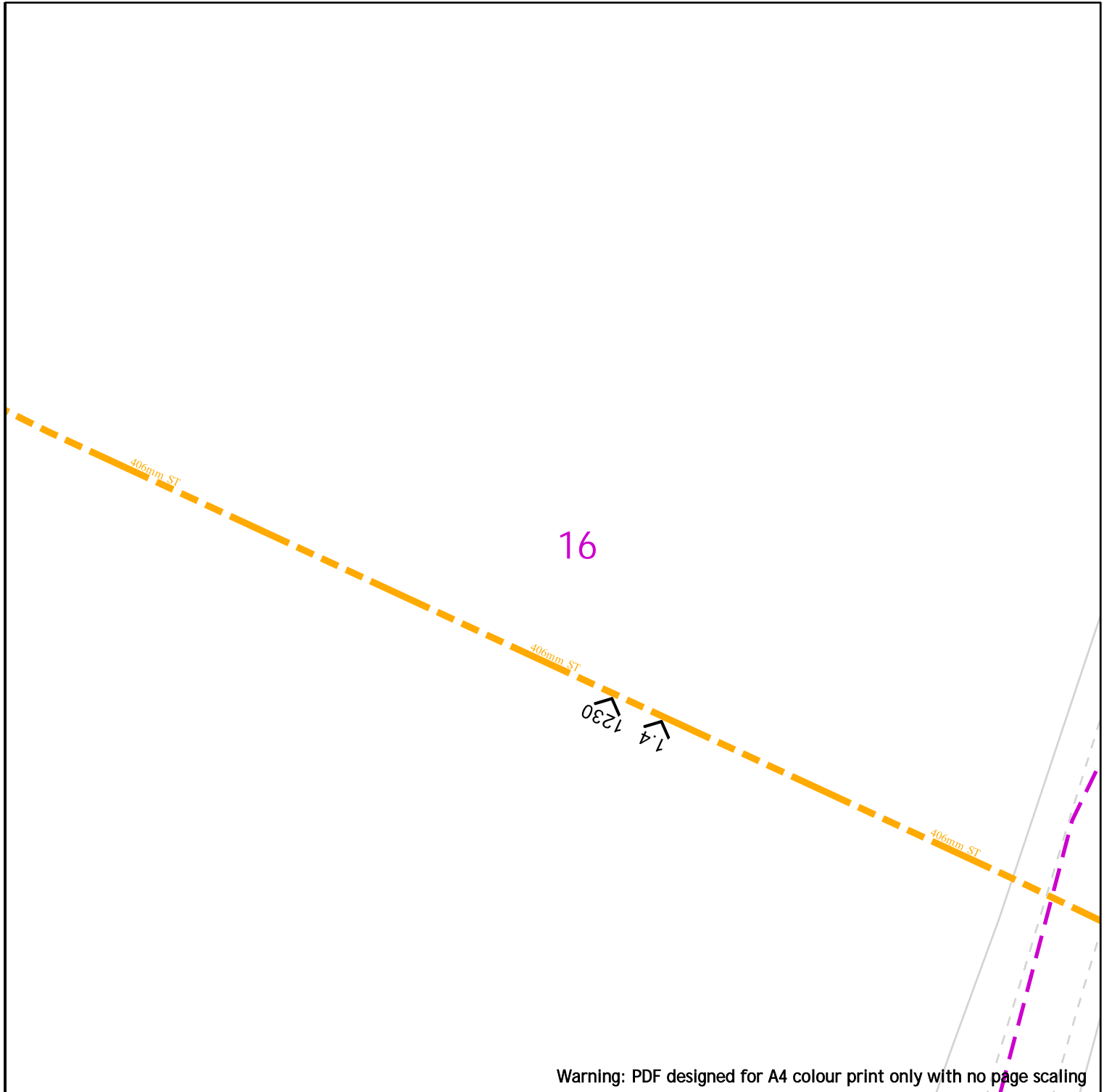
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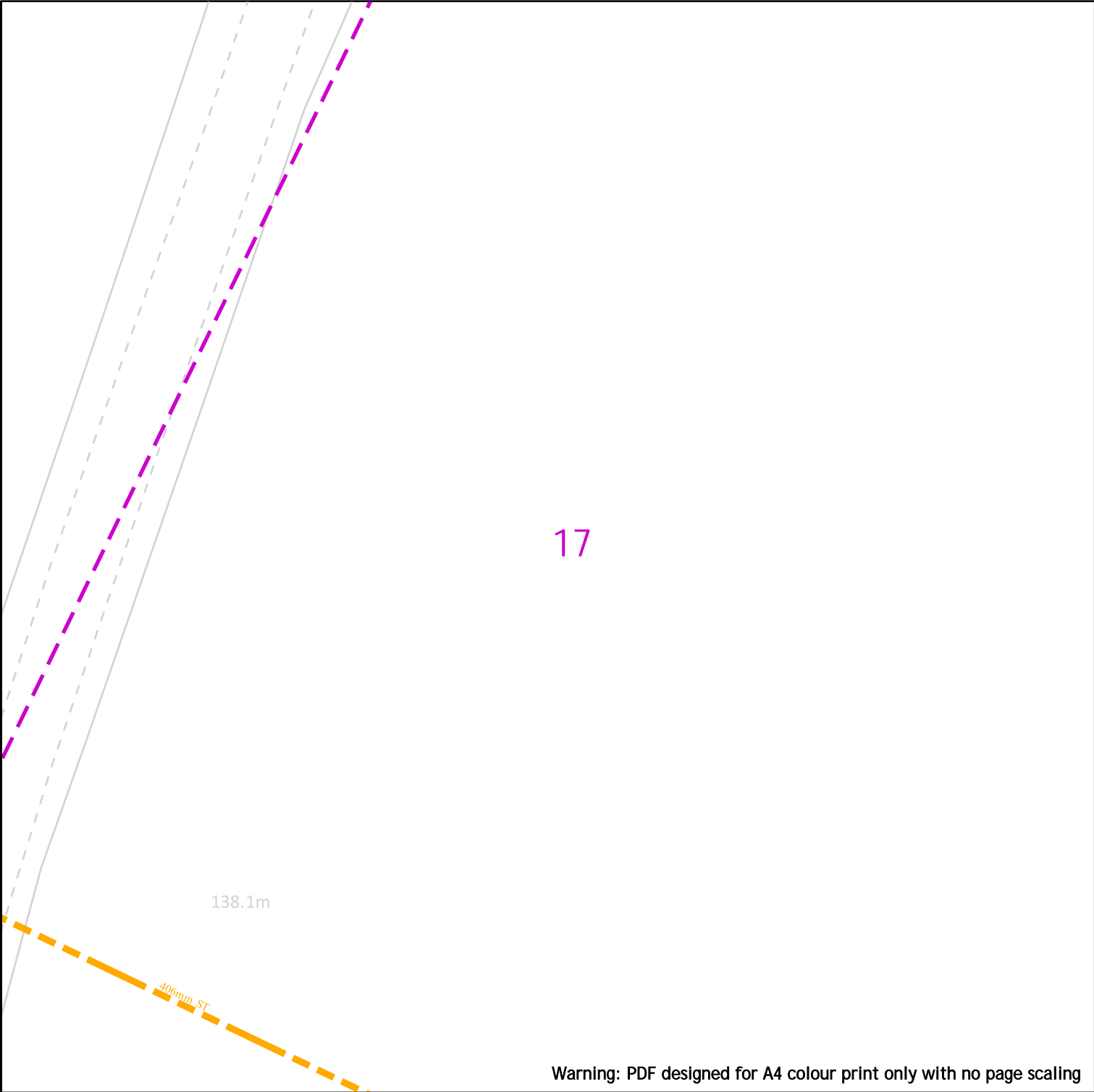
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	<p>Dig Sites Area:  Line: </p> <p>  LP Mains  MP Mains  IP Mains  LHP Mains </p>	<p>  Valve  Depth of cover  Syphon  Diameter Change  Material Change  Out of Standard Service </p>
<p>Date Requested: 13/03/2023 Job Reference: 28815559 Site Location: 427629 286070 Requested by: Mr Abdul Ali</p> <p>Your Scheme/Reference: PAP/2023/0071 (TA)</p> <p>View extent: 100m, 100m</p> <p>Scale: 1:500 (When plotted at A4)</p>	<p>IMPORTANT NOTICES</p> <p>This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p> <p style="text-align: center;">In case of emergency call - 0800 111 999</p> <p><small>Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886</small></p>	



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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
Requested by: Mr Abdul Ali

Your Scheme/Reference:
PAP/2023/0071 (TA)

View extent: 100m, 100m

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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
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Your Scheme/Reference:
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Dig Sites

Area: Line:

LP Mains

MP Mains

IP Mains

LHP Mains

Valve

Depth of cover

Syphon

Diameter Change

Material Change

Out of Standard Service



Date Requested: 13/03/2023
Job Reference: 28815559
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Cadent
Your Gas Network



Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
Requested by: Mr Abdul Ali











Your Scheme/Reference:
PAP/2023/0071 (TA)

View extent: 100m, 100m



25m

Dig Sites **Area:**  **Line:** 

	LP Mains		Valve		Diameter Change
	MP Mains		Depth of cover		Material Change
	IP Mains		Syphon		Out of Standard Service
	LHP Mains				

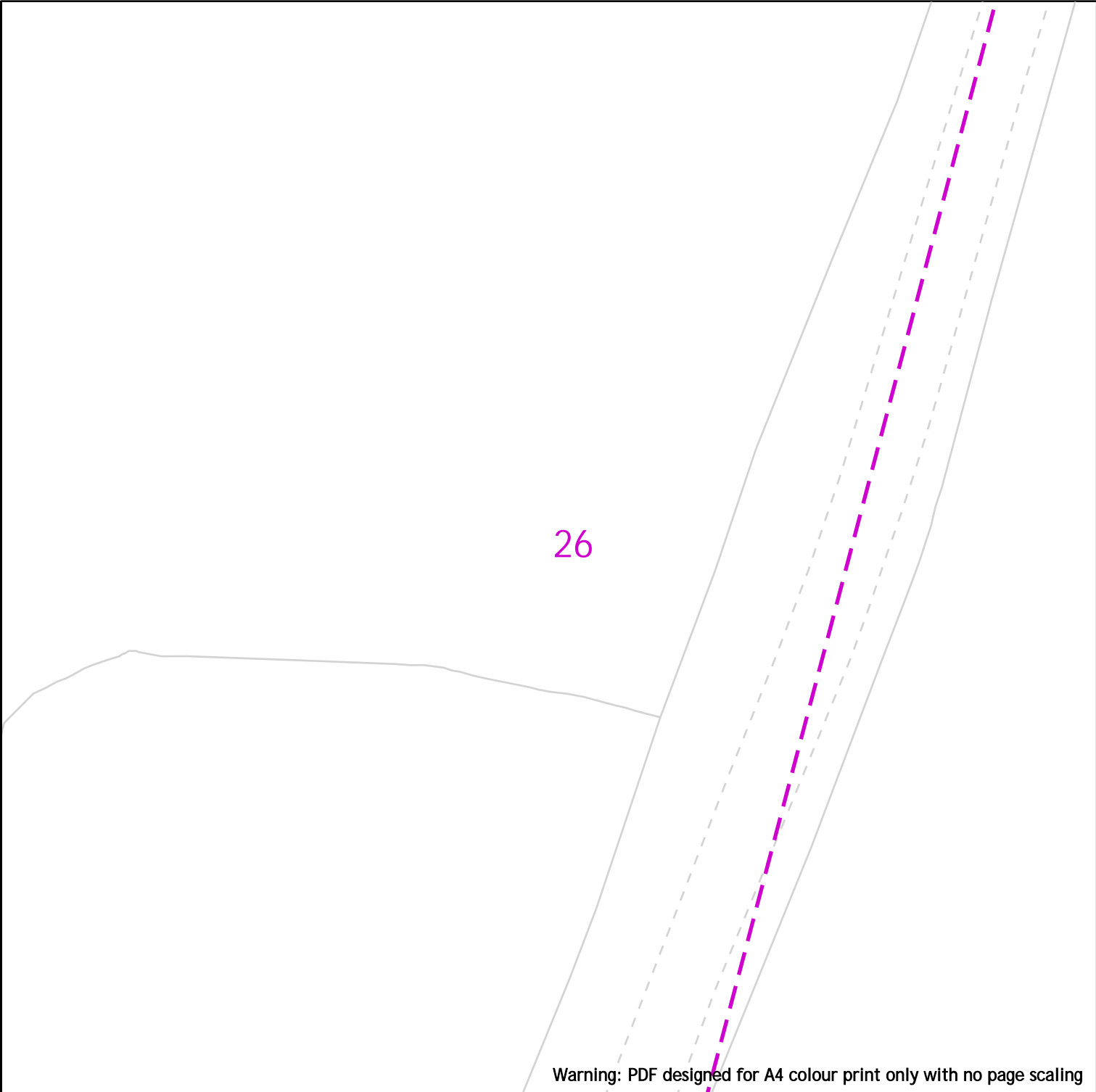
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IMPORTANT NOTICES















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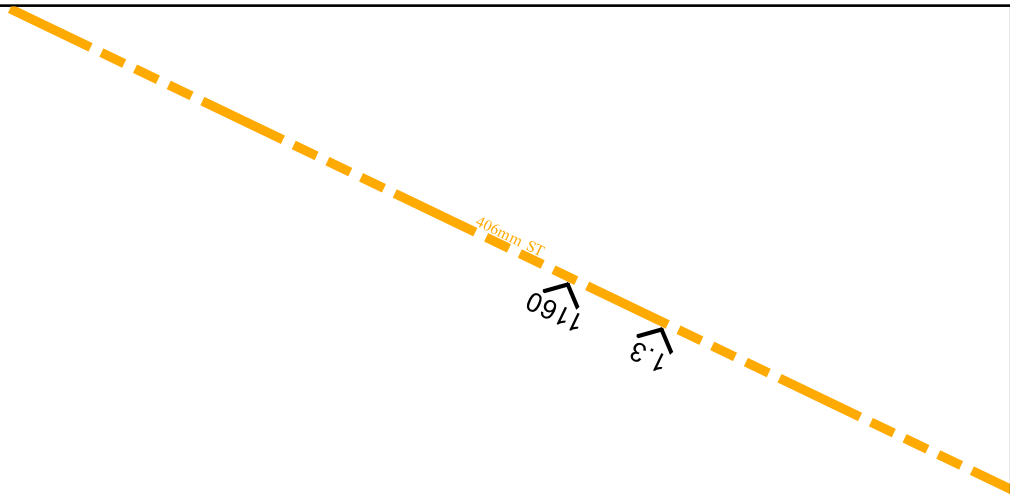
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	 <div><div>Dig Sites</div><div>Area:  Line: </div><div><div> LP Mains</div><div> MP Mains</div><div> IP Mains</div><div> LHP Mains</div></div><div><div> Valve</div><div> Depth of cover</div><div> Syphon</div></div><div><div> Diameter Change</div><div> Material Change</div><div> Out of Standard Service</div></div></div>	<div><p>WARNING! This area contains Gas Mains Operating at High Pressure (in excess of 7 bar) and/or Intermediate Pressure (between 2 and 7 bar). Before excavating in the area contact the Plant Protection team on 0800 688 588 or plantprotection@cadentgas.com</p></div>
	<div><div><p>Date Requested: 13/03/2023</p><p>Job Reference: 28815559</p><p>Site Location: 427629 286070</p><p>Requested by: Mr Abdul Ali</p><p>Your Scheme/Reference: PAP/2023/0071 (TA)</p><p>View extent: 100m, 100m</p></div><div><p>IMPORTANT NOTICES</p><p>This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p></div></div>	
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Dig Sites

Area:

Line:

Cadent
Your Gas Network

LP Mains
 MP Mains
 IP Mains
 LHP Mains

Valve
 Depth of cover
 Syphon

Diameter Change
 Material Change
 Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
Requested by: Mr Abdul Ali

Your Scheme/Reference:
PAP/2023/0071 (TA)

View extent: 100m, 100m

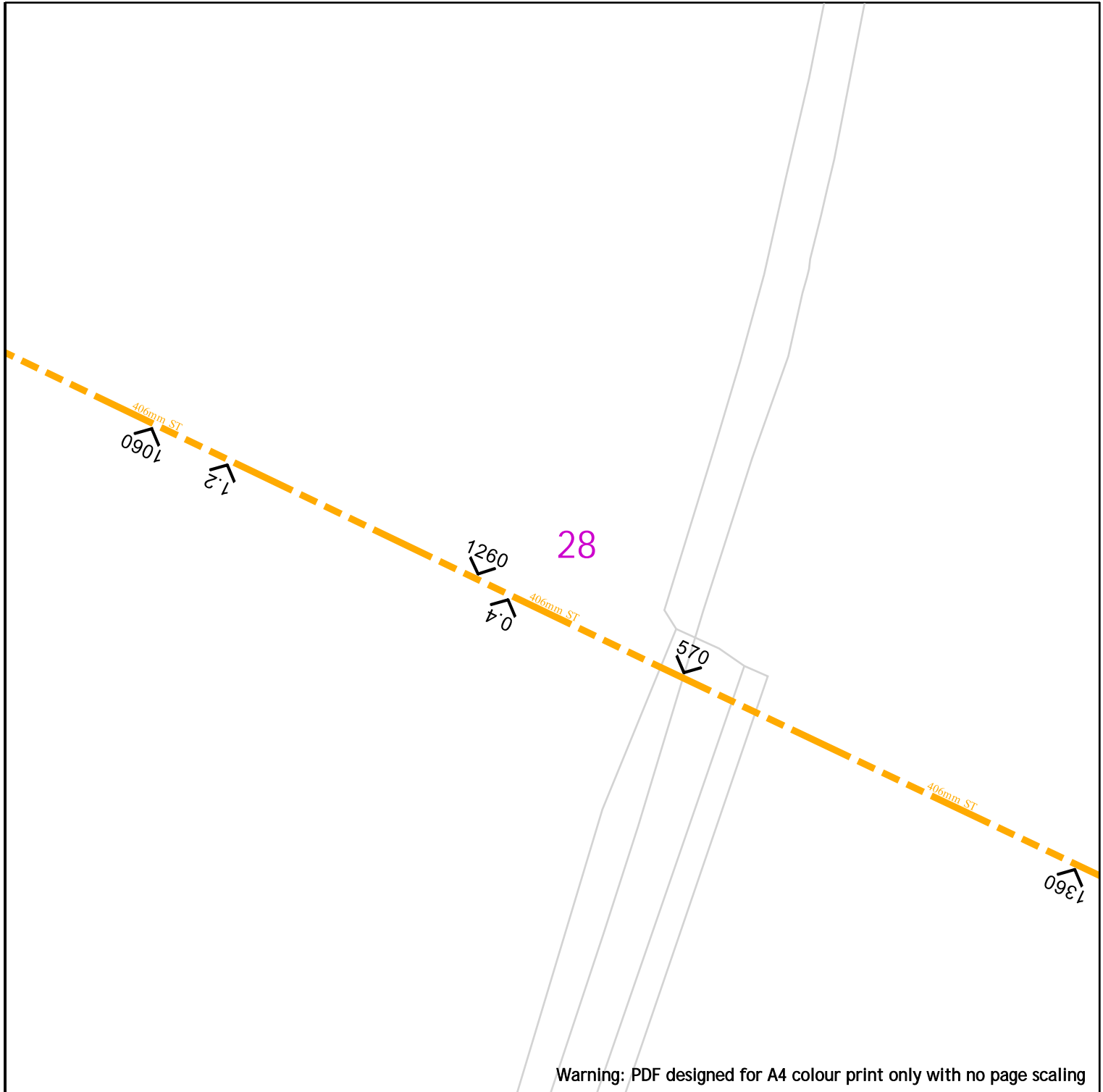
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Dig Sites

Area:

Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Cadent
Your Gas Network

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
Requested by: Mr Abdul Ali

Your Scheme/Reference:
PAP/2023/0071 (TA)

View extent: 100m, 100m

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29

1320

406mm ST

1320

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25m





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Dig Sites

Area: 


Line: 


Cadent
Your Gas Network


 LP Mains
 MP Mains
 IP Mains
 LHP Mains

 Valve

 Depth of cover

 Syphon

 Diameter Change

 Material Change

 Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
Requested by: Mr Abdul Ali

Your Scheme/Reference:
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Dig Sites

Area: Line:

LP Mains

MP Mains

IP Mains

LHP Mains

Valve

Depth of cover

Syphon

Diameter Change

Material Change

Out of Standard Service



Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
Requested by: Mr Abdul Ali

Your Scheme/Reference:
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View extent: 100m, 100m

IMPORTANT NOTICES

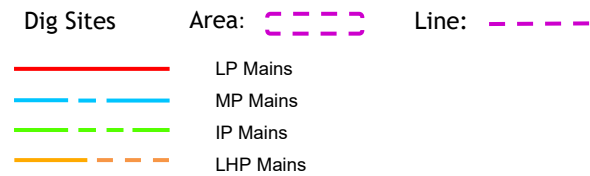
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33

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Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
Requested by: Mr Abdul Ali

Your Scheme/Reference:
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View extent: 100m, 100m

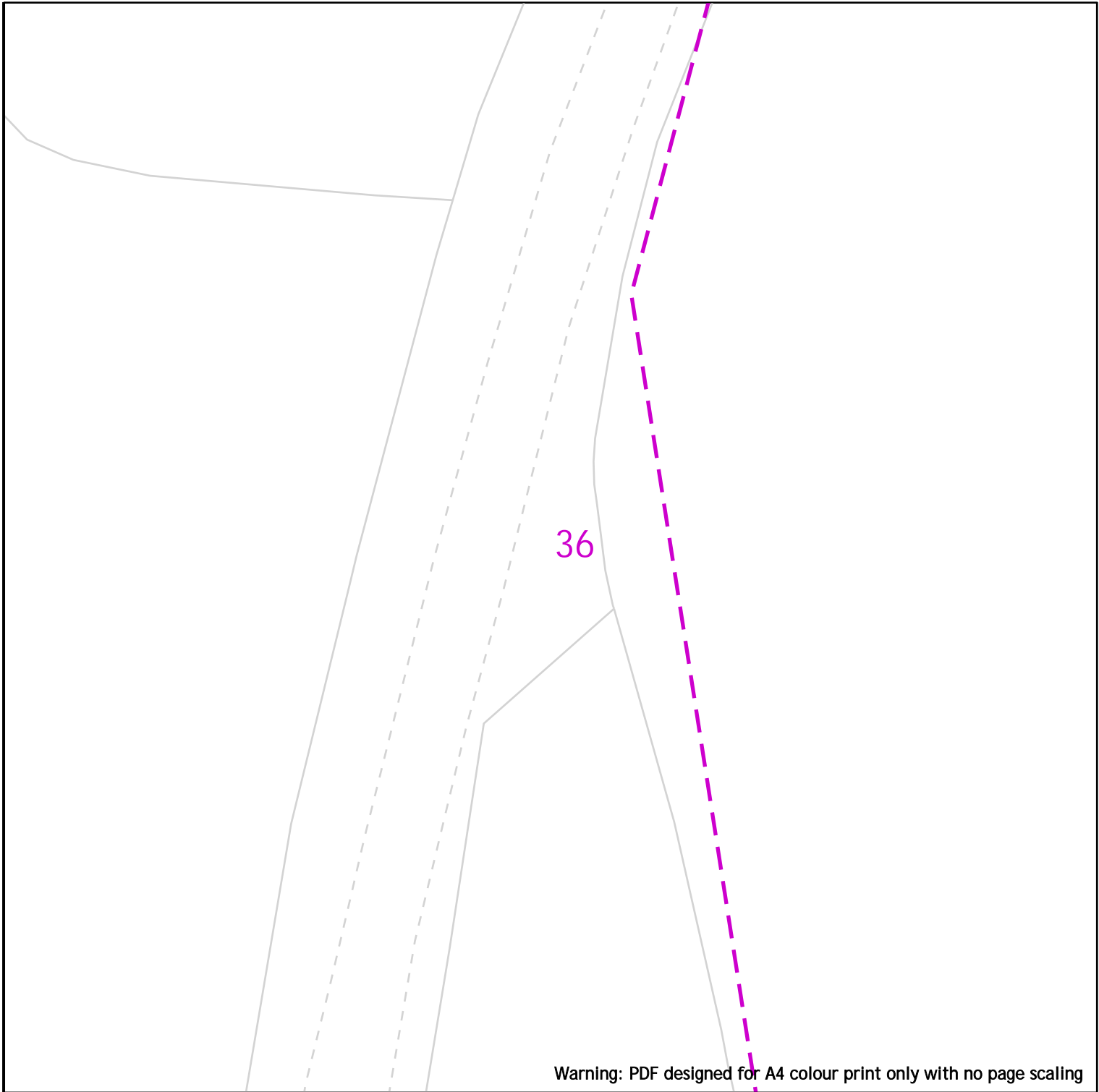
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Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
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Dig Sites

Area: Line:

LP Mains

MP Mains

IP Mains

LHP Mains

Valve

Depth of cover

Syphon

Diameter Change

Material Change

Out of Standard Service



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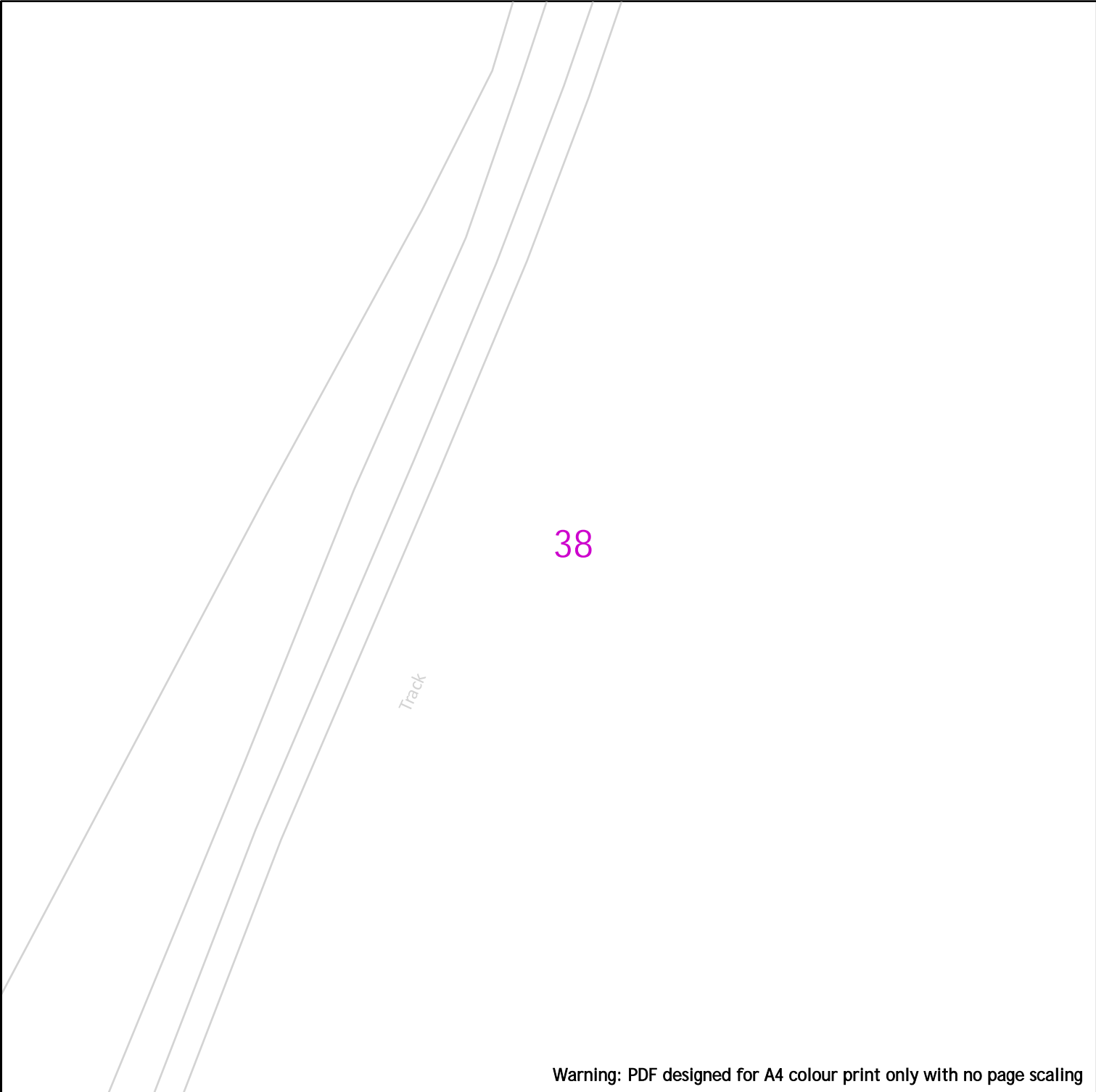
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	Dig Sites	Area: 	Line: 	
	 LP Mains  MP Mains  IP Mains  LHP Mains	 Valve  Depth of cover  Syphon	 Diameter Change  Material Change  Out of Standard Service	
<p>Date Requested: 13/03/2023 Job Reference: 28815559 Site Location: 427629 286070 Requested by: Mr Abdul Ali</p> <p>Your Scheme/Reference: PAP/2023/0071 (TA)</p> <p>View extent: 100m, 100m</p>	IMPORTANT NOTICES			
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39

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 25m

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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
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Your Scheme/Reference:
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View extent: 100m, 100m

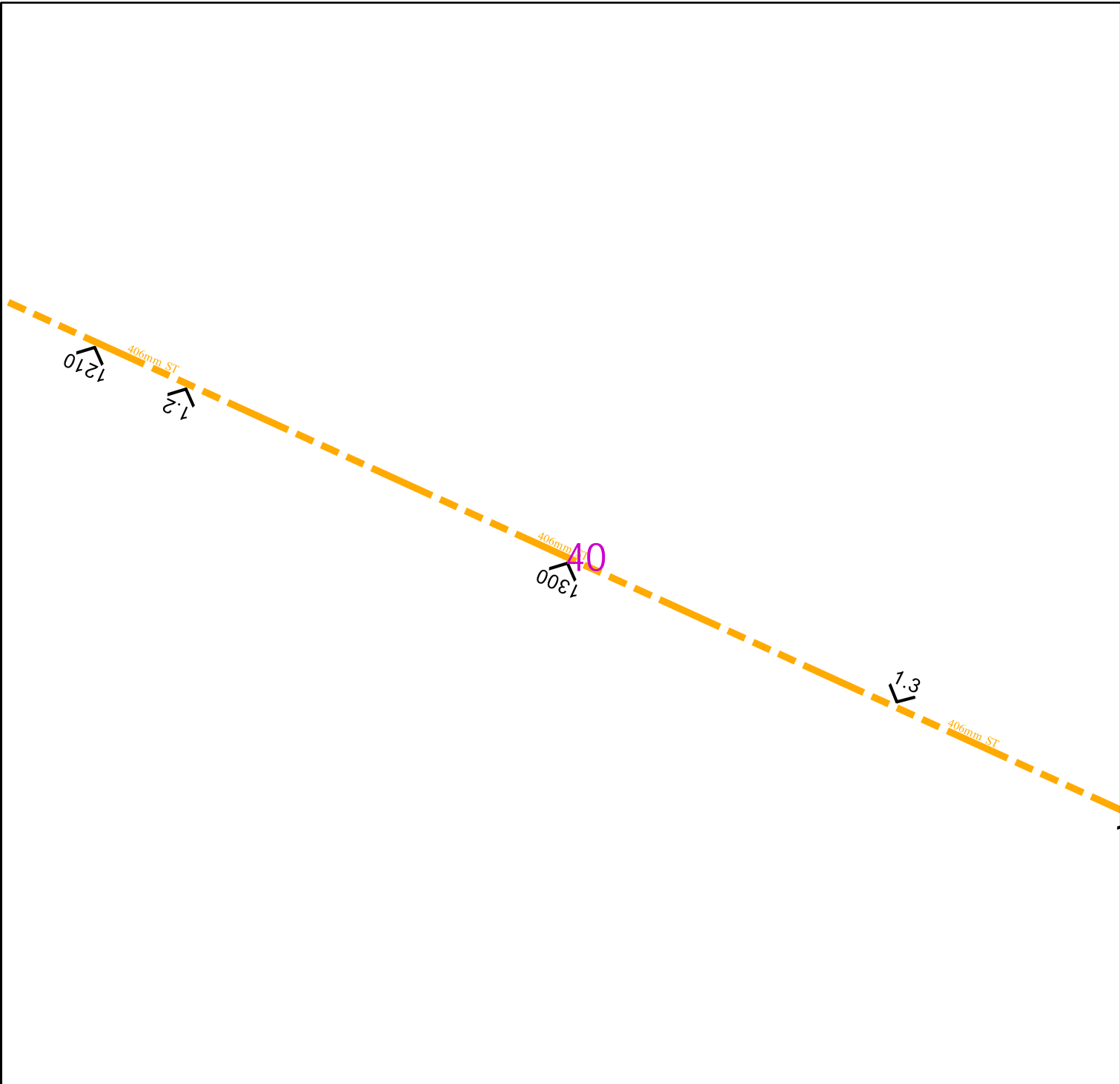
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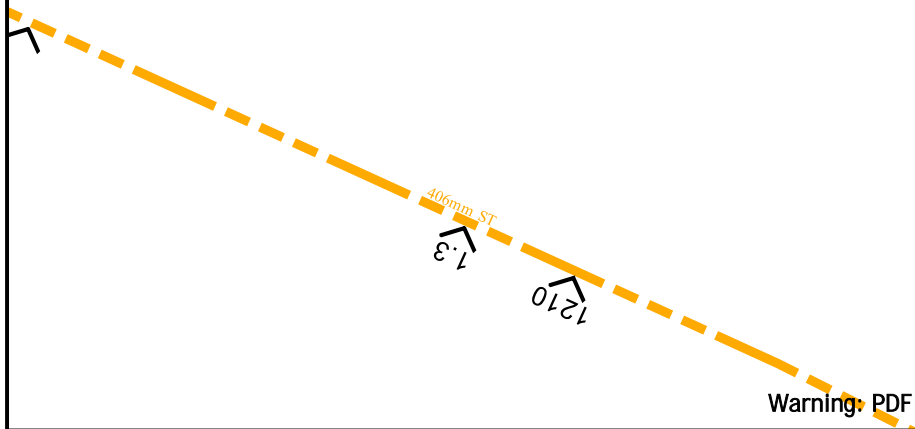
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	<div>25m</div> <div><div>Dig Sites</div><div>Area:  Line: </div><div><div> LP Mains</div><div> MP Mains</div><div> IP Mains</div><div> LHP Mains</div></div><div><div> Valve</div><div> Depth of cover</div><div> Syphon</div></div><div><div> Diameter Change</div><div> Material Change</div><div> Out of Standard Service</div></div></div> <div><div><div>Your Gas Network</div></div></div>
<div>Date Requested: 13/03/2023</div> <div>Job Reference: 28815559</div> <div>Site Location: 427629 286070</div> <div>Requested by: Mr Abdul Ali</div> <div>Your Scheme/Reference: PAP/2023/0071 (TA)</div> <div>View extent: 100m, 100m</div> <div>Scale: 1:500 (When plotted at A4)</div>	<div><div>IMPORTANT NOTICES</div><div><p>This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p></div><div><div>In case of emergency call - 0800 111 999</div></div><div><div>Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886</div></div></div>

41



25m

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Dig Sites

Area:

Line:

Cadent
Your Gas Network

LP Mains
 MP Mains
 IP Mains
 LHP Mains

Valve

Depth of cover

Syphon

Diameter Change

Material Change

Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
Requested by: Mr Abdul Ali

Your Scheme/Reference:
PAP/2023/0071 (TA)

View extent: 100m, 100m

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Dig Sites

Area: Line:

LP Mains

MP Mains

IP Mains

LHP Mains

Valve

Depth of cover

Syphon

Diameter Change

Material Change

Out of Standard Service



Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
Requested by: Mr Abdul Ali

Your Scheme/Reference:
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43

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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
Requested by: Mr Abdul Ali

Your Scheme/Reference:
PAP/2023/0071 (TA)

View extent: 100m, 100m

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44

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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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Site Location: 427629 286070
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45

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 25m

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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
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Requested by: Mr Abdul Ali

Your Scheme/Reference:
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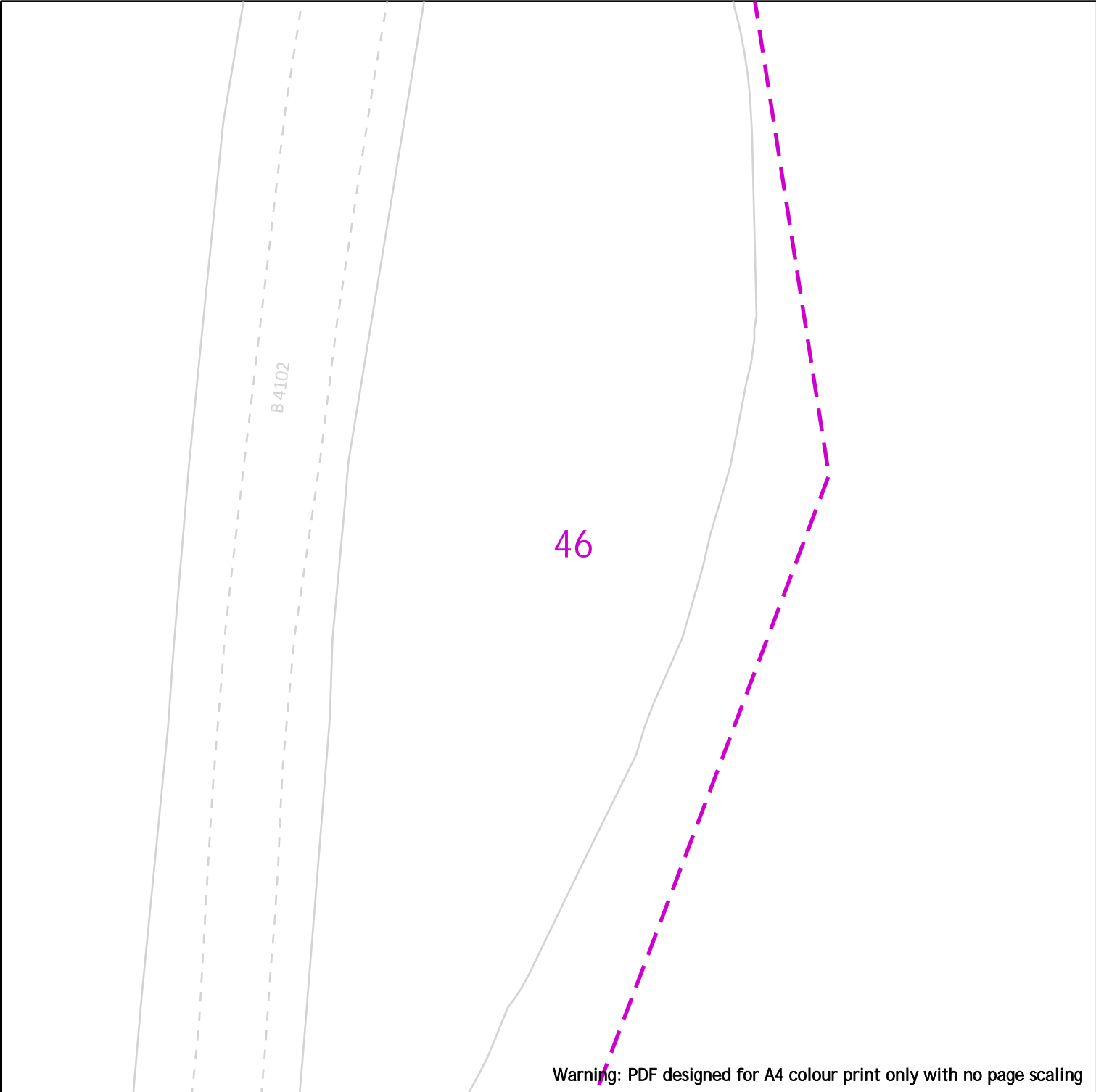
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Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
Requested by: Mr Abdul Ali

Your Scheme/Reference:
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47

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Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
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Your Scheme/Reference:
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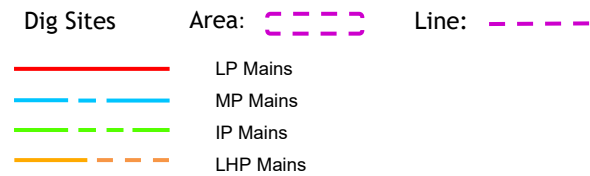
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Dig Sites

Area: Line:

LP Mains

MP Mains

IP Mains

LHP Mains

Valve

Depth of cover

Syphon

Diameter Change

Material Change

Out of Standard Service



Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
Requested by: Mr Abdul Ali

Your Scheme/Reference:
PAP/2023/0071 (TA)

View extent: 100m, 100m

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- Dig Sites Area: Line:
- | | |
|--|-----------|
| | LP Mains |
| | MP Mains |
| | IP Mains |
| | LHP Mains |

- | | | | |
|--|----------------|--|-------------------------|
| | Valve | | Diameter Change |
| | Depth of cover | | Material Change |
| | Syphon | | Out of Standard Service |



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51

406mm ST

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 25m

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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
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Site Location: 427629 286070
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View extent: 100m, 100m

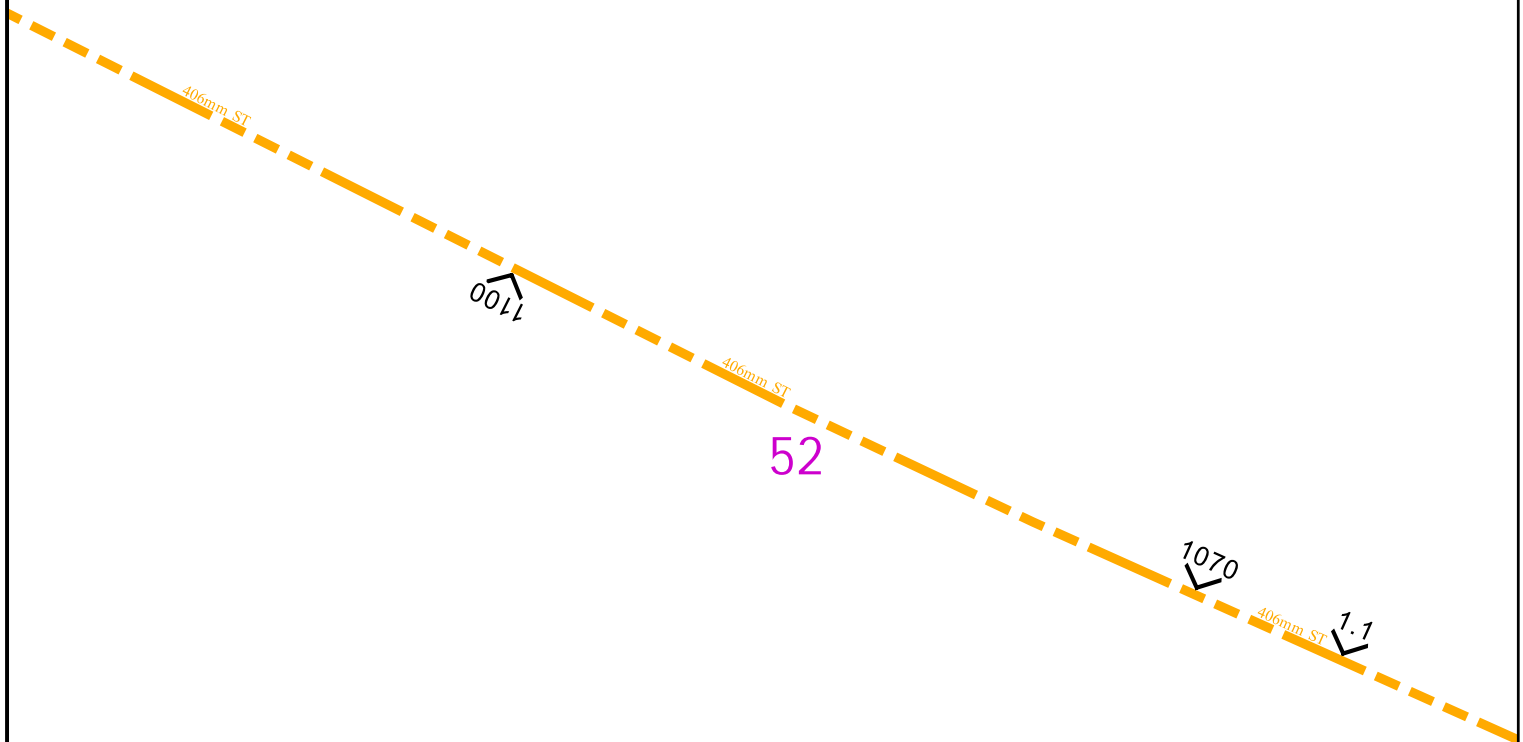
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 25m

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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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53

406mm ST
1140
1.2

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25m





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Dig Sites




Area: 

Line: 

Cadent
Your Gas Network

 LP Mains
 MP Mains
 IP Mains
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 Valve
 Depth of cover
 Syphon

 Diameter Change
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 Out of Standard Service

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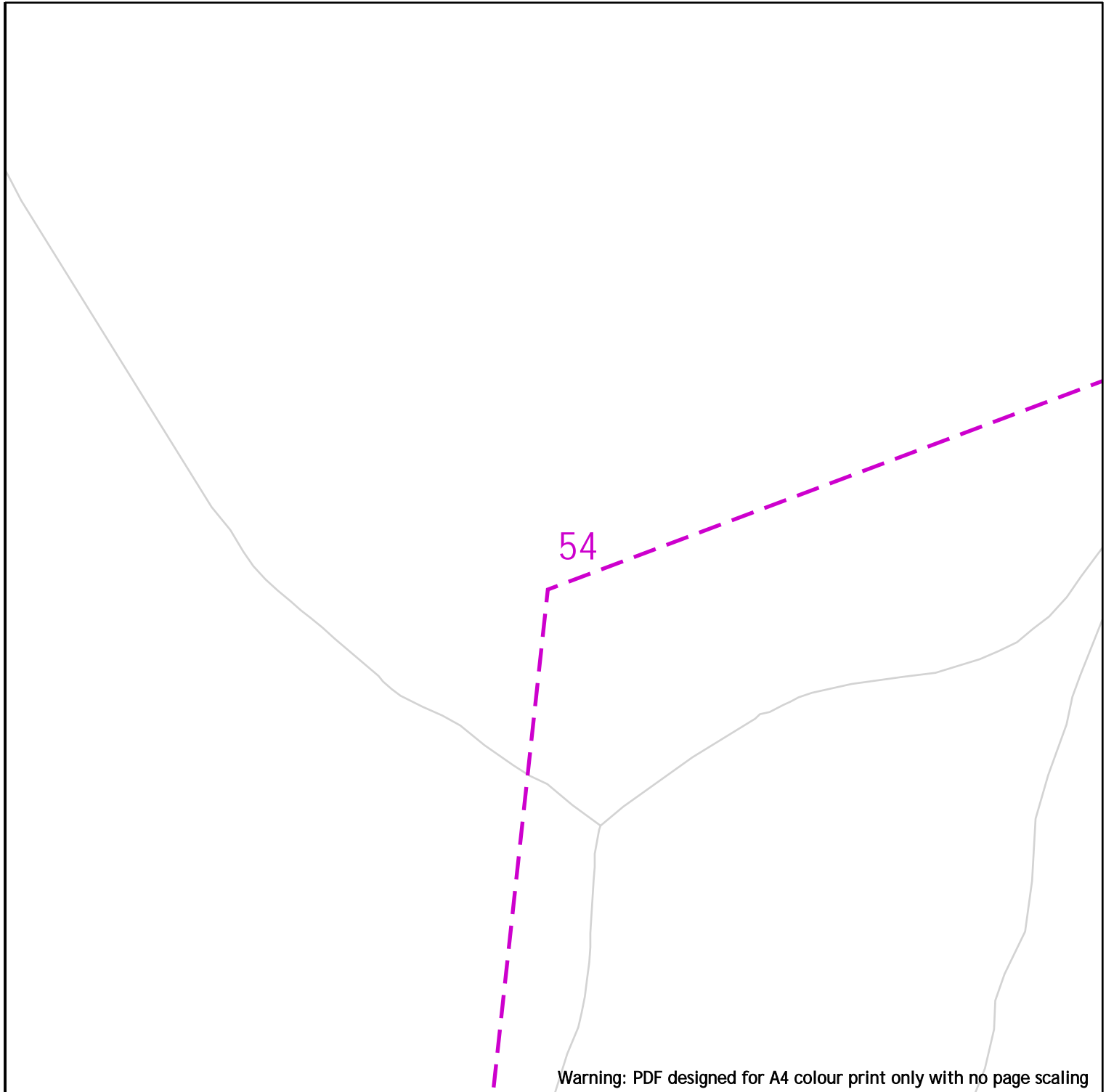
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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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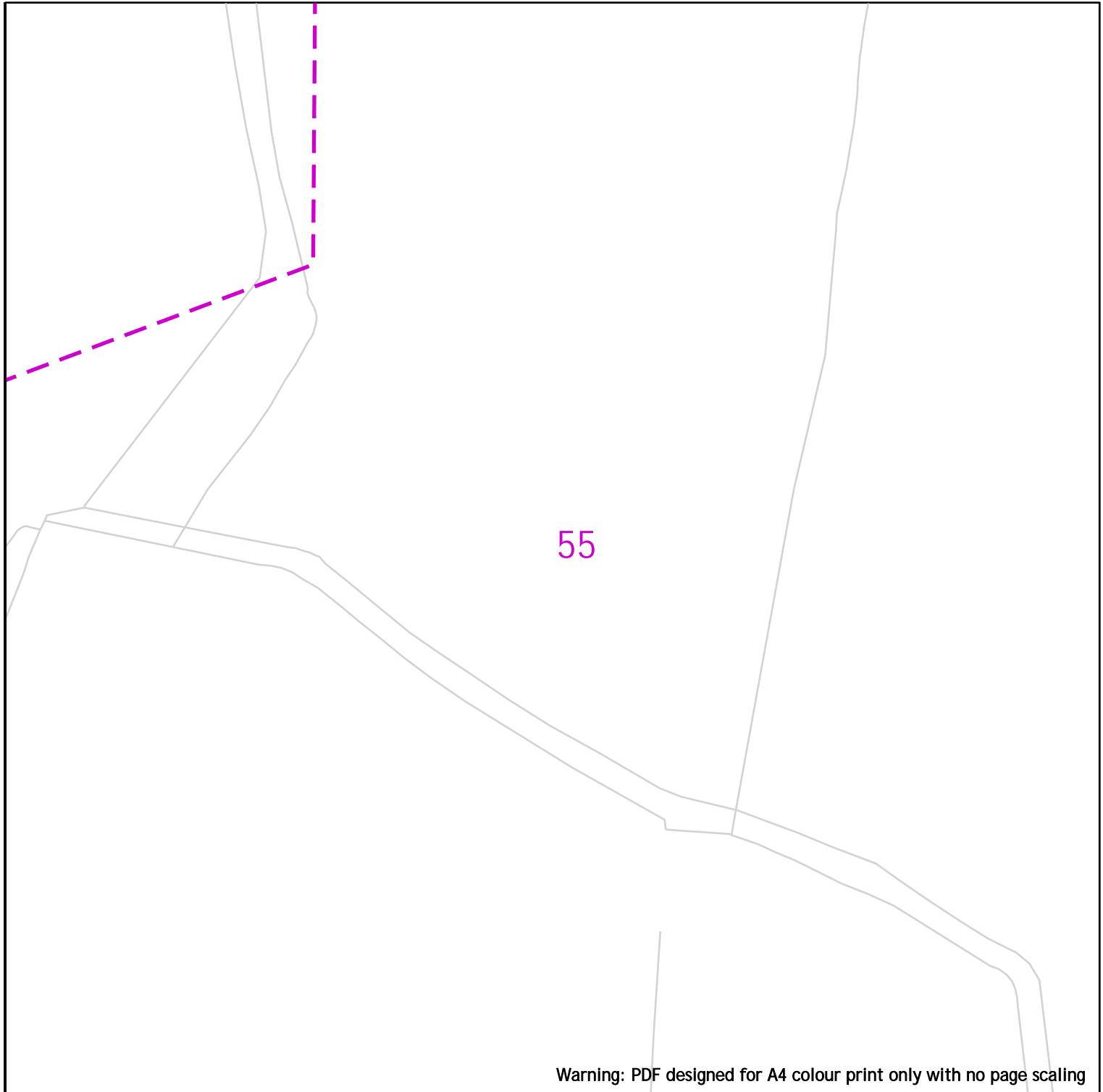
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Dig Sites

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Line:



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Depth of cover



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Job Reference: 28815559
Site Location: 427629 286070
Requested by: Mr Abdul Ali

Your Scheme/Reference:
PAP/2023/0071 (TA)

View extent: 100m, 100m

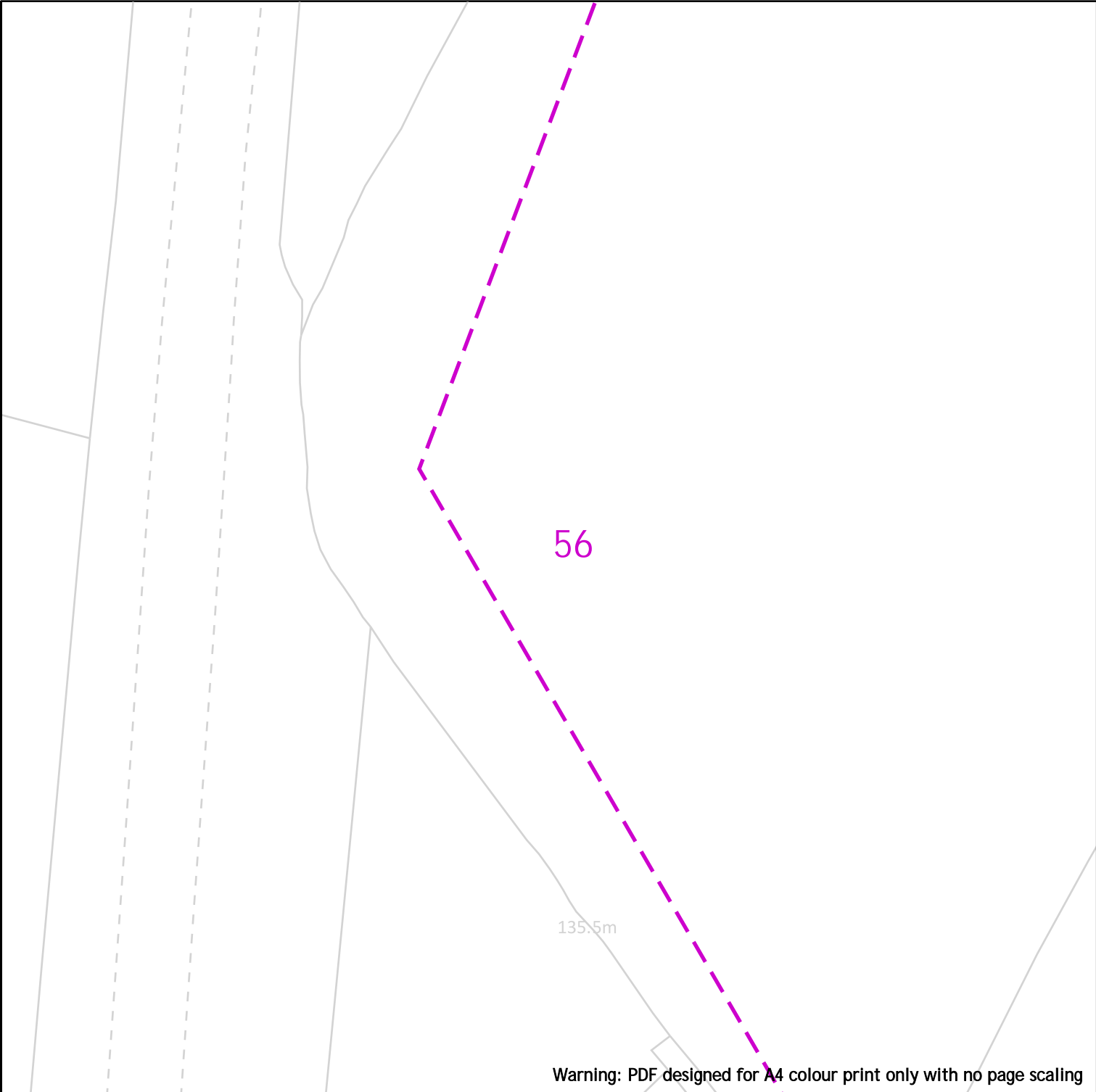
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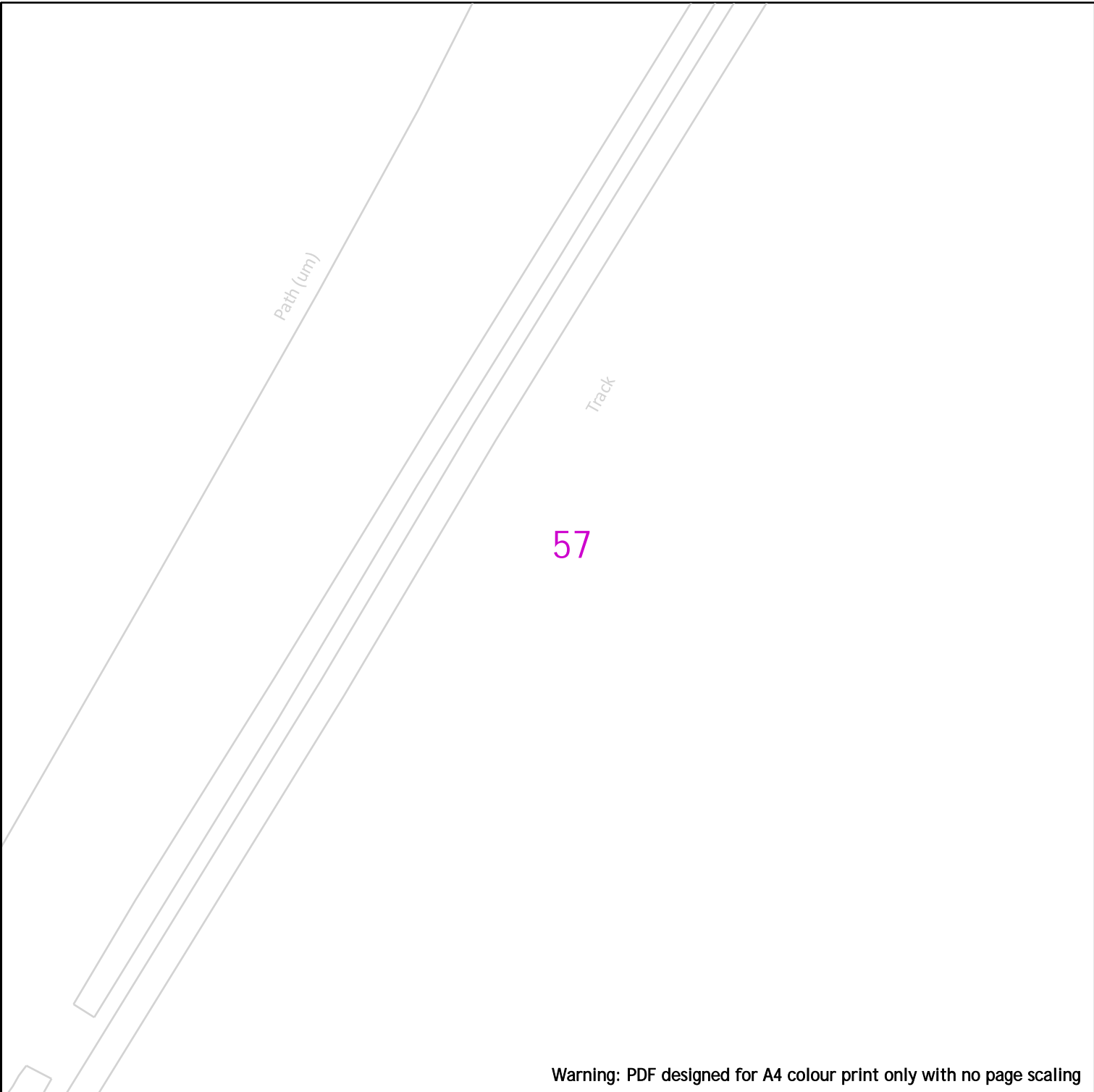
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		WARNING! This area contains Gas Mains Operating at High Pressure (in excess of 7 bar) and/or Intermediate Pressure (between 2 and 7 bar). Before excavating in the area contact the Plant Protection team on 0800 688 588 or plantprotection@cadentgas.com	
	<div><div>Dig Sites</div><div>Area: Line: </div><div><div> LP Mains</div><div> MP Mains</div><div> IP Mains</div><div> LHP Mains</div></div><div><div> Valve</div><div> Depth of cover</div><div> Syphon</div></div><div><div> Diameter Change</div><div> Material Change</div><div> Out of Standard Service</div></div></div>		
<div>Date Requested: 13/03/2023 Job Reference: 28815559 Site Location: 427629 286070 Requested by: Mr Abdul Ali Your Scheme/Reference: PAP/2023/0071 (TA) View extent: 100m, 100m</div>	<div>IMPORTANT NOTICES</div> <p>This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p> <div>In case of emergency call - 0800 111 999</div> <div><small>Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886</small></div>		



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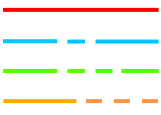
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Dig Sites

Area:

Line:



LP Mains
MP Mains
IP Mains
LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
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Your Scheme/Reference:
PAP/2023/0071 (TA)

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Dig Sites

Area: Line:

LP Mains

MP Mains

Valve

Depth of cover

Syphon

Diameter Change

Material Change

Out of Standard Service



Date Requested: 13/03/2023
Job Reference: 28815559
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Dig Sites

Area: Line:

LP Mains

MP Mains

IP Mains

LHP Mains

Valve

Depth of cover

Syphon

Diameter Change

Material Change

Out of Standard Service



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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
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IMPORTANT NOTICES

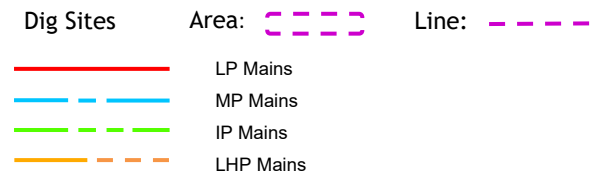
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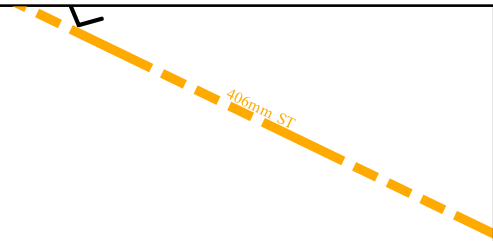
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Scale: 1:500 (When plotted at A4)



63

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- | | | |
|------------------|--------------|--------------|
| Dig Sites | Area: | Line: |
| | LP Mains | |
| | MP Mains | |
| | IP Mains | |
| | LHP Mains | |

- | | | | |
|--|----------------|--|-------------------------|
| | Valve | | Diameter Change |
| | Depth of cover | | Material Change |
| | Syphon | | Out of Standard Service |



Date Requested: 13/03/2023
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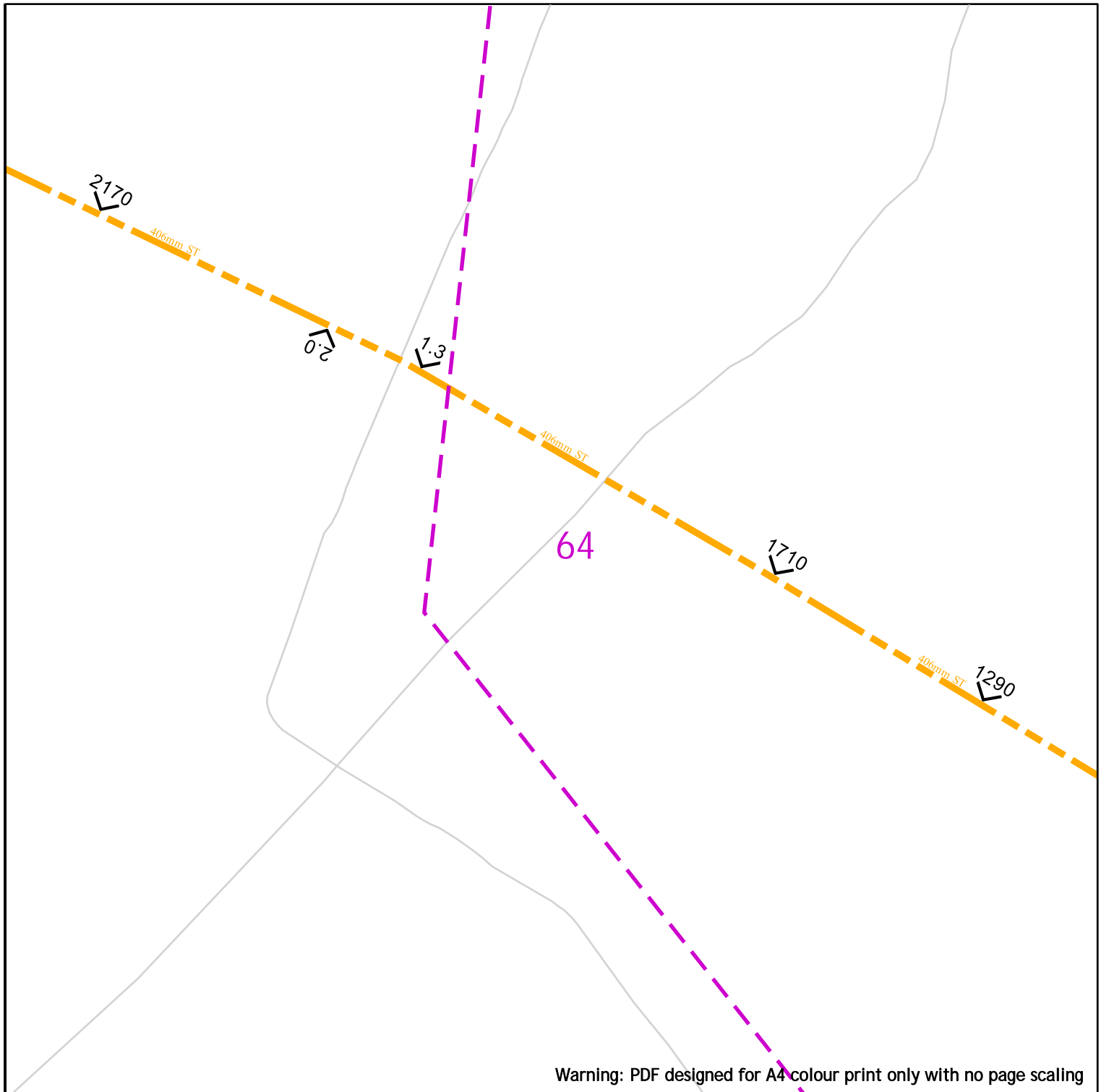
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25m

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Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Cadent
Your Gas Network

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
Requested by: Mr Abdul Ali

Your Scheme/Reference:
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View extent: 100m, 100m

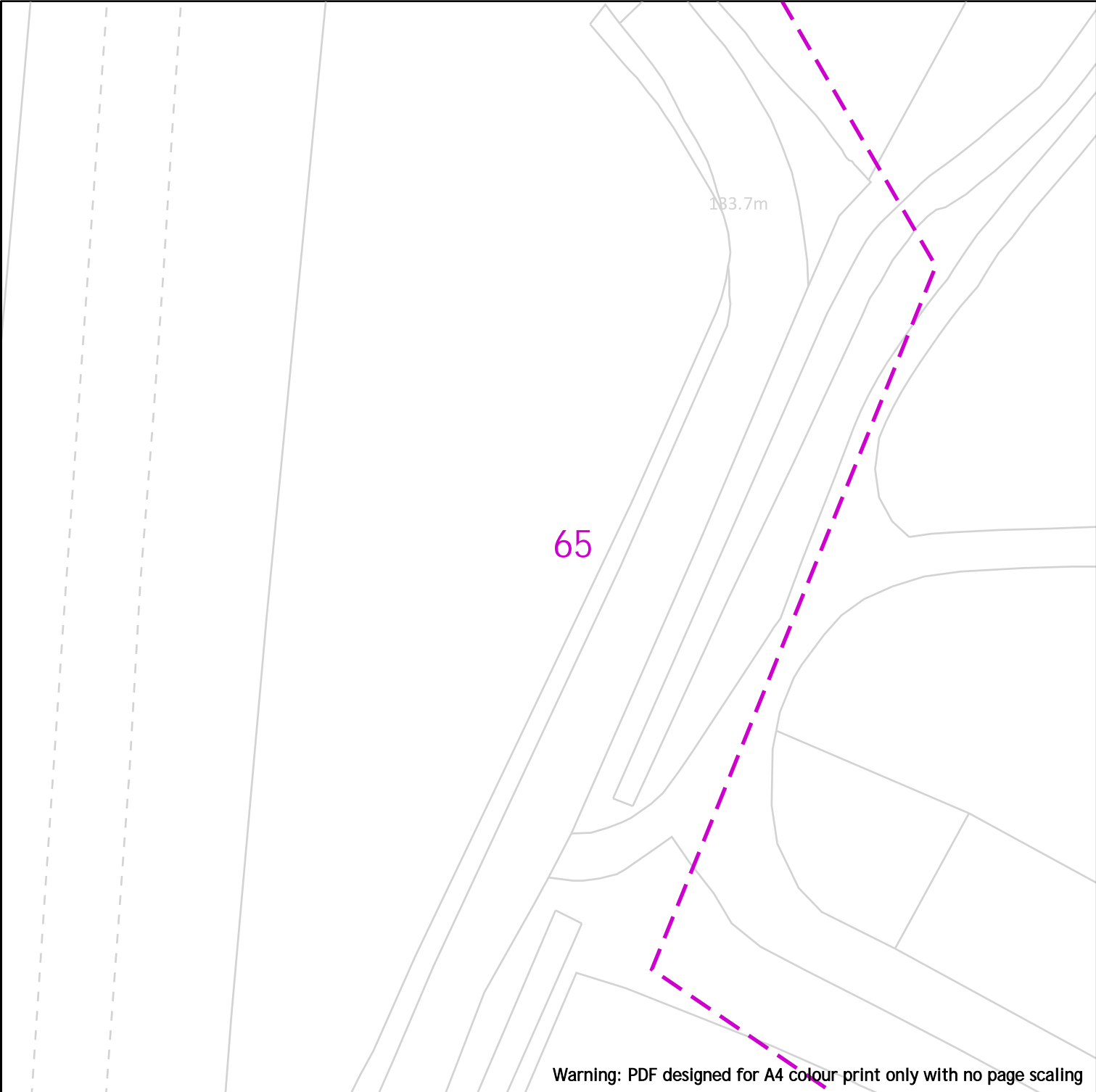
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Cadent
Your Gas Network

Dig Sites

Area:  Line: 

	LP Mains
	MP Mains
	IP Mains
	LHP Mains

	Valve
	Depth of cover
	Syphon

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	Material Change
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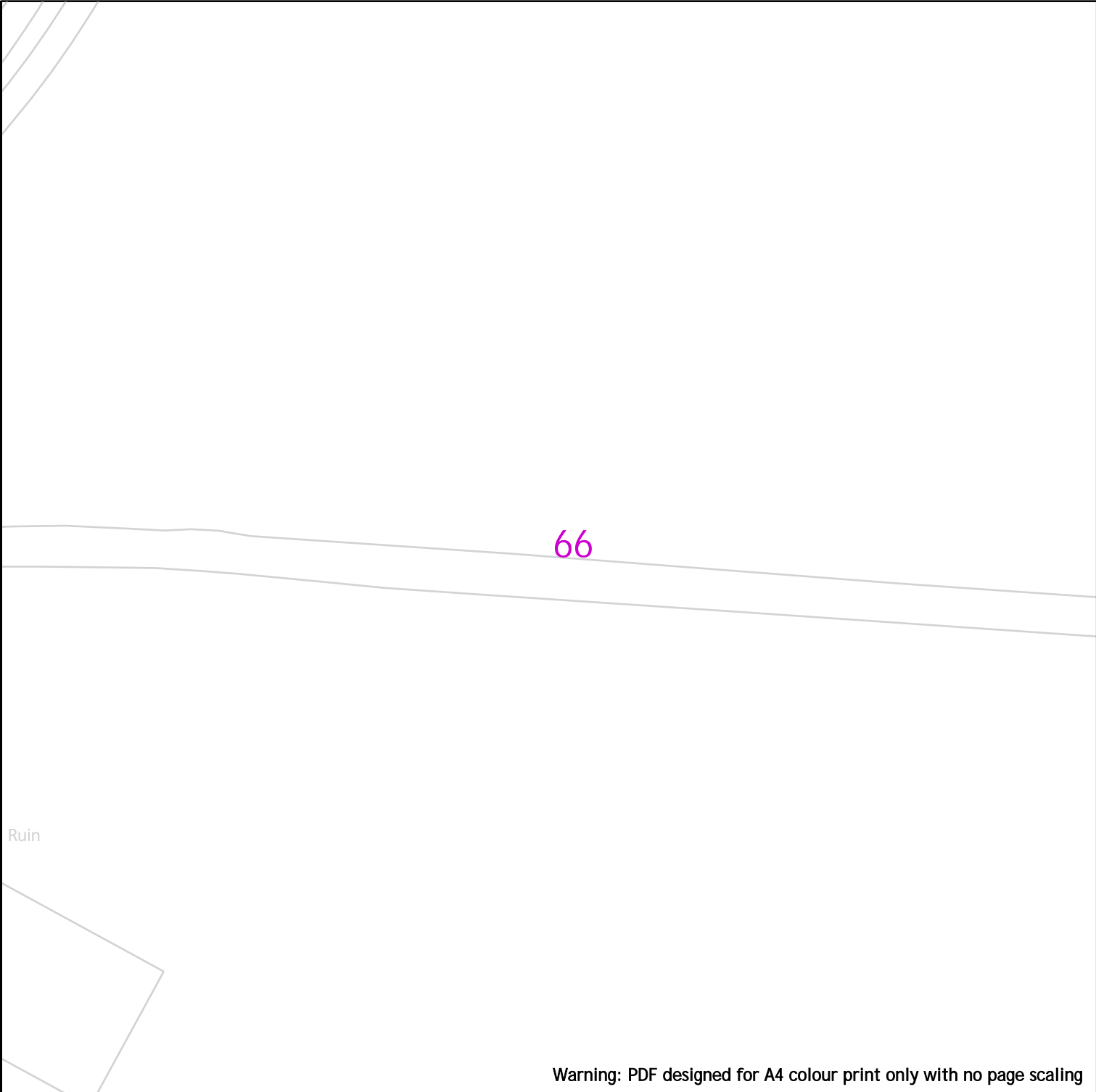
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Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
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Dig Sites

Area:



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LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
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	Valve		Diameter Change
	Depth of cover		Material Change
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Depth of cover



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In case of emergency call - 0800 111 999

Scale: 1:500 (When plotted at A4)

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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
Requested by: Mr Abdul Ali

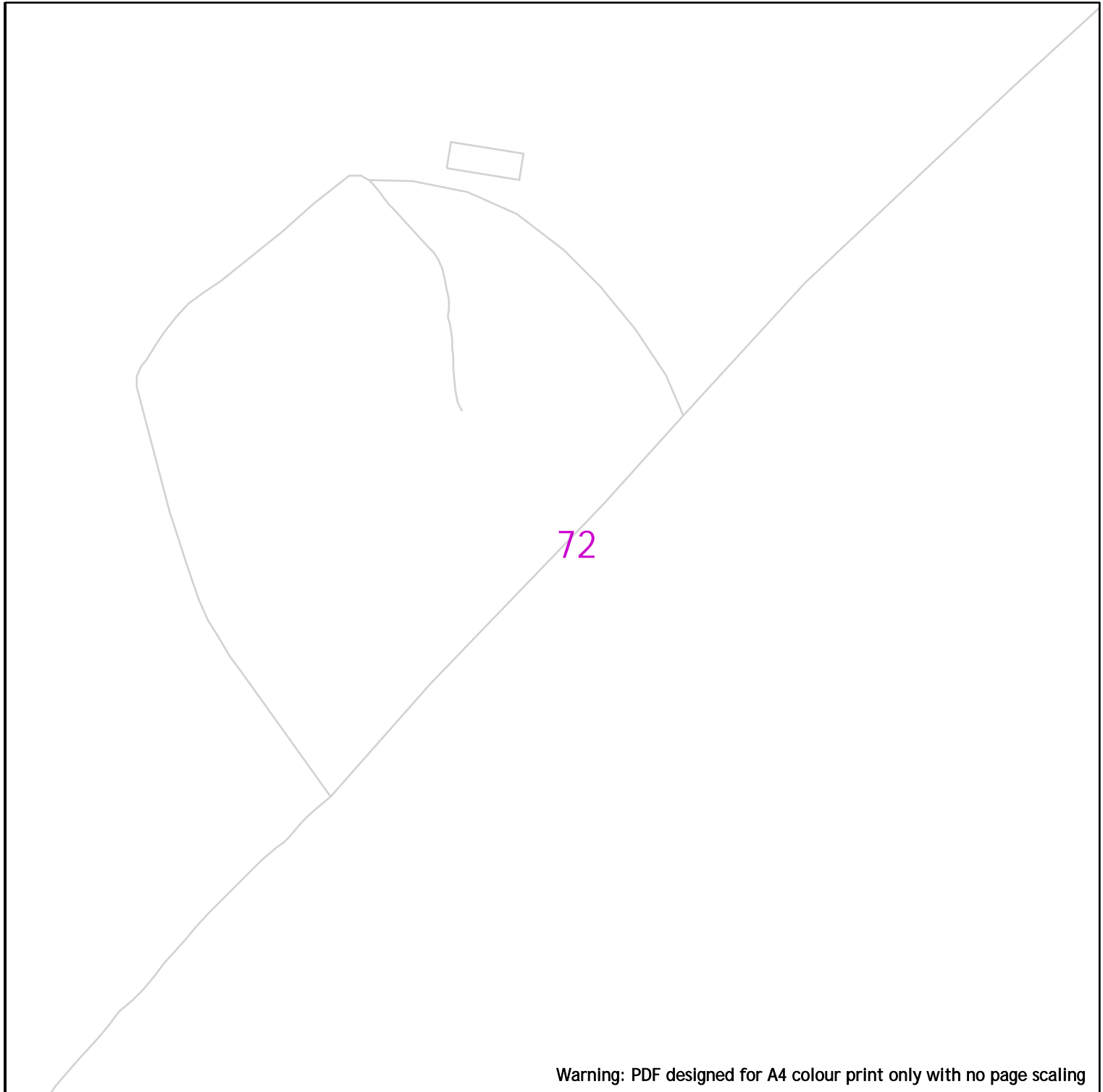
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Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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Job Reference: 28815559
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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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Job Reference: 28815559
Site Location: 427629 286070
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Your Scheme/Reference:
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View extent: 100m, 100m

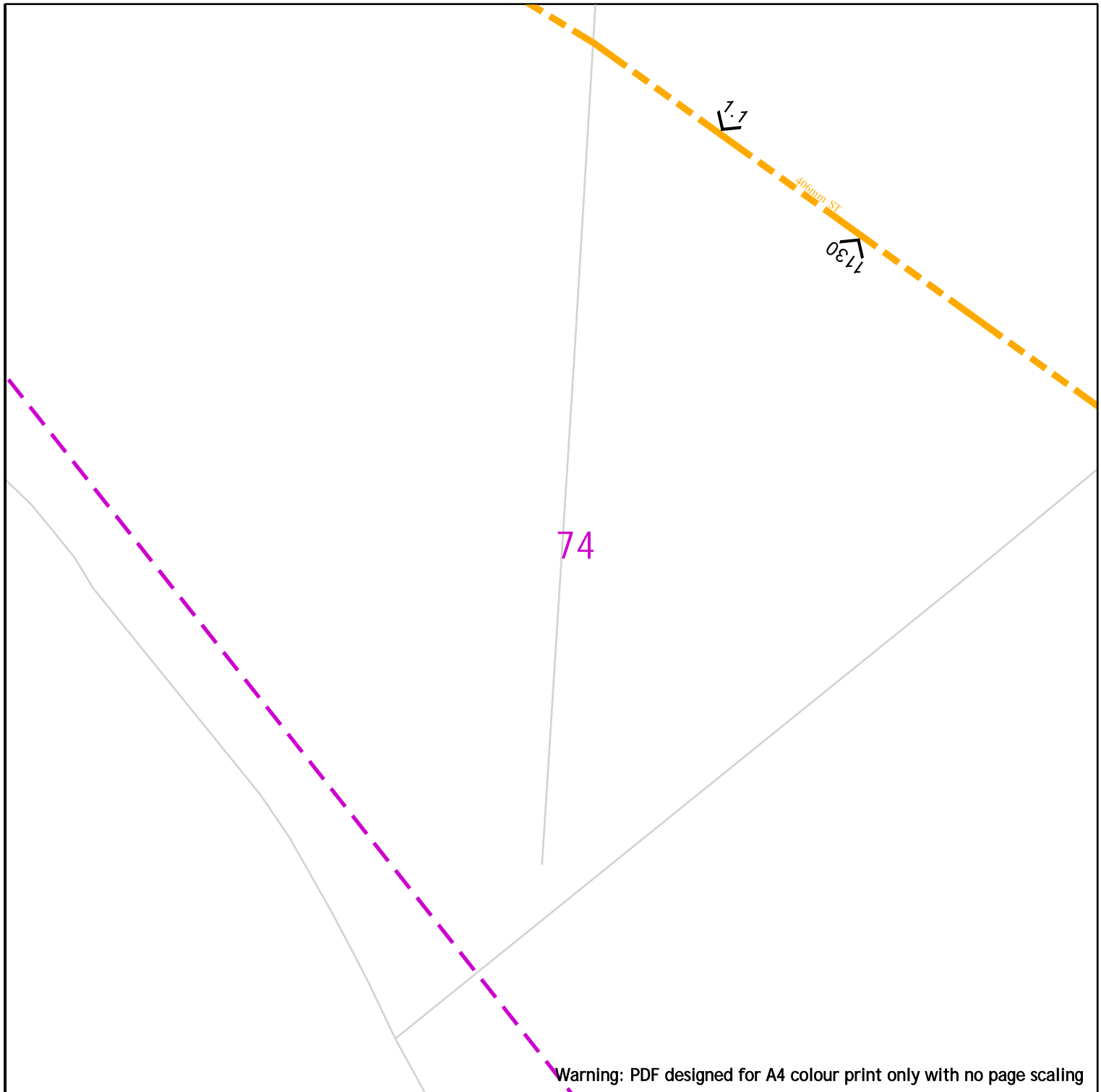
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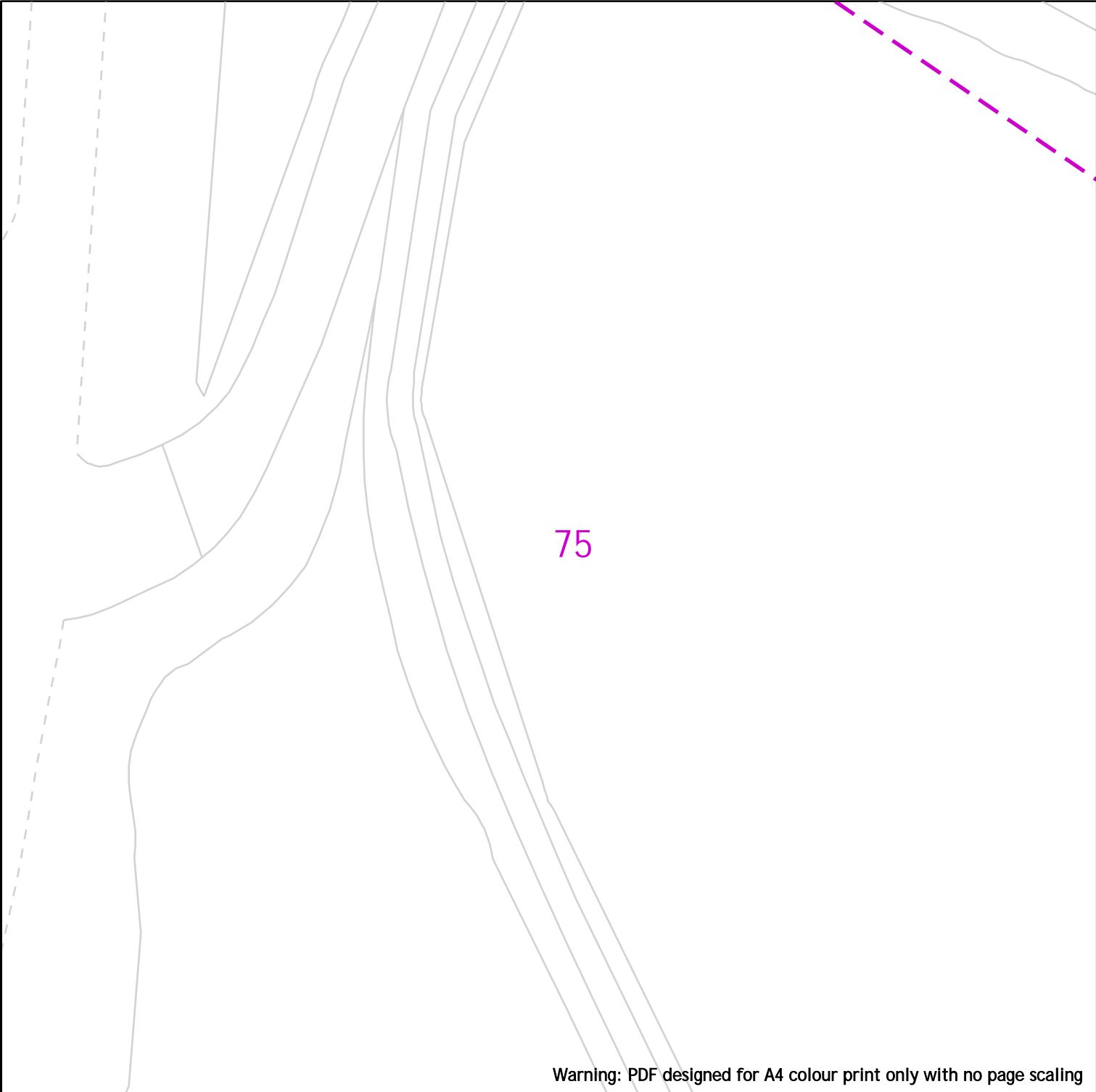
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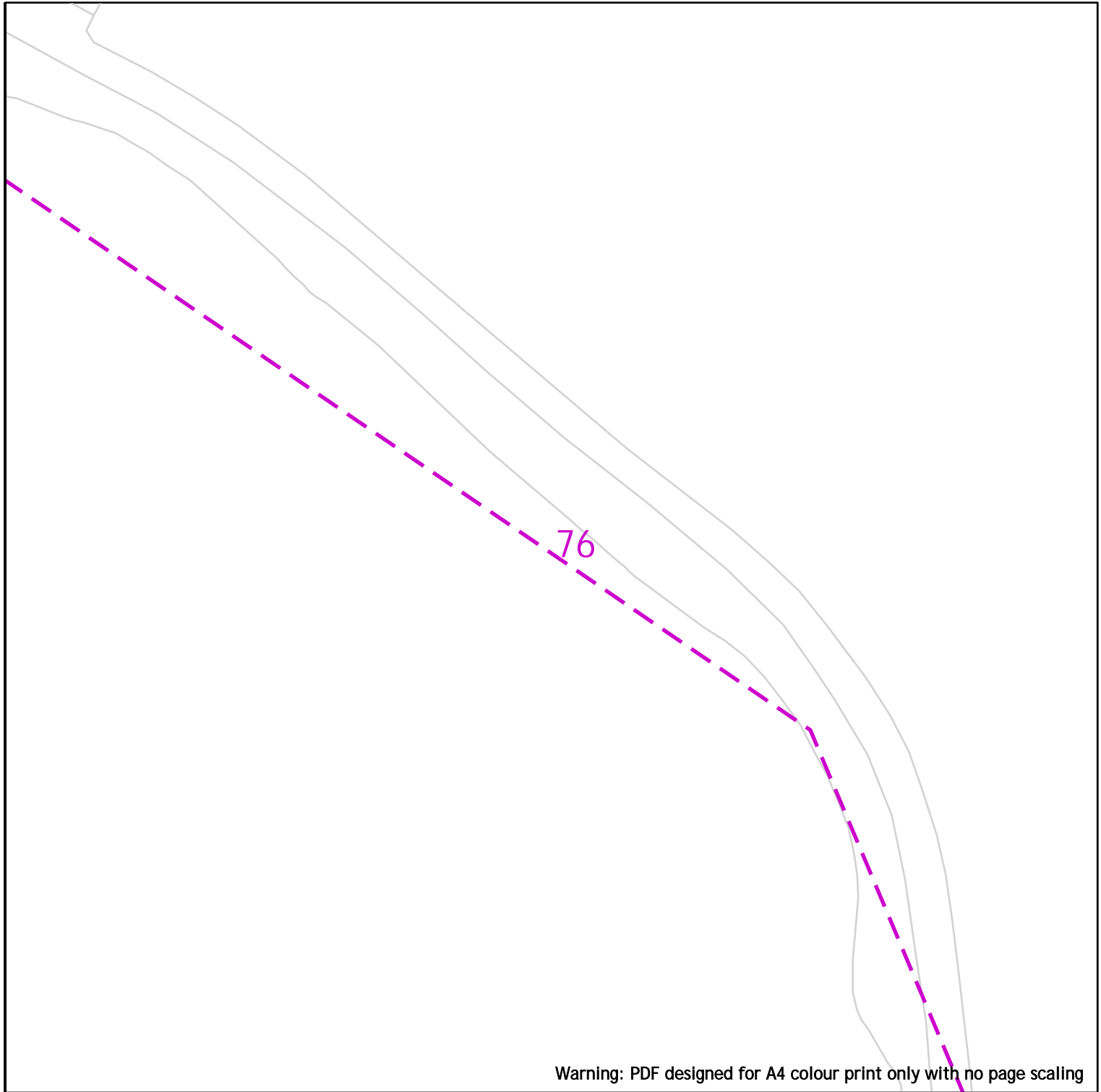


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<p>Date Requested: 13/03/2023 Job Reference: 28815559 Site Location: 427629 286070 Requested by: Mr Abdul Ali</p> <p>Your Scheme/Reference: PAP/2023/0071 (TA)</p> <p>View extent: 100m, 100m</p>	<p>IMPORTANT NOTICES</p> <p>This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p>																							
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Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
Requested by: Mr Abdul Ali

Your Scheme/Reference:
PAP/2023/0071 (TA)

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Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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IP Mains



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Valve



Depth of cover



Syphon



Diameter Change



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Dig Sites

Area: Line:

LP Mains

MP Mains

IP Mains

LHP Mains

Valve

Depth of cover

Syphon

Diameter Change

Material Change

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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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Dig Sites

Area: Line:

LP Mains

MP Mains

Valve

Depth of cover

Syphon

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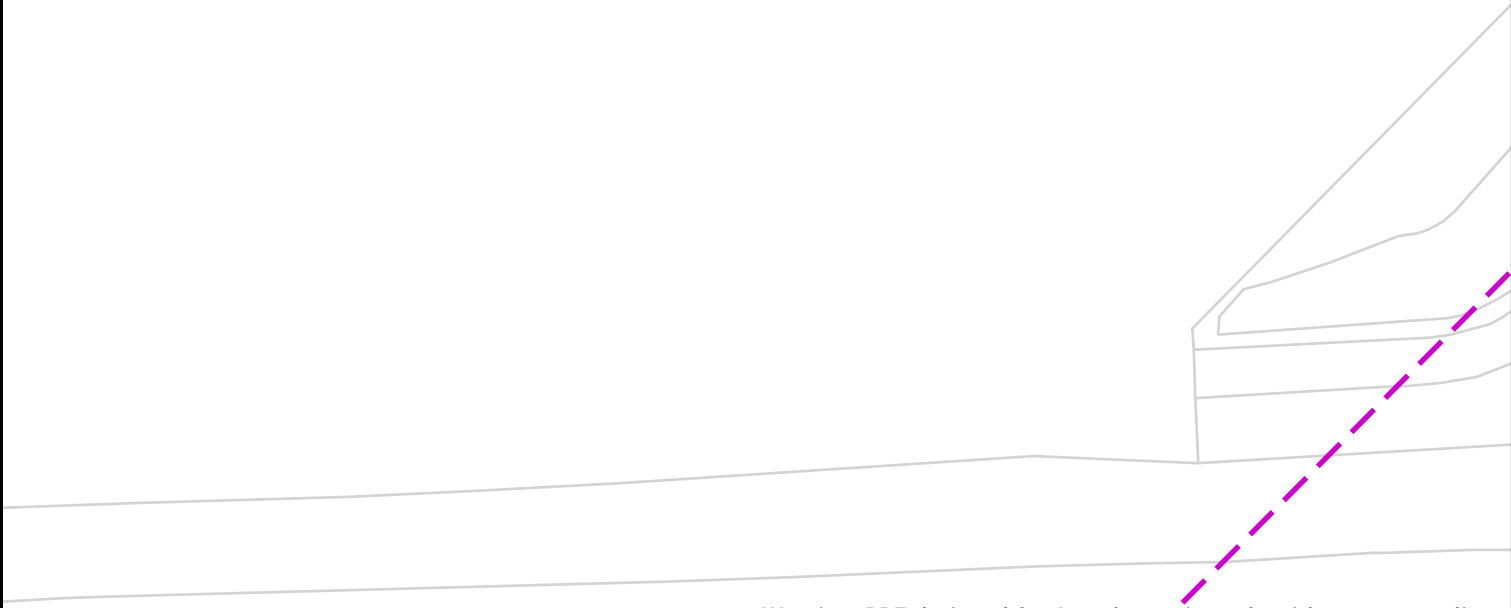
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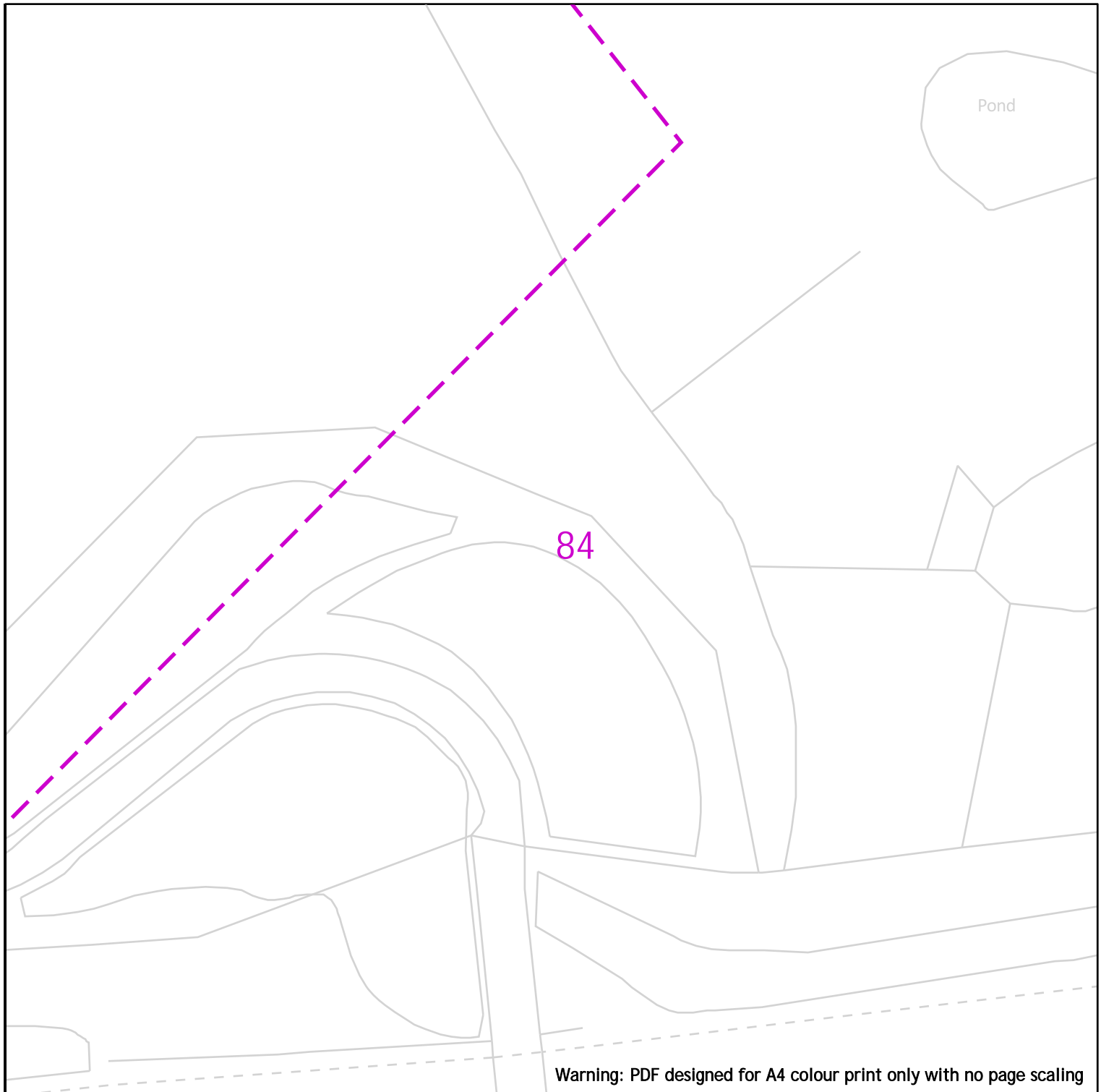
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Dig Sites

Area:



Line:



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Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Cadent
Your Gas Network

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Your Scheme/Reference:
PAP/2023/0071 (TA)

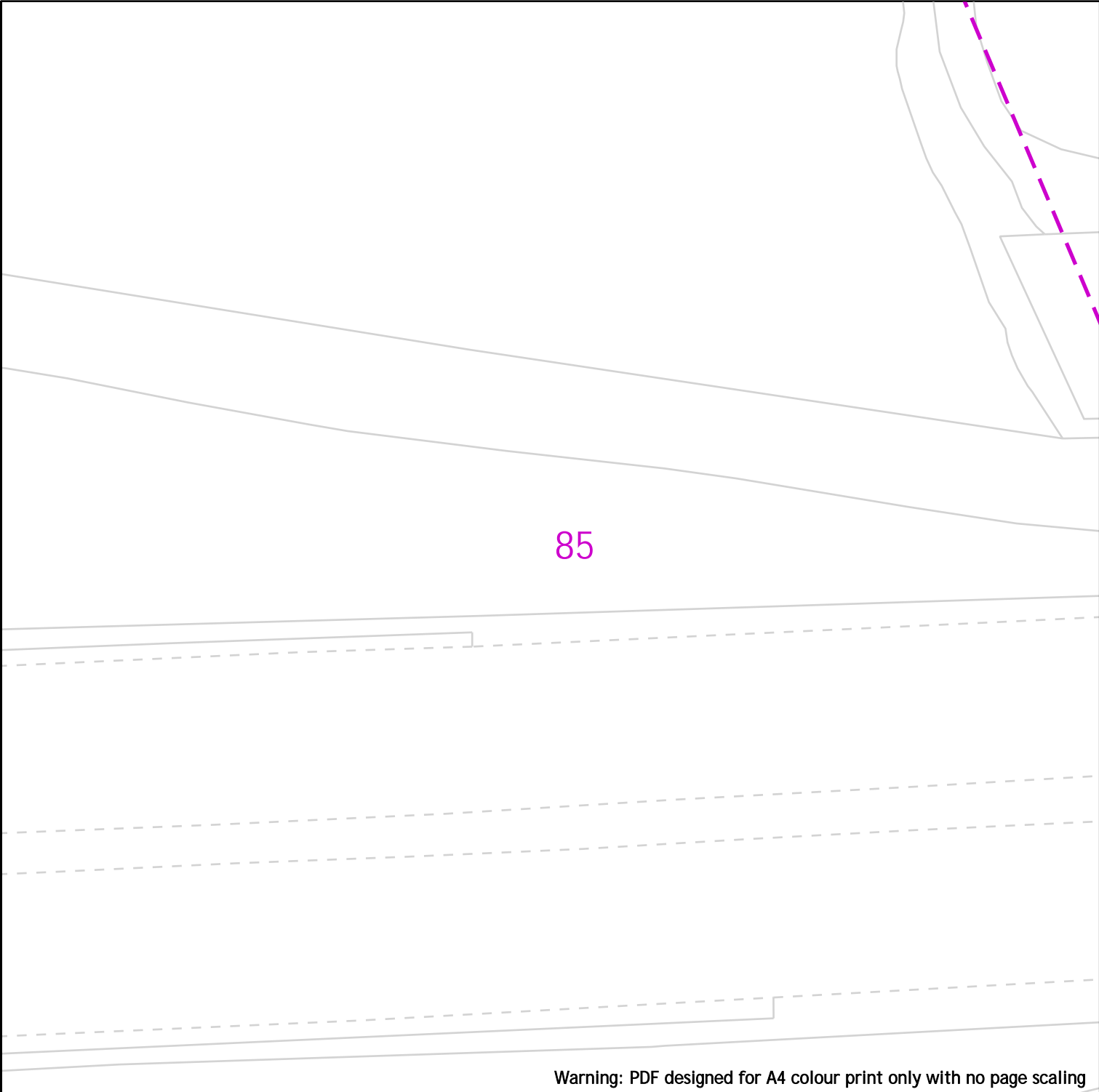
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IMPORTANT NOTICES

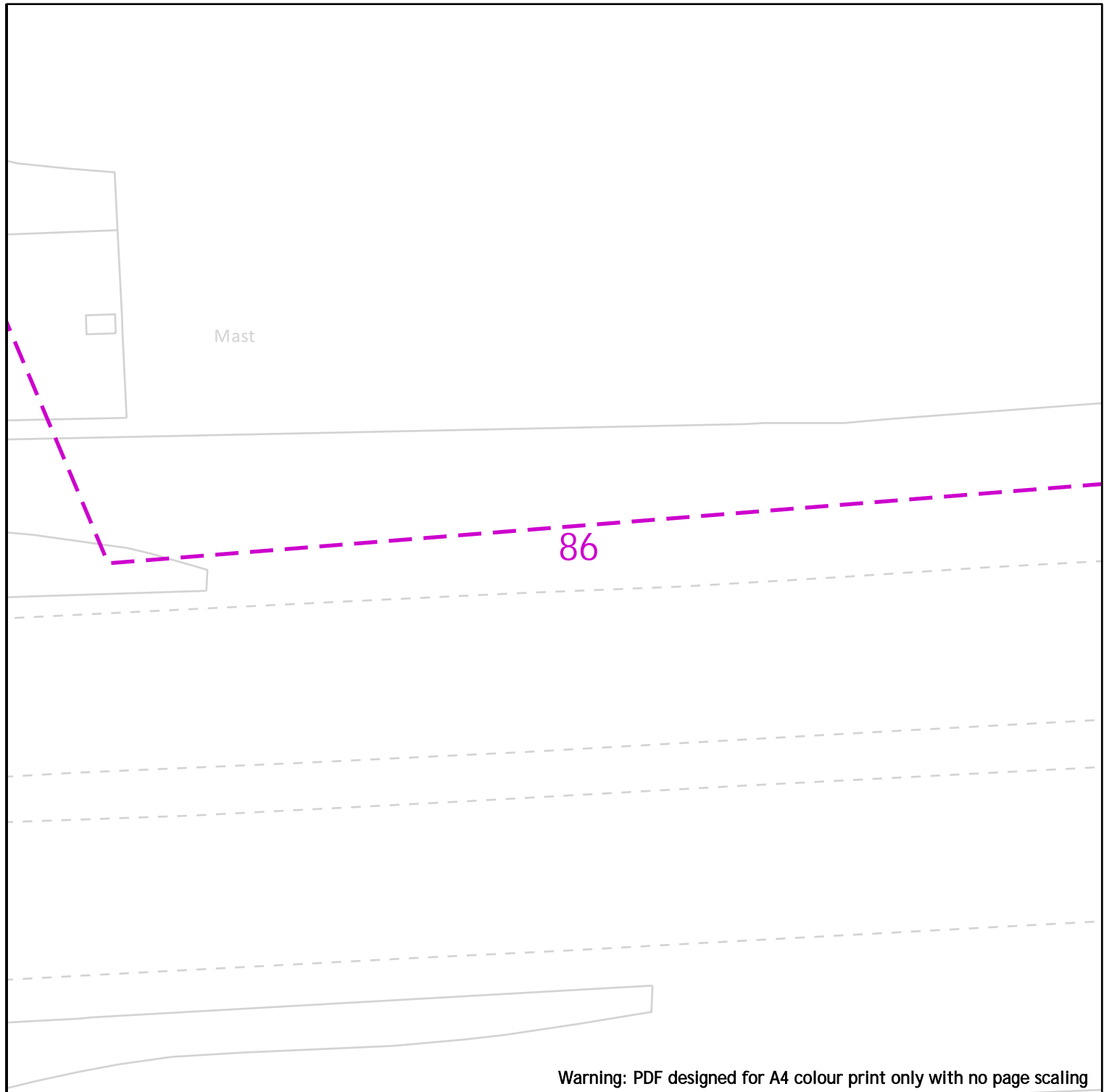
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 25m

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Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 13/03/2023
Job Reference: 28815559
Site Location: 427629 286070
Requested by: Mr Abdul Ali

Your Scheme/Reference:
PAP/2023/0071 (TA)

View extent: 100m, 100m

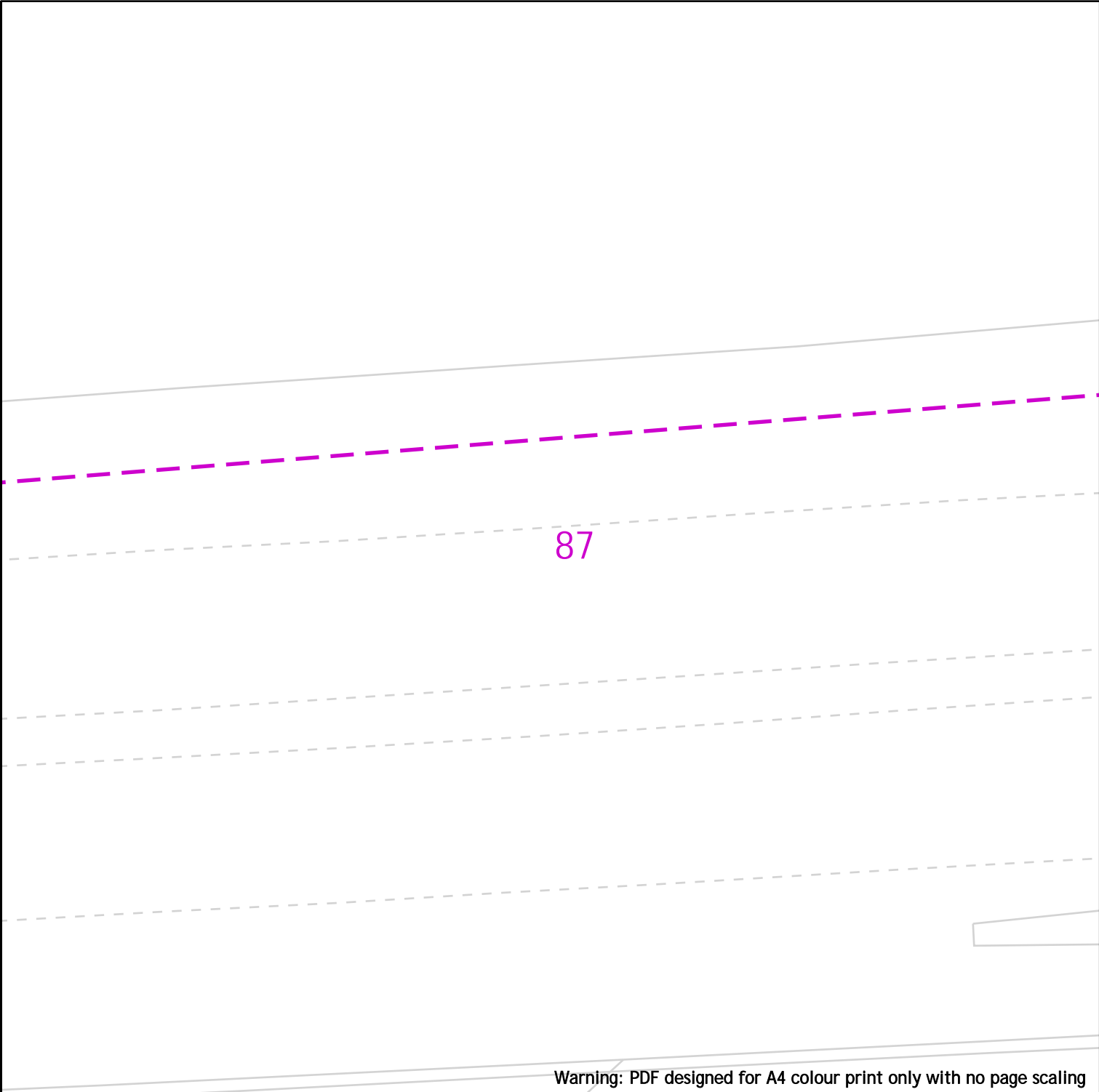
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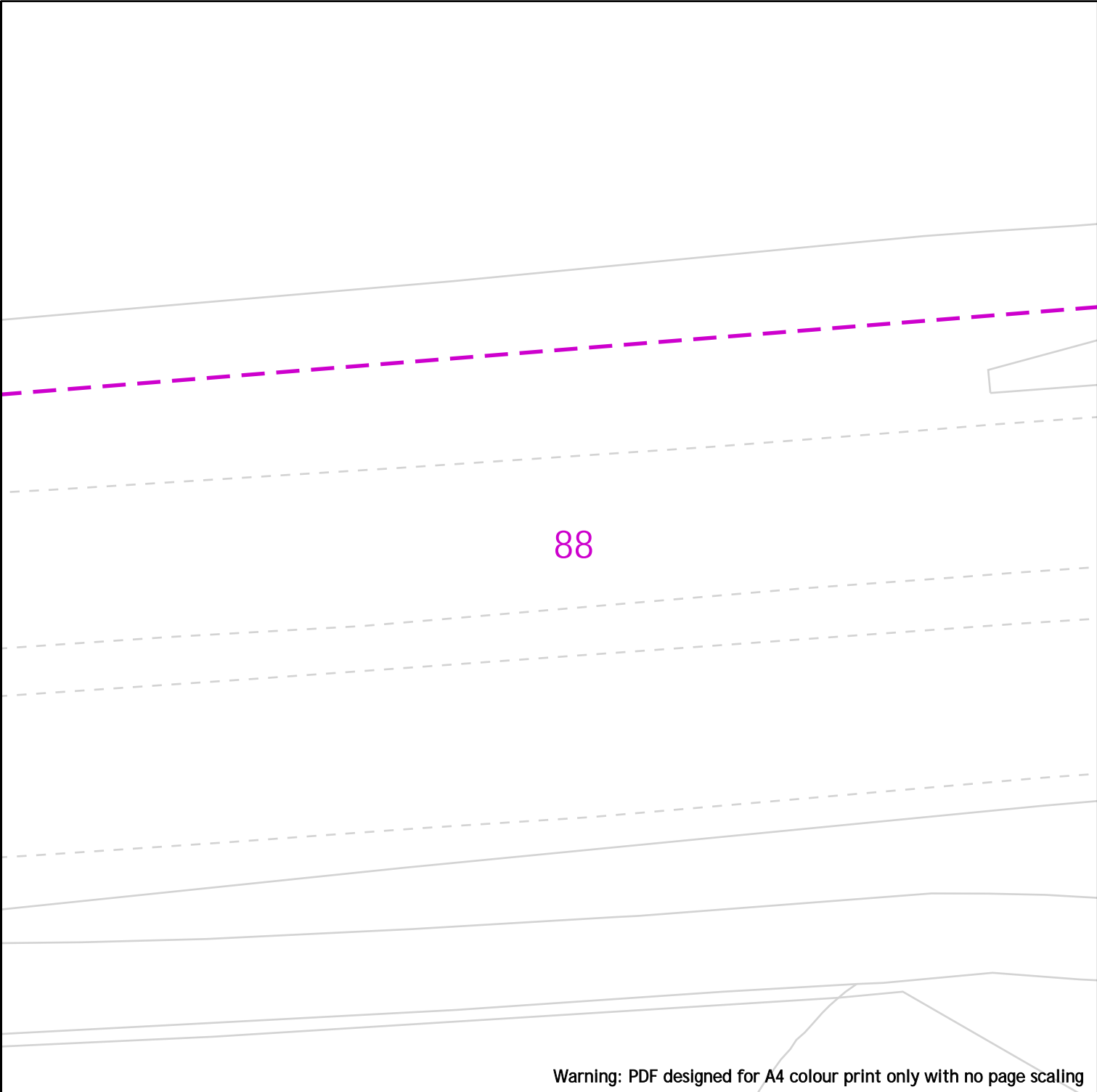
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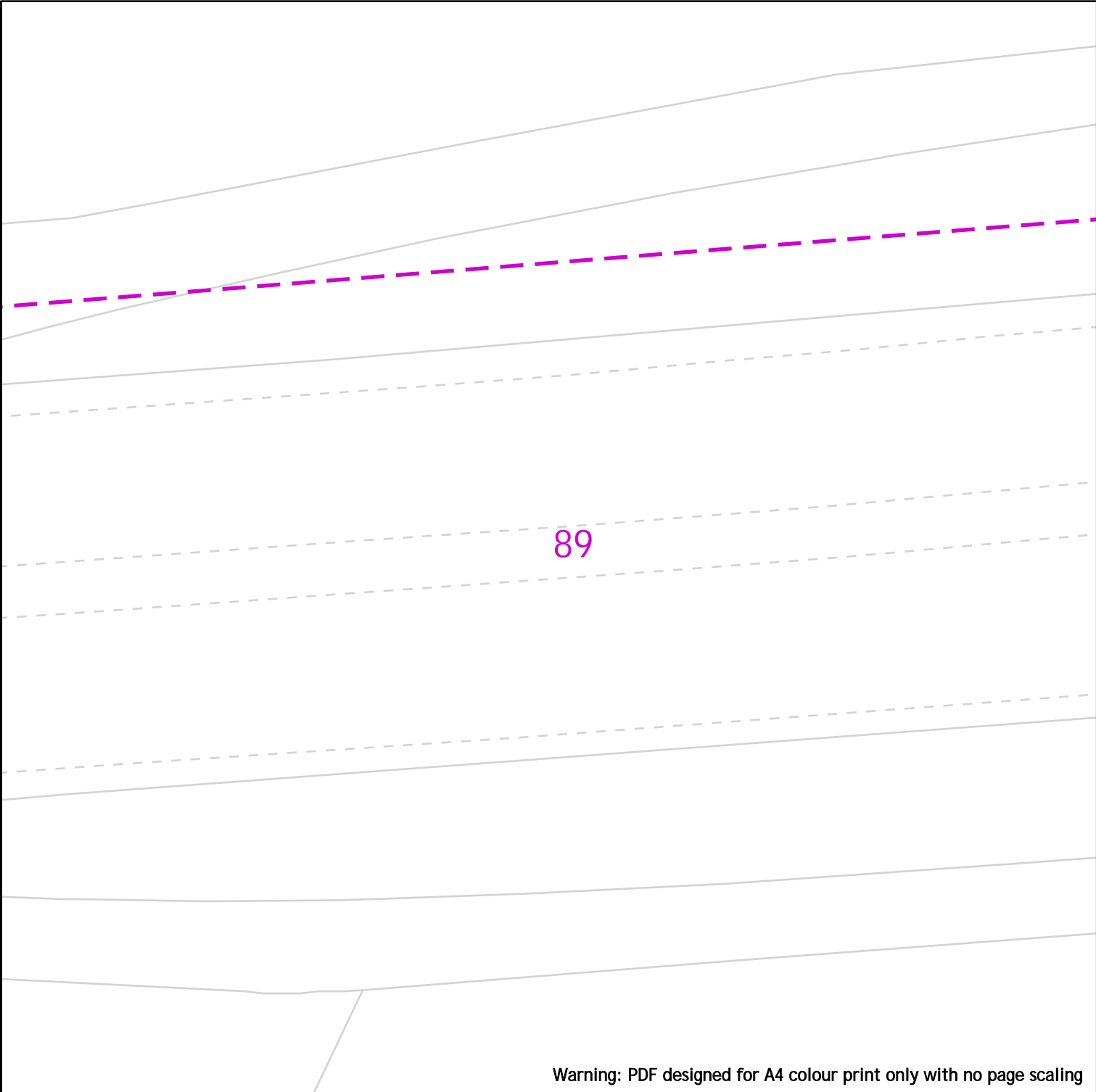


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	<div>25m</div> <div><div>Dig Sites</div><div>Area:  Line: </div><div><div> LP Mains</div><div> MP Mains</div><div> IP Mains</div><div> LHP Mains</div></div><div><div> Valve</div><div> Depth of cover</div><div> Syphon</div></div><div><div> Diameter Change</div><div> Material Change</div><div> Out of Standard Service</div></div></div> <div><div>WARNING! This area contains Gas Mains Operating at High Pressure (in excess of 7 bar) and/or Intermediate Pressure (between 2 and 7 bar). Before excavating in the area contact the Plant Protection team on 0800 688 588 or plantprotection@cadentgas.com</div></div>
	
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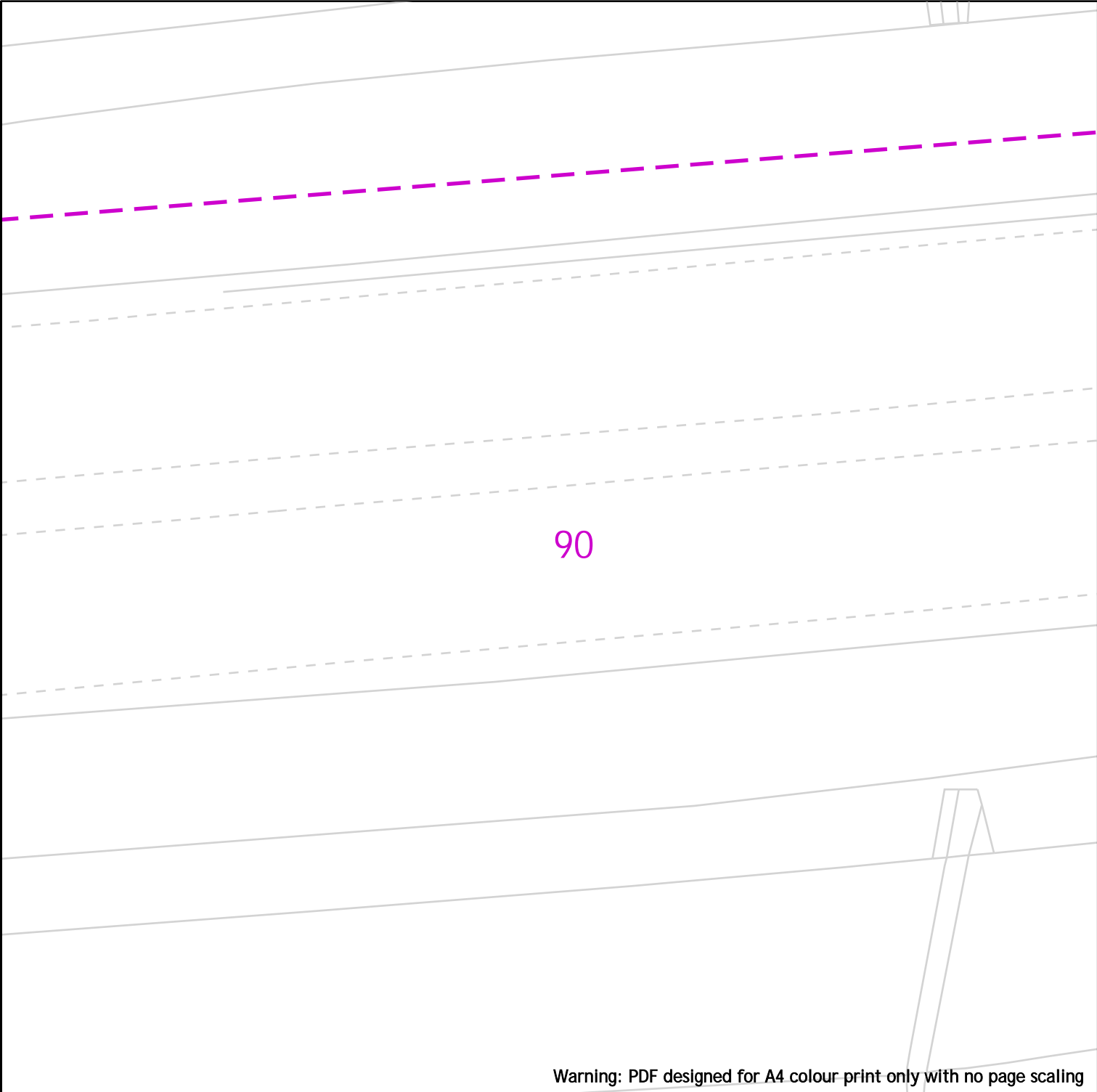


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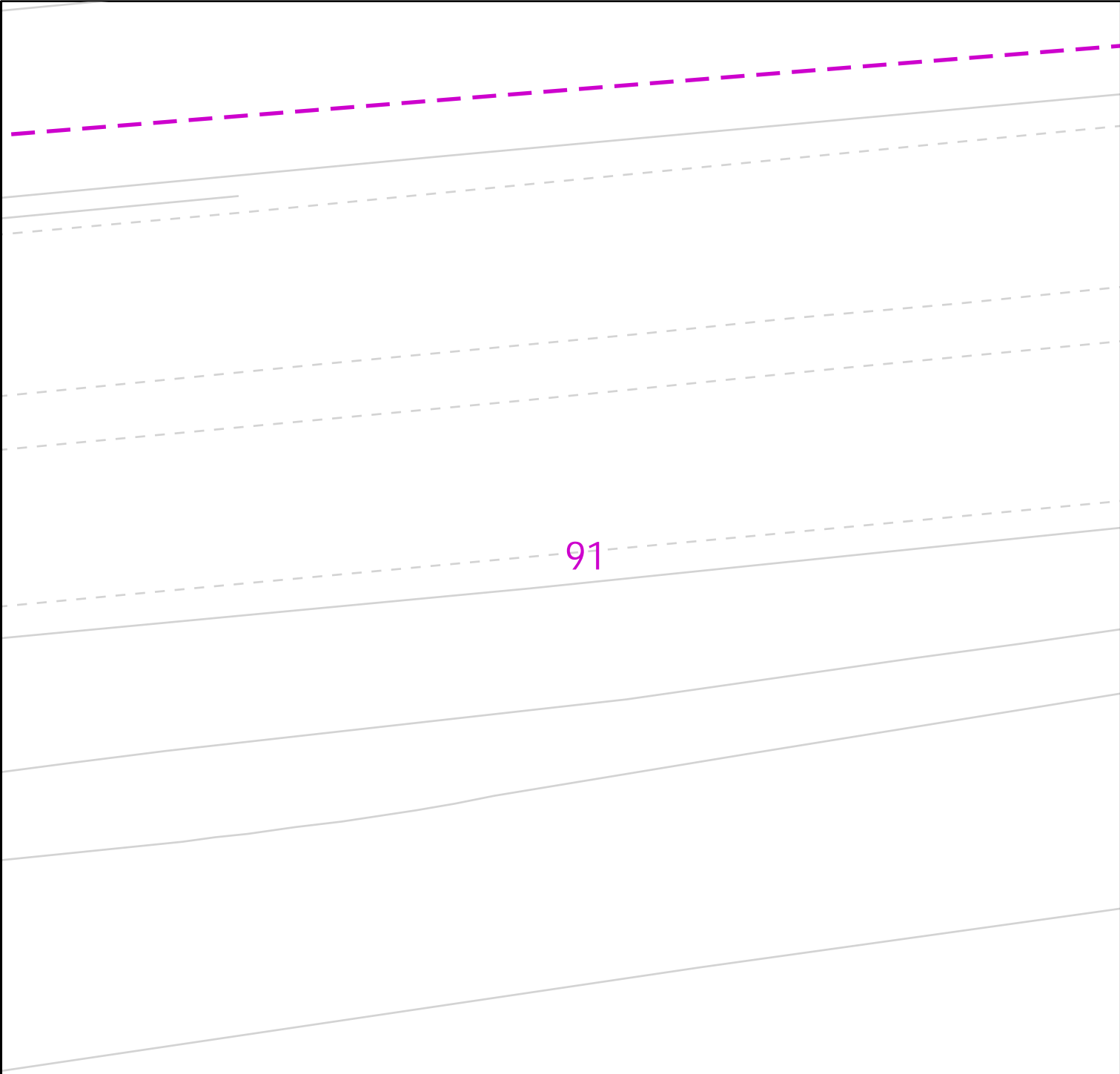
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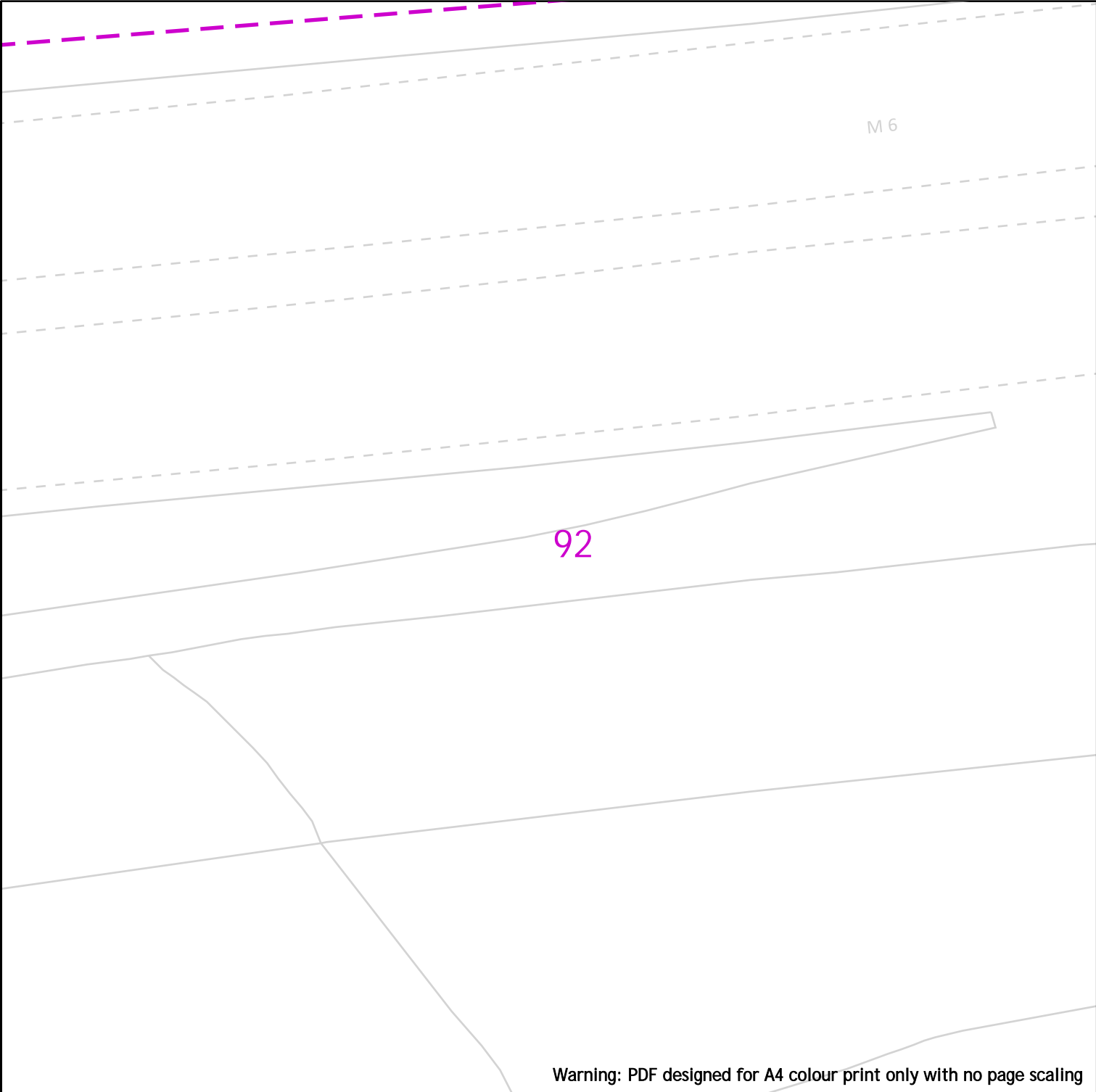
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<div data-bbox="73 1704 325 1809"> Your Gas Network</div>	<div data-bbox="1058 1556 1536 1650">WARNING! This area contains Gas Mains Operating at High Pressure (in excess of 7 bar) and/or Intermediate Pressure (between 2 and 7 bar). Before excavating in the area contact the Plant Protection team on 0800 688 588 or plantprotection@cadentgas.com</div>
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UKOPA Good Practice Guide

Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines

UKOPA/GP/014 Edition 1

June 2017

GUIDANCE ISSUED BY UKOPA:

The guidance in this document represents what is considered by UKOPA to represent current UK pipeline industry good practice within the defined scope of the document. All requirements should be considered guidance and should not be considered obligatory against the judgement of the Pipeline Owner/Operator. Where new and better techniques are developed and proved, they should be adopted without waiting for modifications to the guidance in this document.

Comments, questions and enquiries about this publication should be directed to:

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Ambergate
Derbyshire
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Revision and change control history

Planned revision: January 2022

Edition	Date	No. of pages	Summary of changes
A	June 2017	14	New document created
B			
C			
1			

Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines

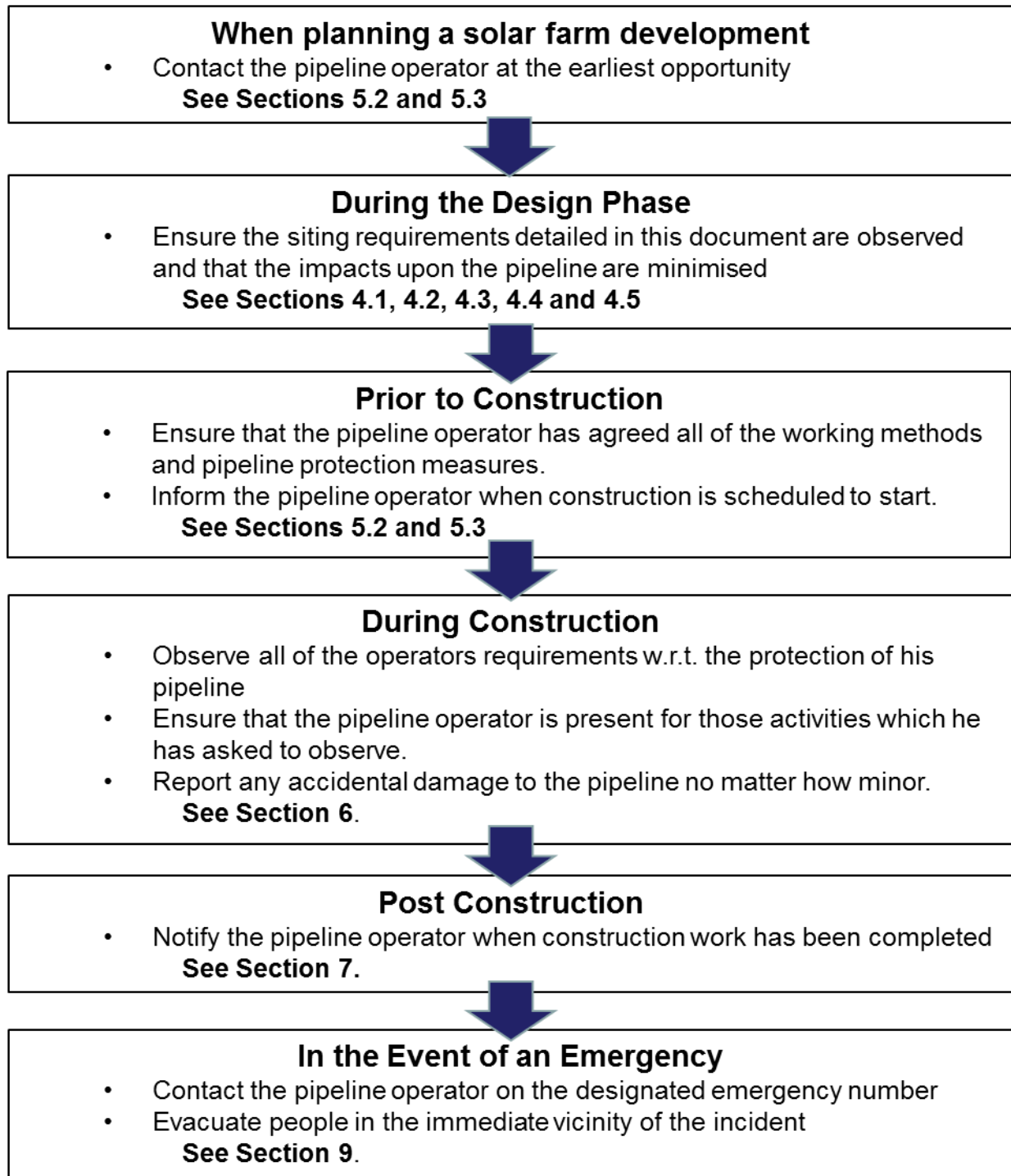
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Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines

1. EXECUTIVE SUMMARY

An overview of the overall process described within this document is provided in the diagram below, however the individual sections of this document should be consulted for the detailed requirements at each stage of the planning, design, construction and operation of a Solar PV Installation:



Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines

2. INTRODUCTION

This document has been produced by the pipeline operating companies that are members of UKOPA in consultation with the Health and Safety Executive. Its purpose is to ensure Solar Photovoltaic (PV) Installations are designed, sited, commissioned, operated, decommissioned and demolished in the safest possible way. The intention of the document is to ensure that the most appropriate decisions are made throughout every stage of life cycle of the Solar PV Installation project.

Appropriate communication between the Solar PV Installation developer and designer is critical throughout the project in order to ensure that the safety impacts on the pipeline are minimised. The document has been produced to support both the Solar PV Installation developer and the pipeline operator in this communication process throughout the pipeline lifecycle. In order to ensure that the requirements of the document are appropriately applied, it is important that the pipeline operator is contacted by the Solar PV Installation developer at the earliest possible stage in the project.

In Great Britain, the control of risks arising from third party damage to pipelines is addressed by Regulations 15 and 16 of the Pipelines Safety Regulations 1996 (PSR). PSR Regulation 15 states: 'No person shall cause such damage to a pipeline as may give rise to a danger to persons'.

Actions that may be necessary to comply with PSR Regulation 15 include:

- checks done during the planning of a job to establish whether any pipelines are located in the vicinity;
- if a pipeline is present, making contact with the pipeline operator and obtaining plans;
- carrying out site surveys;
- utilising appropriate safe digging techniques;
- reassessing the risks if the scope of the work changes;
- stopping work if there are any unexpected findings on site.

PSR Regulation 16 places complementary duties on pipeline operators and states the following: 'For the purpose of ensuring that no damage is caused to a pipeline, the operator shall take such steps to inform persons of its existence and whereabouts as are reasonable'.

A range of measures can be utilised to secure compliance with PSR Regulation 16.

This Good Practice Document sets out to help Solar PV Installation developers by describing the practical steps that they need to take in order to both meet their legal duties and effectively minimise the risks to buried pipelines.

2.1 Background

The pipeline network operated by UKOPA members is buried typically at depths of 1m (however this depth may vary and contact with the pipeline operator shall be made to confirm the actual depth) and the majority of this Network is located in rural areas away from centres of population. This document provides guidance to ensure that the safety impacts of Solar PV Installations on buried pipelines are minimised throughout their lifecycle by ensuring that they are suitably designed, sited, constructed, commissioned, operated and decommissioned.

The intention of the document is not to restrict Solar PV Installation development but to make Solar PV Installation designers and developers aware of the pipeline operator's requirements. This should minimise any potential project delays by ensuring that all of the pipeline operator's requirements are known and understood by the Solar PV Installation developers and operators at the earliest possible stage in the project.

Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines

2.2 Scope

The guidance in this document is applicable to siting and installation of Solar PV Installations in the vicinity of buried pipelines operated by the UKOPA member companies. These pipelines can be categorised as:

- Natural gas high pressure (HP) pipelines
- Petrochemical liquids and gas pipelines
- Oil and refined liquid pipelines

For natural gas pipelines, the guidance is generally applicable to pipelines with maximum operating pressures above 7 bar, however the principles of the document can be equally applied to natural gas pipelines operating at lower pressures.

2.3 Application

This guidance has been developed for the developers and operators of Solar PV Installations. The guidance has been developed in order to minimise the impact of the construction and operation of Solar PV Installations on buried pipelines transporting hazardous materials as defined in Section 3. The requirements within the document cover the siting, design, construction, operation, subsequent decommissioning and demolition of Solar PV Installations.

The guidance is considered to represent industry good practice. It is based on technical work sponsored by UKOPA and is in line with regulatory requirements and pipeline industry standards (References 1, 2 and 3). The document has been produced in order to ensure consistency across the pipeline industry for the mutual benefit of all parties.

Within this document:

Shall: indicates a mandatory requirement.

Should: indicates good practice and is the preferred option.

Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines

3. OVERVIEW OF UK PIPELINES

The network of pipelines operated by the UKOPA member companies is over 27,000 km in length. The safety record for these pipelines in the UK is extremely good. This is as a result of them being designed and operated to well-developed industry standards and the application of a robust legal framework.

The continued safe operation of this pipeline network could be adversely impacted by Solar PV Installations unless sufficient safeguards are taken during their siting, construction and operation. A pipeline failure could result in a loss of containment of the hazardous fluid being transported by the pipeline, resulting in a thermal or environmental hazard.

A Solar PV Installation could affect a buried pipeline operated by a UKOPA member company in the following ways:

- Damage to the pipeline caused during the construction of the Solar PV Installation during site preparation work including the excavation of soils associated with site levelling, the building of construction compounds, the construction of access roads, cable trenching, fencing etc.
- Damage caused by drainage of the site including the excavation of drainage ditches.
- Damage as a result of piling or the construction of foundations for the solar panels or security fencing.
- Damage caused by heavy construction traffic crossing over or close to the pipeline.
- Damage to the pipeline caused during the repair or maintenance of the Solar PV Installation.
- Electrical interference with the pipeline's cathodic protection (CP) system, see Section 4.2.
- Restricting access to the pipeline both during normal operation of the pipeline or in the event of a pipeline emergency.

Communication between the pipeline operator and the Solar PV Installation developer, and taking suitable precautions as outlined in this document, can ensure the above issues are avoided.

Damage to a buried pipeline containing hazardous material is a safety and environmental concern: a major economic impact could also result due to loss of gas supplies to homes and industry or disruption of critical fuel supplies.

Minor damage to a pipeline results in a requirement for the operating pressure to be reduced causing supply constraints.

Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines

4. DESIGN CONSIDERATIONS

4.1 Siting of Solar PV Installations

At the earliest possible stage, preferably prior to applying for planning permission (see Section 5.2 for more detail), if there is believed to be a buried pipeline in the vicinity of the proposed Solar PV Installation development area (i.e. within 0.5 km), the pipeline operator should be contacted to confirm the exact location of the pipeline route. It is important that the pipeline operator is contacted by the Solar PV Installation developer at the earliest possible stage in the project in order to ensure that all of the requirements of this document are fully understood.

The majority of buried pipelines have legal negotiated rights of access to a strip of land typically between 6 m to 25 m wide centred on the pipeline. This access strip is known as an easement or wayleave (See Section 4.4). The proposed Solar PV Installation must be sited such that this access strip is preserved at all times to ensure the pipeline operator has access for maintenance or as a result of a pipeline emergency. If security fencing is going to be installed which might affect access to the buried pipeline, then the pipeline operator should be contacted to ensure that appropriate arrangements can be put in place to enable the operator to access the pipeline for maintenance or in the event of an emergency.

The Solar PV Installation should also be sited such that there is no electrical interference with the pipeline's cathodic protection system. Section 4.2 provides further guidance on siting requirements to avoid electrical interference.

The siting of the Solar PV Installation should also take account of hazards to the pipeline that might occur during the construction of the Solar PV Installation including: access for construction vehicles; lifting operations and the construction of the foundations for the solar panels. Further details regarding the precautions that should be taken during the construction activities are detailed in Sections 5.3 and Section 6.

Note that formal planning permission from the Local Authority does not take account of the hazards that the Solar PV Installation might pose for the buried pipeline. Obtaining planning permission should not therefore be seen as confirmation that legal duties under the Pipelines Safety Regulations and Construction Design Management Regulations (CDM) (see Section 5.1) have been met.

4.2 Siting/Routing of Associated Electrical Infrastructure

4.2.1 Electrical design and risk assessment

A risk assessment showing the impacts of the effects of a rise of earth potential (touch and step potentials and possibility of voltage exceeding the dielectric strength of pipeline coatings, hence consequential damage to coatings and pipelines), under fault conditions, should be submitted to the pipeline operator for consideration at the completion of the design phase and prior to the commencement of any construction works.

Cable diagrams should be provided to the pipeline operator for consideration at the completion of the design phase and prior to the commencement of any construction works. These should show the proposed location of all electrical cables both buried and above ground in the vicinity of the pipeline. All electrical cables should be kept out of the pipeline easement (apart from pre-agreed pipeline crossing points). Both buried and above ground alternating current (AC) electrical cables should be routed to avoid the cables running parallel to the pipeline; sub-stations should not be placed adjacent to pipelines.

Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines

Where a buried electrical cable or other services are required to cross the pipeline route, then the pipeline operator should specify the minimum clearance distance above or below the pipeline.

4.2.2 [Impact upon pipeline cathodic protection](#)

In order to assess any impacts of the Solar PV Installation on the pipeline's cathodic protection (CP) system, the operator may wish to undertake pre-construction and post-construction monitoring. Potential impacts could be as a result of:

- The Solar PV Installation grounding rings or grounding networks shielding the pipeline from the CP system.
- AC interference from buried or above ground AC cables.
- Stay current direct current (DC) interference.

The potential for AC or DC interference could increase under fault conditions or after a period of time if some degradation of the cabling insulation occurs.

Depending upon the perceived risks of the above and / or the result of initial monitoring surveys, the pipeline operator may wish to install long term monitoring systems in order to detect any impact which may compromise the CP system.

The costs of any monitoring systems and any remediation works that are deemed necessary would be recharged to the Solar PV Installation developer.

4.2.3 [Lightning strike](#)

It is likely that a Solar PV Installation will result in an increased risk of lightning strike that could impact the buried pipeline. Lightning could pass from the earth system to the pipeline. Over voltages due to lightning may cause serious damage to the pipeline operator's CP system. The operator may request the Solar PV Installation operator to provide them with a lightning assessment.

4.3 Other Considerations

As well as observing the siting requirements in Section 5.1, the construction of the proposed Solar PV Installation should be planned such that:

- There is sufficient access for all construction equipment and vehicles avoiding the need to cross over the pipeline.
- There is sufficient separation between the proposed construction activities and the pipeline including any planned crane lifts. Any work within the pipeline easement should be subject to agreement and a permit to work issued by the pipeline operator.

Lifting of equipment over the pipeline route (i.e. the pipeline easement width) should be avoided. The pipeline operator should review and comment on the lifting plans for all planned lifts in the vicinity of the buried pipeline. The pipeline operator may also request to be present whilst these lifts are taking place, see Section 6.

If the crossing of vehicles and heavy machinery over the pipeline cannot be avoided during construction of the Solar PV Installation, then the pipeline operator should agree the specific measures required to protect the pipeline. The pipeline operator should confirm that these measures are in place prior to the commencement of the proposed construction work.

Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines

4.4 Easement and Wayleave Requirements

The majority of buried pipelines have easements (also known as a Deed of Grant) or wayleaves. These are legal entitlements to rights of access agreed by the pipeline operator with the landowner which allow the pipeline operator to have access to install and maintain the pipeline within a specified strip of land.

Easement and wayleave strips vary in width depending on the diameter and pressure of the pipeline but are typically a strip between 6 m and 25 m in width centred on the pipeline. The majority of easement and wayleave agreements also allow the pipeline operator the right to restrict any permanent construction within the agreed easement strip.

The relevant pipeline operator should provide details of the extent of the easement strip in the vicinity of the proposed Solar PV Installation development.

A Deed of Indemnity may be required for any cables or concrete slabs that cross the pipeline.

4.5 Other Assets Associated With the Pipeline

The planned construction works should also recognise any potential impacts on other infrastructure associated with the pipeline. This may include:

- buried cables associated with the pipeline's CP systems,
- anode ground beds associated with the pipeline's CP systems,
- above ground pipeline marker posts and above ground CP system test posts,
- pipeline anchor points, if for example the pipeline is constructed in land that is susceptible to flooding,
- buried pipeline valves, pipeline fittings and pipeline sleeves.

The pipeline operator should provide appropriate advice on the precautions that need to be taken to prevent these systems being damaged.

There may also be buried land drainage in the vicinity of the pipeline, installed by the pipeline operator to protect the pipeline and its associated installations from flooding, or by the landowner to protect their land from the effects of flooding. It is important that both the landowner and the pipeline operator are contacted so that they can advise of the potential impacts of the proposed Solar PV Installation construction works on any buried drainage assets.

5. REQUIREMENTS PRE-CONSTRUCTION

5.1 Legal Requirements

Under the CDM Regulations the principal designer is required to plan, manage and coordinate the planning and design work to ensure that the installation can be built safely. The principal designer is also required to produce and maintain a health and safety file which must include information related to the management of health and safety risks during any future maintenance, repair, construction work or demolition work. For work in the vicinity of a pipeline, the health and safety file must also recognise the potential hazards associated with the pipeline.

In addition to the CDM Regulations, there are also a number of Regulations that are relevant to construction work in the vicinity of buried pipelines. These include Regulation 15 of the Pipelines Safety Regulations. As detailed in Section 1, Regulation 15 specifies that '*no person shall cause such damage to a pipeline as may give rise to danger to persons*'. In order to meet this legal requirement, it is important that the requirements in the following sections of this document are followed.

5.2 Notifications and Consents

It is important that the pipeline operator receives a minimum of 4 week's notice of any planned work within the vicinity of the pipeline. This will allow the pipeline operator to provide the Solar PV Installation developer with early advice which will help with the planning of the proposed work and understand any constraints on the design, including details of any location specific pipeline issues that need to be taken into account. The pipeline operator should expect to be contacted at the following stages of the project:

5.2.1 [Feasibility](#)

At the earliest possible stage in the project, the pipeline operator should be contacted in writing with details of the proposed Solar PV Installation development. This should include details, if known, of the proposed location of the major items of equipment and their foundations that might impact upon the buried pipeline including the location of the solar panels. Details of the planned project timescales should also be provided at this stage. The pipeline operator should be advised when formal planning permission is applied for to facilitate appropriate input into the planning process.

5.2.2 [Following planning consent](#)

Once planning consent has been given, the pipeline operator should be provided with details regarding the proposed location of the major items of equipment. This should include site plans providing the details of supporting foundations and other infrastructure such as the location of buried and/or overhead cables and any other ancillary equipment such as transformers and earthing. Any changes to the proposed project timescales should also be provided at this time.

5.2.3 [Prior to Solar PV Installation Construction](#)

Once the construction programme is known, the pipeline operator should advise on any pipeline protection measures required. The pipeline operator should review construction arrangements and method statements at this stage including lifting plans and site access arrangements. Formal confirmation should be provided to the pipeline operator that any required pipeline protection measures have been put in place before the commencement of any construction work.

Depending on how close the proposed work is to the pipeline route, the pipeline operator may wish to supervise any work that was close to, or over, the pipeline. It is important that these arrangements are agreed with the pipeline operator at this stage.

Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines

5.3 Prior to the Commencement of Physical Work

Prior to the commencement of the proposed construction work, the pipeline operator should review and comment on the method statements for the planned construction activities that might affect the pipeline. These method statements should include details of any pipeline protection requirements and any other constraints on working arrangements specified by the pipeline operator.

Prior to the works commencing, the pipeline operator should review:

- Details of any locations where the pipeline will be crossed with vehicles, plant and equipment, the operator may require additional pipeline protection measures at these locations.
- Details of any utilities that will be crossing the pipeline, including the location of electrical cables and the associated voltages.
- Details of any drainage and fencing.
- The locations of all PV panels and their footings.

The pipeline operator should be given a minimum of 14 days notice prior to the commencement of work on site. The route of the pipeline should be marked out by the pipeline operator or the pipeline operator's representative prior to the commencement of any work on site.

Note: Pipelines are not always laid in straight lines so the location of the marker posts should never be used to infer the location of the buried pipeline.

The pipeline operator may require a finger print survey of the CP system so that impact of the Solar PV Installation can be monitored.

Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines

6. CONSTRUCTION

The pipeline operator should provide the Solar PV Installation developer or their nominated agent with details of all of the restrictions that should be observed during the construction of the Solar PV Installation. This will include requirements regarding the use of excavating machinery and power tools in the vicinity of the pipeline and any restrictions with respect to the storage of materials and equipment, including storage compounds, and the parking of vehicles.

The pipeline operator will also provide details of the specific activities that require supervision. **Under no circumstances should any of these activities be undertaken without the pipeline operator or their nominated representative being present.**

The pipeline operator shall confirm that any specified pipeline protection measures, including protection under vehicle access routes and fencing off vehicle access routes and/or roadways, are in place.

No work should commence until the Solar PV Installation developer has received a formal written confirmation from the pipeline operator that all the necessary controls are in place and that the work can proceed.

Any damage to the pipeline, including even minor damage to the pipeline's coating, can have a long term effect on the pipeline's integrity. It is therefore very important that **any damage to the pipeline that occurs during construction work, no matter how slight, shall be reported immediately to the pipeline operator.**

All personnel working on site should be made aware of the potential hazards associated with the pipeline and the actions they should follow in case of an emergency, see Section 9.

If at any time during the course of the new construction the pipeline operator is required to carry out emergency works on the pipeline, the work on the new Solar PV Installation construction should cease until the work has been completed. This work will be carried out in the shortest possible time. The pipeline operator will not be responsible for any delay or associated costs to the Solar PV Installation.

Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines

7. POST CONSTRUCTION

The Solar PV Installation developer should inform the pipeline operator when construction work has been completed. The pipeline operator should undertake a post construction review. This may include:

- A CP survey to confirm that pipeline CP protection is not being adversely affected by the new installation.
- Checks to confirm that the ground cover in and around the pipeline has been reinstated to the correct depth.
- Confirmation that any of the above ground infrastructure such as CP test posts and pipeline marker posts have not been damaged by the construction and installation work.

The pipeline operator will require evidence to confirm that any drainage affected by the construction work has been successfully reinstated.

The pipeline operator will seek to recover from the Solar PV Installation developer costs associated with any remediation/rectification work that may be required to be undertaken by the pipeline operator subsequent to the completion of the Solar PV Installation.

Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines

8. ONGOING OPERATIONS

As stated in section 4.2.2, the pipeline operator may wish to undertake ongoing monitoring or put long term monitoring systems in place in order to detect any impact which may compromise the CP system.

It is important that the pipeline operator is notified of any ongoing or future operational activities that might impact upon the pipeline. The pipeline operator shall provide the Solar PV Installation operator with the necessary contact details and shall provide guidance on the activities to be notified of and the required pre notification period. This would normally include any underground works within 50 metres of the pipeline. Typically the pipeline operator will require at least 14 days notice prior to any work being undertaken that may impact upon the pipeline.

The pipeline operator should be provided with a contact address and contact telephone number for the Solar PV Installation operating company. The pipeline operator should be notified if these details change.

It is important that any restrictions or requirements specified by the pipeline operator continue to be observed during the lifetime of the Solar PV Installation. If in any doubt contact the pipeline operator.

There may be some non-routine operations associated with the pipeline that could have an impact on the operation of the Solar PV Installation. These may possibly include operations that will require the Solar PV Installation to be temporarily shutdown. If this is anticipated, then the pipeline operator will discuss any restrictions on the operation of the Solar PV Installation with the Solar PV Installation operator in advance of the proposed works.

Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines

9. ACTIONS TO TAKE IN THE EVENT OF AN EMERGENCY

Prior to Solar PV Installation operation, the Solar PV Installation operator should liaise with the pipeline operator in order to ensure all of the relevant contact details for use in the event of an emergency have been provided and the key actions that should be taken have been specified.

Typical emergency arrangements will include the following:

In the event of a pipeline leak:

- Evacuate or remove all personnel from immediate vicinity.
- Dial 999 and call the Fire and Rescue Service (FRS) and Police.
- Contact the relevant Pipeline Operators Control Room (or other emergency contact center) using the emergency number that has been provided.
- Remove all sources of ignition, e.g. stop engines, stop smoking, extinguish all naked flames, and do not use any electrical apparatus.
- Prevent the approach of traffic and the general public.
- Assist in safeguarding persons and property as necessary or as requested by the Police, FRS or pipeline operator.
- Do not attempt to stop or seal any leak at source.

Action to be taken if damage has occurred to the pipeline:

- Contact the pipeline operator or his/her agent.
- Do not backfill and await the representative of the pipeline operator to inspect the damage and decide on the action required.
- Evacuate the immediate vicinity of the pipeline – if the pipeline has not failed you should assume that it could fail.

Note that should a pipeline fail, the hazards that result are product specific; it is important that the pipeline operator's advice for a specific pipeline is followed.

10. REFERENCES

1. A Guide to the Pipelines Safety Regulations 1996, HSE Document L82.
2. IGEM/TD/1 Edition 5, Communication 1735, Steel Pipelines and Associated Installations for High Pressure Gas Transmission.
3. PD 8010-1:2015 Code of Practice for Steel Pipelines on Land.
4. A Preliminary Review of Wind and Solar Power Generation to Ascertain Possible Threats to Pipeline Integrity – Rev A (ref UKOPA/BD/15/022) prepared by John Dyson of Corrosion Consultancy Services Ltd, 28 January 2016.

From: [REDACTED]
Sent: 13 March 2023 13:39
To: planning@cadent.co.uk
Subject: WM_3WWX_28815559 PAP/2023/0071 (TA)
Attachments: Planning Application Objection (WMOps) WM_3WWX_28815559.docx; SSW22 (2).pdf

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact the ServiceDesk

Good afternoon,

Please see attached.



Many thanks,

Network Technician
Cadent Gas Ltd
Windsor Street
Nechells
Birmingham
B7 4DN

Office: 0121 333 2387 (Site Visit Queries/Bookings)

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LSBUD Reference: WM_3WWX_28815559

Your Reference: PAP/2023/0071 (TA)

Cadent Gas Limited

Windsor Street

Birmingham

B7 4DN

cadentgas.com

Date: 13/03/23



Dear To whom it may concern,

Your planning application – Objection

After receiving the details of your planning application at <CV7 8DR>, we have completed our assessment. We must **formally object** to your proposal, as it has the potential to impact our gas apparatus.

What you need to do

Please review our attached plans, which detail the Cadent gas asset/s in the area. If your application affects one of our high pressure pipelines, it is a statutory requirement that you input the details into the HSE's Planning Advice Web App. For further details, visit www.hse.gov.uk/landuseplanning/planning-advice-web-app.htm

The HSE may wish to apply more stringent criteria for building proximity after assessment. Please ensure that you formally consult with them before you proceed.

We need you to work with us to ensure the pipeline's integrity is not put at risk and that our legal rights are not infringed upon. **Please amend and resubmit your plans, factoring in the minimum distance requirements detailed below.**

Our safety requirements

The original holding objection was triggered due to the presence of a High Pressure Major Accident Hazard Pipeline (MAHP) and/or an Intermediate Pressure Pipeline and/or an Above Ground Installation.

The minimum building proximity distance (BPD) for the pipelines and associated installations is as follows:

- Specific MAHP BPD – 14m

The building proximity distance is taken from The Institution of Gas Engineers and Managers publication IGEM/TD/1 Edition 5, which is the standard applicable to steel pipelines and associated installations for high pressure gas transmission and IGEM/TD/3 Edition 5 Steel and PE pipelines for gas distribution.

Cadent Gas Limited

Registered Office Ashbrook Court, Prologis Park
Central Boulevard, Coventry CV7 8PE
Registered in England and Wales No.10080864

National Gas Emergency Service

0800 111 999* (24hrs)

*Calls will be recorded and may be monitored

5000419 (01/13)

Page 1 of 2



Your responsibilities and obligations

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection.wm@cadentgas.com quoting your reference at the top of this letter.

Kind Regards

West Midlands Plant Protection Team

Cadent

Windsor Street
Birmingham
B7 4DN

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cadentgas.com

Specification for Safe Working in the Vicinity of Cadent Assets

CAD/SP/SSW/22

August 2021



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Cadent contact details



Central admin team

Address: Cadent, Brick Kiln Street, Hinckley, Leicestershire, LE10 0NA

Phone: 0800 688 588

Email: plantprotection@cadentgas.com

East of England Operations Plant Protection

Address: Cadent Gas Limited, Vicarage Farm Road, Peterborough, PE1 5TP

Email: eaplantprotectionops@cadentgas.com

East Midlands Operations Plant Protection

Address: Cadent Gas Limited, Effingham Street, Sheffield, S4 7YP

Email: emplantprotectionops@cadentgas.com

North London Operations Plant Protection

Address: Cadent Gas Limited, Uxbridge Road, Slough, SL2 5NA

Email: nlplantprotection@cadentgas.com

North West Operations Plant Protection

Address: Cadent Gas Limited, Plant Protection (Block C), Mersey Road North, Failsworth, Greater Manchester, M35 9FF

Email: plantprotection.nw@cadentgas.com

West Midlands Operations Plant Protection

Address: Cadent Gas Limited, Windsor Street, Birmingham, B7 4DN

Email: plantprotection.wm@cadentgas.com

Step by Step Process

Register with LinesearchbeforeUdig (LSBUD)

LSBUD provide a free online enquiry service giving results within minutes from a grid reference, postcode or street name. This allows you to submit enquiries about activities and work that you are planning which may have an impact on the gas network.

www.linesearchbeforeudig.co.uk

Submit an enquiry

Within LSBUD there are 3 enquiry types, initial enquiry, planned works and emergency works. Initial enquires are for information only purposes and will not be escalated for operational site-specific advice, should you wish to carry out works you must submit a planned works enquiry. If your works are of a genuine emergency nature (e.g. burst water main etc.) then you should submit an emergency enquiry.

Review the response, asset location and enclosed guidance

LSBUD will auto-generate a response based on your enquiry details and our assets in the area. The assessment will be based on the selected Work Category and Work Type, if your planned works propose activities to be undertaken within the distances specified within this booklet you must obtain site specific advice from our specialist operational plant protection team.

If your response says that we need to assess your enquiry further, you must not start any work until we confirm it is safe to do so.

If you are advised to proceed with caution, then you must ensure that you utilise the provided asset plans and follow the guidance in this document.

Observe restrictions

In addition to the guidance contained in this booklet, you must ensure that you observe any site-specific advice provided by our specialist operational plant protection teams.

If in doubt contact Cadent using the details in this booklet

Keeping you, your workers and the public safe when working near our pipelines



Disclaimer

This document is provided for use by third parties for safe working in the vicinity of Cadent assets. Where this document is used by any other party it is the responsibility of that party to ensure that this document is correctly applied.

Users should ensure that they are in possession of the latest edition of this document by referring to the Digging Safely webpage on the Cadent website.

www.cadentgas.com/help-advice/digging-safely

Mandatory and non-mandatory requirements

In this document:

- Shall: indicates a mandatory requirement
- Should: indicates best practice and is the preferred option

If an alternative method is used then a suitable and sufficient risk assessment shall be completed to show that the alternative method delivers the same, or better, level of protection.

Introduction

Safe Working in the Vicinity of Cadent Assets: Requirements for Third Parties

This specification is for issue to third parties carrying out work in the vicinity of Cadent gas assets and associated installations. It is provided to ensure that individuals planning and undertaking work take appropriate measures to prevent damage.

Any damage to a gas asset, or its coating, can affect its integrity and can result in failure leading to potentially serious hazardous consequences for individuals located in the vicinity.

It is therefore essential that the safety advice outlined in this document, along with any site-specific advice given by our operatives, is complied with when working near to our assets. If Cadent consider any work to be in breach of the requirements stipulated in this document, then the Cadent Plant Protection Officer will request that work is suspended until the non-compliances have been rectified.

Every reasonable precaution shall be undertaken to avoid personal injury or damage to our apparatus. If we incur any direct or indirect costs as a consequence of your works and we are required to repair or divert any gas apparatus, you'll be recharged in full.

Any damage to our apparatus will be subject to legislative reporting responsibilities to the HSE under Reporting of Injuries, Diseases & Dangerous Occurrences Regulations 2013, Gas Safety Management Regulations 1996 and the Pipelines Safety Regulations 1996.

The requirements in this document are in line with the Institution of Gas Engineers and Managers (IGEM) recommendations IGEM/SR/18 Edition 3 - Safe Working Practices to Ensure the Integrity of Gas Assets and Associated Installations and the HSE's guidance document HS(G)47 Avoiding Danger from Underground Services.

It is the responsibility of the third party to ensure that any work carried out also conforms with the requirements of the Construction and Design Management (CDM) Regulations 2015 and all other relevant health and safety legislation. Reference shall be made to our apparatus within your site Health and Safety file.

1. Scope

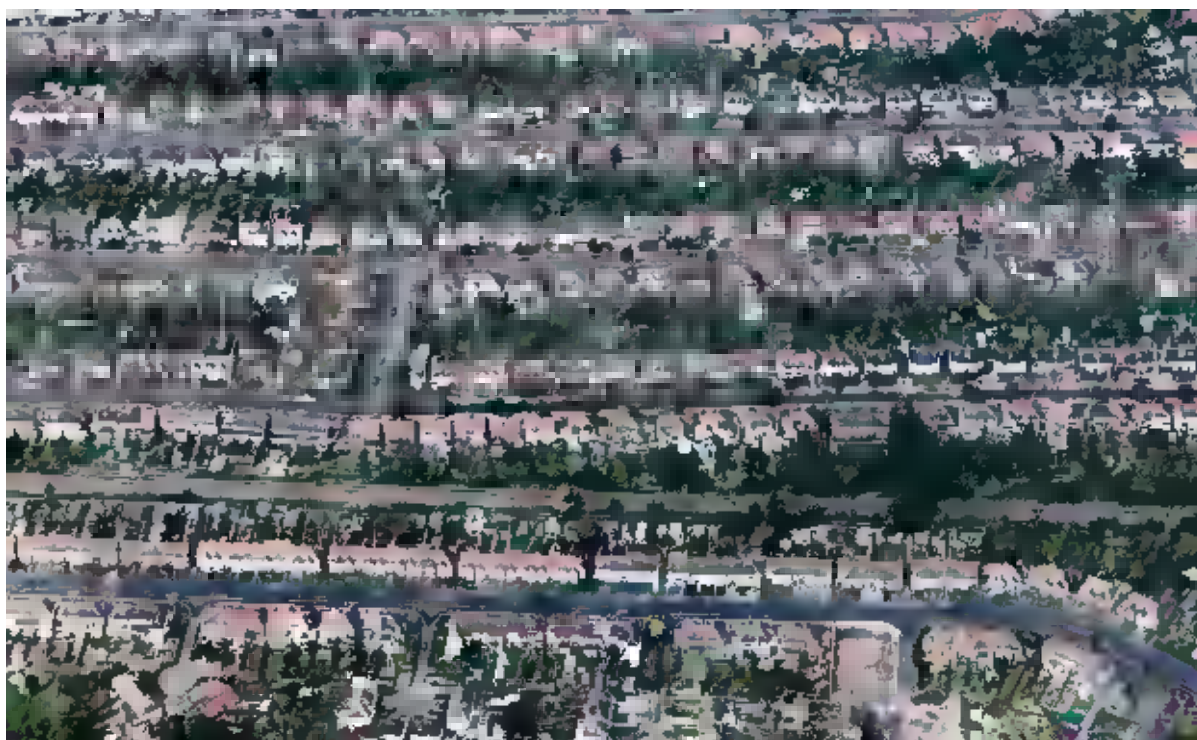
This specification sets out the safety precautions and other conditions associated with working in the vicinity of Cadent assets, located in negotiated easements (see Section 13) and public highways.

Where the guidance in this document cannot be adhered to, then the diversions process shall be followed.

Before contacting our diversions team, you'll need to have your site information and any design proposals available.

Once you have this information, please contact our diversions team diversions@cadentgas.com or on 0330 678 1034.

Visit www.cadentgas.com/diversions for more information.



2. Formal Consent

Cadent's assets are either located in an easement agreed with the landowner at the time of installation, or within the highway. As the required arrangements for working in an easement and working in the highway differ, this section describes the specific requirements for these two areas.

Any documents handed to contractors or other individuals undertaking work (e.g. farmers, local authorities etc.), on site by Cadent, shall be signed for and adhered to by the site. All personnel working on site shall be made aware of the potential hazards of working near gas assets and the actions they should follow in case of an emergency.

2.1 Within an easement

The promoter of any works (see Section 13) within an easement shall provide Cadent with details of the proposed works, including a risk assessment and method statement of how the work is intended to be carried out. Work shall not commence in an easement strip until formal written consent has been provided by Cadent. This will include details of Cadent's protection requirements, contact telephone numbers and the emergency telephone number. On acceptance of Cadent's requirements, the promoter of the works shall give Cadent at least 14 days' notice before commencing work on site.

Where clearance to proceed has been granted directly from the system, for example, if your works only affect low pressure assets (operating at less than 75 mbar), but the asset concerned is within an easement, the promoter of the works shall contact the network Plant Protection Office for formal written consent.

In addition to formal written consent, an easement crossing agreement (deed of indemnity) may be required. This shall be discussed with the Cadent Plant Protection Officer prior to the commencement of the works.

The width of an easement is dependent on a number of factors and is mainly dependent on the operating pressure, pipeline material and diameter as these factors influence safe working requirements and building proximity distances. Easement details should be registered at Land Registry however if you are unsure please liaise with your network Plant Protection Officer.

Below is a list of our standard easement widths, however, some easements may vary:

Pressure tier/ Material	Diameter	Easement Width (total)
HP Steel	900mm, 1060mm, 1200mm (36", 42", 48")	24.4m (80')
HP Steel	750mm and 600mm (30" & 24")	18.3m (60')
HP Steel	Up to and including 450mm (18")	12.2m (40')
HP RTP	Determined on a case by case basis	
IP Steel	All sizes	6m plus pipe diameter
IP PE > 5.5 bar	Above 500mm (19")	30m plus pipe diameter
	356mm to 500mm	16m plus pipe diameter
	126mm to 365mm	12m plus pipe diameter
	Up to and including 125mm	12m plus pipe diameter
IP PE <5.5 bar	Above 500mm (19")	26m plus pipe diameter
	356mm to 500mm	8m plus pipe diameter
	126mm to 365mm	8m plus pipe diameter
	Up to and including 125mm	8m plus pipe diameter
AGI's	All sites	3m restrictive width around the installation
MP PE	Above 500mm (19")	12m plus pipe diameter
	356mm to 500mm	6m plus pipe diameter
	126mm to 355mm	5m plus pipe diameter
	Up to and including 125mm	4.5m plus pipe diameter
MP Steel	All sizes	6m plus pipe diameter
MP Iron*	All sizes	6m plus pipe diameter
LP	Above 125mm	3m plus pipe diameter
	Up to and including 125mm	1m plus pipe diameter

2.2 Within a highway

Work shall be notified to Cadent in accordance with the requirements of the New Roads and Street Works Act (NRSWA) and HS(G)47. The promoter of any works within the highway should provide Cadent with details of the proposed works, including a risk assessment and method statement of how the work is intended to be carried out. This shall be submitted at least 14 days before the planned work is to be carried out. If similar works are being carried out at several locations in close proximity, a single risk assessment and method statement should be adequate depending on the nature of the works. Work should not go ahead until formal written consent has been given by Cadent. This will include details of Cadent's protection requirements, contact telephone numbers and the emergency telephone number.



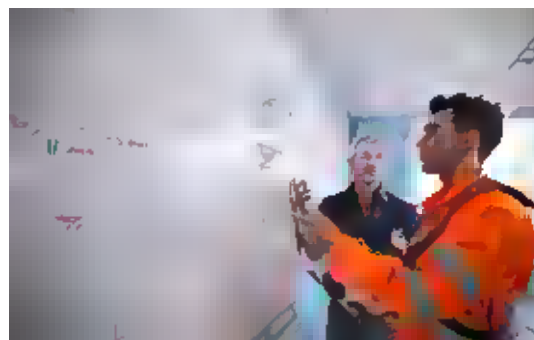
3. Location of Gas Assets

A copy of our plans with your marked-out site is provided in our LSBUD response. Cadent asset records shall be consulted to establish the indicative location of the gas assets in relation to the promoter's work area.

If the marked-out area is incorrect you **MUST** resubmit your enquiry with the correct area marked out.

Prior to work commencing on site, the gas assets should be located to verify the indicative location from plans.





This should initially be carried out through non-intrusive methods utilising pipe locators where possible. The indicative location should be verified through trial holes. Once located, the gas assets should be marked out at regular intervals using asset location markers with triangular flags (see Appendix A) or other suitable methods.



For assets exceeding 2 bar, the excavation of all trial holes shall be monitored by Cadent. For assets not exceeding 2 bar, monitoring will be at the discretion of the Cadent Plant Protection Officer.

Safe digging practices, in accordance with HSE publication HS(G)47, shall be followed. Direct and consequential damage to gas plant can be dangerous both to employees and to the general public.

We utilise marker posts and surface boxes to denote the location of our apparatus providing access to key parts of our network. Free access shall be maintained to such apparatus during and after your works and these shall not be moved, covered or damaged during the works.

	Low Pressure
	Medium Pressure
	Intermediate Pressure
	High Pressure

4. Temporary and Permanent Protective Measures

No temporary or permanent protective measures, including the installation of concrete slab protection, shall be installed over or near to a Cadent asset without the prior written consent of Cadent. Cadent will need to approve the material, dimensions and method of installation for the proposed protective measure.

The method of installation shall be confirmed through the submission of a formal written method statement from the contractor to Cadent. Where permanent protection is to be installed over an asset, Cadent will normally carry out a coating survey of metallic assets to check that there is no existing damage to the coating, prior to the slab protection being installed. Cadent shall, therefore, be given at least 14 days' notice prior to the laying of any slab protection to arrange for this survey to be carried out.

Generally, due to the need for future access to below 2 bar gas assets, permanent protection is not permitted, however, can be approved at Cadent's discretion.

The safety precautions detailed in Sections 5, 6, 7 or 8 of this document should also be observed during the installation of the asset protection.



5. Working in the Vicinity of a High or Intermediate Pressure Gas Asset (Operating at Pressures Greater than 2 bar)

The below information shall only be used as guidance, for all works in the vicinity of High and Intermediate Pressure Pipelines the auto-response from the system will advise not to carry out any works until we have undertaken a technical review of the planned works and provided site specific safe working advice.

Initial enquires are for information only purposes and will not be escalated for operational site-specific advice, should you wish to carry out works you must submit a planned works enquiry for assessment.



5.1 Excavation

Mechanical excavators should not be sited or moved above an asset.

Mechanical excavators, and any other powered mechanical plant, shall not dig on one side of the asset with the cab of the excavator positioned on the other side.

All traffic should be positioned far enough away from the trench to prevent trench wall collapse.

5.1.1 In proximity to an asset in an easement

Following location and marking of assets in agreement with the Cadent Plant Protection Officer, powered mechanical excavation may be used no closer than 3m (see Figure 1). The use of toothed excavator buckets vastly increases the potential for damage to assets, therefore only toothless buckets shall be used.

Any fitting, attachment or connecting pipework on an asset shall be exposed by hand.

If third parties are using any form of trench support system, they shall ensure that none of the components are in contact with the Cadent asset.

Consideration may be given to a relaxation of these limits or lower risk excavation methods by agreement with the Cadent Plant Protection Officer on site.

Where sufficient depth of cover exists and the absence of attachments and projections has been confirmed (e.g. valve spindles, pressure points etc.) and following evidence from hand dug trial holes, light tracked vehicles may be permitted to strip topsoil to a depth of 250mm, using a toothless bucket.

No topsoil or other materials shall be stored within the easement without the written permission of Cadent. No fires are allowed in the easement strip or close to above ground gas installations.

After the completion of the work, the level of cover over an asset should be the same as that prior to work commencing, unless otherwise agreed by Cadent.

No new service shall be laid parallel to an asset within the easement. In special circumstances, and only with formal written agreement from Cadent, this may be relaxed for short excursions where the service shall be laid no closer than 600mm.

Where work is being carried out parallel to an asset, within or just alongside the easement, suitable barriers shall be erected for protection between the works and the asset to prevent encroachment.

5.1.2 In proximity to an asset in the highway

Following locating and marking of assets in agreement with the Cadent Plant Protection Officer, powered mechanical excavation may be used no closer than 3 meters (see Figure 1).

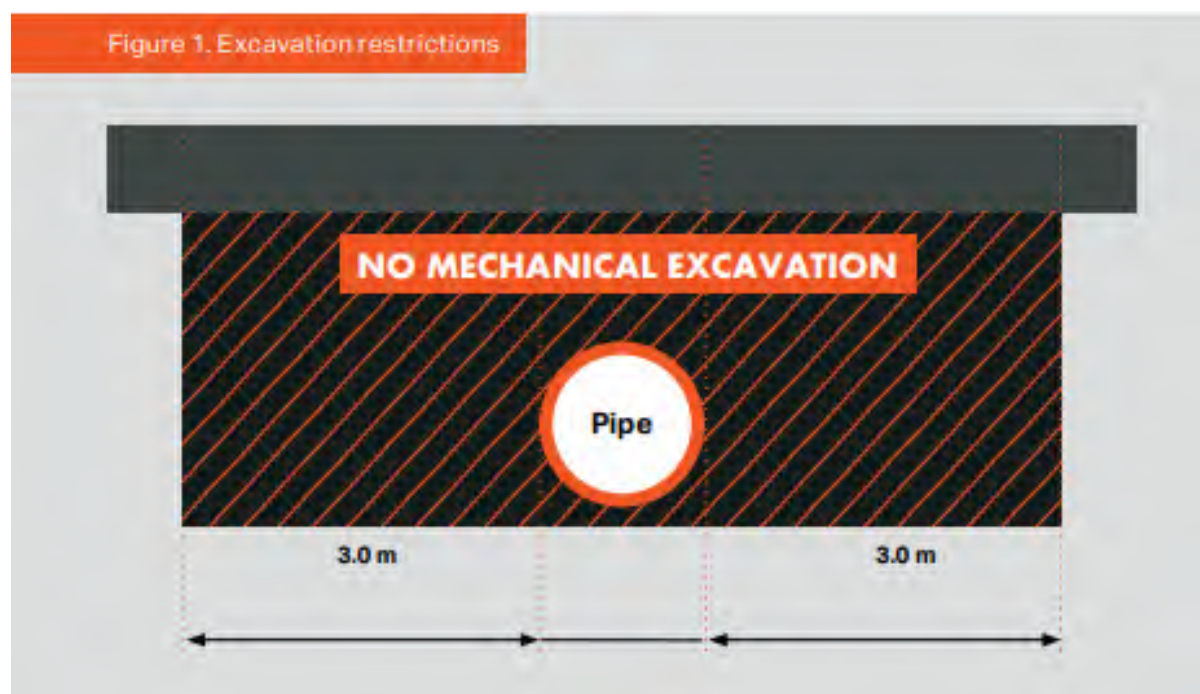
The use of toothed excavator buckets vastly increases the potential for damage to assets, therefore only toothless buckets shall be used.

Any fitting, attachment or connecting pipework shall be exposed by hand.

If third parties are using any form of trench support system, they shall ensure that none of the components are in contact with the Cadent asset.

Removal of the bituminous or concrete highway surface layer by mechanical means is permitted to a depth of 300mm, unless any attachments or projections are present on an asset (e.g. valve spindles, pressure points etc.). The use of chain trenchers is not permitted within 3m of an asset. The Cadent Plant Protection Officer may need to be present to monitor this work. Where the bituminous or concrete highway surface layer extends below 300mm deep, it shall only be removed by handheld power assisted tools under the observation of Cadent.

In special circumstances, consideration may be given to a relaxation of these rules by agreement with the Cadent Plant Protection Officer and only whilst they remain on site.



5.1.3 Crossing over an asset (Open cut)

Where a new service is to cross over an asset, a clearance distance of 600mm between the crown of the asset and underside of the service should be maintained. If this cannot be achieved, the service shall cross below the asset (see Section 5.1.4).

In special circumstances, this distance may be reduced at the discretion of the Cadent Plant Protection Officer on site.

5.1.4 Crossing below an asset (Open cut)

Where a service is to cross below an asset, a clearance distance of 600mm between the crown of the new service and underside of the asset shall be maintained. Where lengths of pipe greater than one metre are to be exposed, the Cadent Plant Protection Officer shall be consulted. Exposed assets should be suitably supported and protected by matting and timber cladding. Any supports shall be removed prior to backfilling.

In special circumstances, this clearance distance may be reduced at the discretion of the Cadent Plant Protection Officer on site.

5.1.5 Cathodic protection

Cathodic protection (CP) is applied to Cadent's buried steel pipe and is a method of protecting assets from corrosion by maintaining an electrical potential between the pipe and anodes placed at strategic points along the asset.

Where a new service is to be laid and similarly protected, the party installing the CP system shall undertake tests to determine whether the new service is interfering with the cathodic protection of Cadent assets.

Should any cathodic protection posts or associated apparatus need to be moved to facilitate third party works, at least 14 days' notice shall be given to Cadent. Cadent will undertake this work and any associated costs will be borne by the third party.

5.1.6 Installation of electrical equipment

Where electrical equipment is being installed close to Cadent's buried steel assets, the effects of a rise of earth potential under fault conditions shall be considered by the third party and a risk assessment and method statement shall be submitted to Cadent for approval, prior to the works commencing.

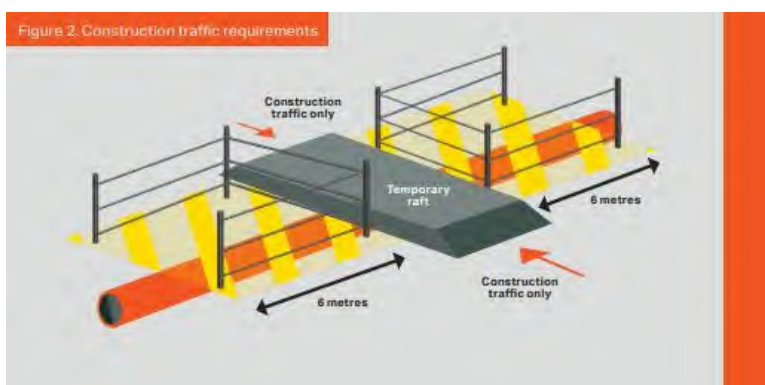
The installation of electrical cables parallel to Cadent assets may induce currents into the asset. This may interfere with the effective operation of the cathodic protection system. In these instances, Cadent will require the promoter of the works to conduct pre and post energisation potential surveys of Cadent's assets. The costs for any stray current mitigation systems required will be borne by the promoter of the works.

5.2 Construction traffic

Where existing roads cannot be used, construction traffic shall only cross an asset at locations agreed with the Cadent Plant Protection Officer. Notices shall be placed directing traffic to the crossing points. Post and wire fencing shall be erected at all crossing points, and the fence should cover the width of the easement and extend a further 6 metres along the length of the easement on both sides (see Figure 2).

Assets shall be protected at all crossing points by a suitable method agreed with the Cadent Plant Protection Officer prior to installation. The promoter of the works shall review ground conditions, vehicle types and crossing frequencies to determine the type and construction of the protection required.

For larger scale projects or permanent solutions, a protection slab may be required.



5.3 Specific activities

This section details the precautions that need to be taken when carrying out certain prescribed activities in the vicinity of an asset. The promoter of works is required to consult Cadent when intending to undertake one of the listed activities and/or further advice is required on whether the work has the potential to affect the asset. The table below shows, for some specific activities, the prescribed distances where the advice of Cadent shall be sought.

Activity	Distance within which Cadent advice shall be sought
Piling	15m
Surface mineral extraction	100m
Landfilling	100m
Demolition	150m or 400m for structure mass > 10,000 tonnes
Blasting	500m if the MIC is > 200kg 250m if the MIC is > 10kg but ≤ 200kg 100m if the MIC is ≤ 10kg
Deep mining	1000m
Wind turbine	1.5 times mast height

5.3.1 Trenchless techniques

Where trenchless techniques are being considered, a formal risk assessment and method statement shall be produced. This risk assessment and method statement shall be formally agreed with Cadent prior to the commencement of the work. Please provide Cadent with at least 14 days' notice as the Cadent Plant Protection Officer may wish to be present to monitor this work.

5.3.2 Changes to depth of cover

The depth of cover over Cadent's asset shall not be altered. Cadent shall be consulted for any activity proposed that will lead to a change in cover over the asset. Expert advice may need to be sought, which will be determined by the Cadent Plant Protection Officer.

5.3.3 Piling

No piling shall be allowed within 15m of an asset without an assessment of the vibration levels at the asset. The peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec. The promoter of the works should provide Cadent the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought, which can be arranged through Cadent.

5.3.4 Demolition

No demolition should be allowed within 150m of an asset, or 400m for a structure mass greater than 10,000t without an assessment of the vibration levels at the asset. The peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

The promoter of the works should provide Cadent the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought, which can be arranged through Cadent.

5.3.5 Blasting

The Maximum Instantaneous Charge (MIC) dictates the distance at which an assessment of the vibration levels (at the located asset) is required. The measured distances are as follows:

- 500m if the MIC is greater than 200kg
- 250m if the MIC is greater than 10kg but less than 200kg
- 100m if the MIC is 10kg or less

The peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

The promoter of the works should provide Cadent the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance.

The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought, which can be arranged through Cadent.

5.3.6 Surface mineral extraction

An assessment shall be carried out on the effect of surface mineral extraction activity within 100 metres of an asset. Consideration should also be given to extraction around other plant and equipment associated with assets (e.g. cathodic protection ground beds).

Where the mineral extraction extends up to the asset easement, a stable slope angle and stand-off distance between the asset and slope crest shall be determined by Cadent. The easement strip should be clearly marked by a suitable permanent boundary, such as a post and wire fence. Additionally, where appropriate, slope indicator markers shall be erected to facilitate the verification of the recommended slope angle as the slope is formed, by the third party. The asset easement and slope need to be inspected periodically to identify any signs of developing instability. This may include any change of slope profile including:

- Bulging
- The development of tension cracks on the slope or easement
- Any changes in drainage around the slope

The results of each inspection should be recorded

Where surface mineral extraction activities are planned within 100m of the asset but do not extend up to the asset easement boundary, Cadent shall assess whether this could promote instability in the vicinity of the asset. This may occur where the asset is routed across a natural slope or the excavation is deep. A significant cause of this problem is where the groundwater profile is affected by changes in drainage or the development of lagoons.

Where the extraction technique involves explosives, the provisions of Section 5.3.5 apply.

5.3.7 Deep mining

Assets within 1km of active deep mining may be affected by subsidence resulting from mineral extraction. The determination of protective or remedial measures will normally require expert assistance, which can be arranged through Cadent.

5.3.8 Landfilling

The creation of slopes outside of the asset easements may promote instability within the vicinity of an asset. Cadent should carry out an assessment to determine the effect of any landfilling activity within 100m of an asset. The assessment is particularly important if landfilling operations are taking place on a slope in which an asset is routed.

5.3.9 Pressure testing

Hydrostatic testing of a third-party asset should not be permitted within 8 metres either side of a Cadent asset, to provide protection against the effects of a burst. Where this cannot be achieved, typically where the third-party asset needs to cross a Cadent asset, one of the following precautions would need to be adopted:

- limiting of the design factor of the third-party pipeline to 0.3 at the asset's nominated maximum operating pressure (MOP), and the use of pre-tested pipe
- the use of sleeving
- Cadent conduct risk analysis of pipe failure

In either case, the third party shall submit their site-specific risk assessment and safe system of works for consideration by Cadent.

5.3.10 Seismic surveys

The promoter of works shall advise Cadent of any seismic surveying work in the vicinity of an asset that will result in peak particle velocities in excess of 75mm/sec at the asset.

The promoter of the works should provide Cadent the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

5.3.11 Hot work

Where a Cadent metallic gas asset has been exposed, welding (or other hot works that may involve naked flames) should not be carried out in proximity of the gas asset. This may be reduced if suitable protection and precautions has been agreed with Cadent.

If the gas asset is PE (or a PE asset is contained within a metallic sleeve) welding, or other hot works that may involve naked flames, should not take place within 500mm of the gas asset. This may be reduced if suitable protection and precautions have been agreed with the Cadent Plant Protection Officer to prevent against the effects of sparks, radiant heat transfer etc.

The Cadent Plant Protection Officer shall be present to monitor all welding, burning or other 'hot work' that takes place.

5.3.12 Wind turbines

Wind turbines shall not be sited any closer than 1.5 times the proposed height of the turbine mast away from the nearest edge of a gas asset.

Further guidance can be found from UKOPA's Good Practice Guide 13 (UKOPA/GP/013) - Requirements for the Siting and Installation of Wind Turbines Installations in the Vicinity of Buried Pipelines.

5.3.13 Solar farms

Solar Farms can be built adjacent to gas assets but never within an easement. Advice shall be sought from Cadent at the early stages of design to ensure that electrical interference, security, future access and construction methods can be mutually agreed.

Further guidance can be found from UKOPA's Good Practice Guide 14 (UKOPA/GP/014) - Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines.

5.4 Backfilling

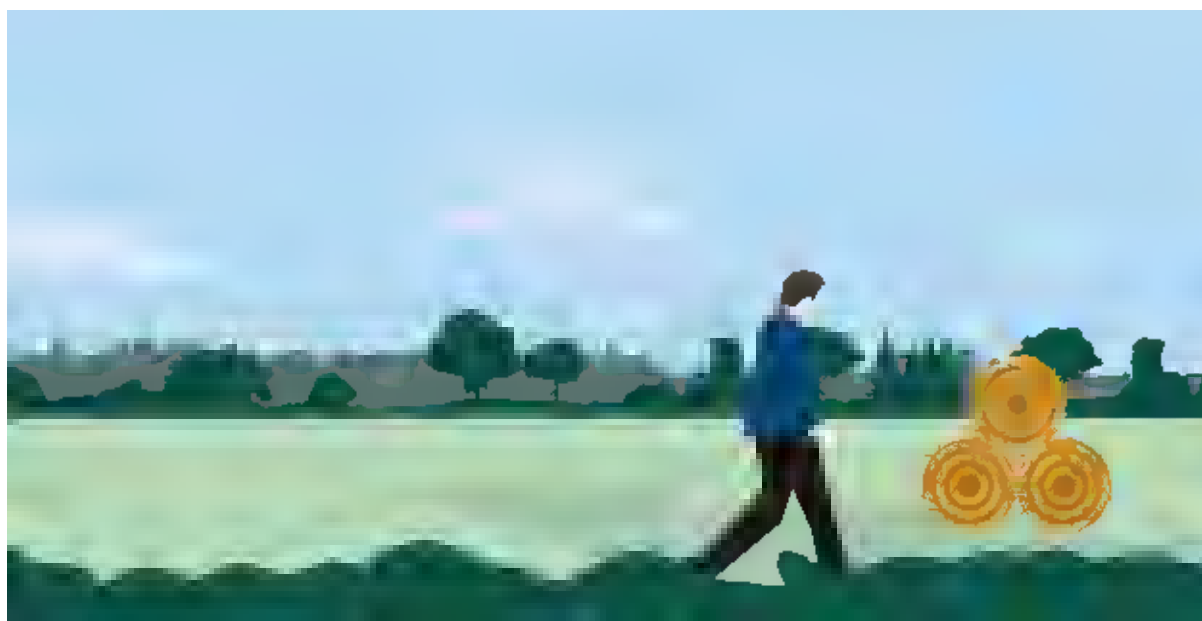
No backfilling should be undertaken without Cadent's agreement to proceed and the Cadent Plant Protection Officer will stipulate the necessary requirements. Some equipment may not be suitable for use over or around an asset due to the adverse effects of excessive compaction and vibration levels. The Cadent Plant Protection Officer will be able to advise on suitable equipment. Third parties undertaking work shall provide Cadent with 48 hours' notice, or shorter only if agreed with Cadent, of the intent to backfill over, under or alongside the asset.

This requirement should also apply to any backfilling operations that:

- are within 3 metres of an asset
- could influence the ground stability

Any damage to an asset or its coating shall be reported to Cadent in order that damage can be assessed, and repairs carried out.

Minor damage to pipe coating and cathodic protection test leads will be repaired by Cadent free of charge. If an asset has been backfilled without the knowledge of the Cadent Plant Protection Officer, the third party shall re-excavate to enable the condition of the asset coating to be assessed.



6. Working in the Vicinity of a Medium Pressure Gas Asset (Operating at Pressures Greater than 75 mbar but not Exceeding 2 bar)

The below information shall only be used as guidance, and where appropriate, will be supplemented by site specific safe working advice from the network Plant Protection Officer.

Initial enquires are for information only purposes and will not be escalated for operational site-specific advice, should you wish to carry out works you must submit a planned works enquiry for assessment.

6.1 Temporary and permanent structures

No temporary or permanent structures are permitted to be installed above, or in close proximity to a gas asset or easement due to the restriction of access this imposes. This includes, but is not limited to, permanent street furniture such as planters and bollards and temporary buildings such as welfare units and other enclosed spaces. The building proximity distances for medium pressure assets is as follows:

Material	Minimum proximity to premises
Cast/Spun Iron	3m
Ductile Iron	30m
Steel	1m
PE (inserted)	1m
PE (non-inserted)	2m for diameters \leq 500mm 5m for diameters $>$ 500mm

Please note that the easement distance may be greater than the building proximity distance. For any proposed structures in the easement, please consult with the Cadent network Plant Protection Officer.

6.2 Excavation

6.2.1 General

Mechanical excavators should not be sited or moved above an asset.

Mechanical excavators and any other powered mechanical plant shall not dig on one side of the asset with the cab of the excavator positioned on the other side. All traffic should be positioned far enough away from the trench to prevent trench wall collapse.

Excavation with a powered mechanical excavator should not be carried out until the asset has been located through vacuum excavation or by hand. No mechanical excavation is permitted within 500mm of a gas asset. Any mechanical excavation should utilise a banksman. Toothless buckets shall be used due to the potential of damage to assets using toothed excavator buckets.

Consideration shall be given to apparatus installed on gas assets including valves, spindles, pressure points etc. Any fitting, attachment or connecting pipework on an asset shall be exposed by hand.

Where concrete is exposed around gas apparatus, it shall not be removed without first consulting with a Cadent Plant Protection Officer as it could be providing protection or anchorage to live apparatus.

Where a third party is using any trench support system, they shall ensure that none of its components are in contact with an asset.

The use of chain trenchers is not permitted within 3m of the confirmed location of an asset.

6.2.2 Working in vicinity of iron pipework

When deep excavation greater than 1.5m in depth is carried out in the vicinity of iron pipework, steps shall be taken to ensure the risk associated with immediate and latent asset failure are considered and, where necessary, excavations are cut back to reduce the shear factor created by ground disturbance likely to result in settlement. This also includes instances where excavations are part of construction works, including basement conversions, underground car parks, shaft construction, etc.

Care should be taken to ensure that any exposed iron pipework is suitably supported at 1m intervals and protected from damage to avoid creating tensions that could lead to joint disturbance or pipe barrel fracture.

Where fittings or existing repairs are uncovered, care shall be taken to ensure that these are not disturbed.

When working near ductile iron pipework, any corrosion identified on the pipeline shall be reported to 0800 111 999 for a first call operative to attend to undertake a hazard assessment.

6.2.3 In proximity to an asset in an easement

Where sufficient depth of cover exists and the absence of attachments and projections has been confirmed (e.g. valve spindles, pressure points etc.), following evidence from hand dug trial holes, light tracked vehicles may be permitted to strip topsoil to a depth of 250mm using a toothless bucket.

No topsoil or other materials shall be stored within the easement without the written permission of Cadent. No fires are allowed in the easement strip or other gas assets.

After the completion of the work, the level of cover over the asset should be the same as that prior to work commencing.

No new service shall be laid parallel to the asset within the easement.

Where work is being carried out parallel to the asset, within or alongside the easement, suitable barriers shall be erected between the works and the asset to prevent encroachment or damage.

6.2.4 In proximity to an asset in the highway

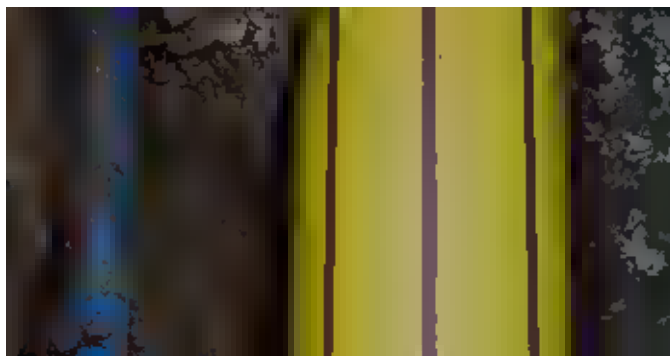
Where sufficient depth of cover exists, and the absence of attachments and projections has been confirmed (e.g. valve spindles, pressure points etc.), following evidence from hand dug trial holes, removal of the bituminous or concrete highway surface layer by mechanical means is permitted to a depth of 300mm. Where the bituminous or concrete highway surface layer extends below 300mm deep, it shall only be removed by handheld power assisted tools.

6.2.5 Crossing over an asset (Open cut)

Where a new service is to cross over a gas asset, a minimum clearance distance of 1.5 times the diameter of the gas asset or 300mm, whichever is greater, shall be maintained. If this cannot be achieved, the service shall cross below the asset, see Section 6.2.6.

6.2.6 Crossing below an asset (Open cut)

Where a service is to cross below a gas asset, a minimum clearance distance of 1.5 times the diameter of the gas asset or 300mm, whichever is greater, between the crown of the new service and underside of the asset shall be maintained. The exposed asset shall be suitably supported and protected by matting and timber cladding. Any supports shall be removed prior to backfilling.



6.2.7 Cathodic protection

Cathodic protection (CP) is applied to some buried steel pipes and is a method of protecting assets from corrosion by maintaining an electrical potential between the asset and anodes placed at strategic points along the asset. Where a new service is to be laid and similarly protected, the party installing the CP system shall liaise with the Cadent Plant Protection Officer and undertake tests to determine whether the new service is interfering with the cathodic protection of the Cadent asset.

Should any cathodic protection posts or associated apparatus need moving to facilitate third party works, at least 14 days' notice shall be given to Cadent. Cadent will undertake this work and any associated costs will be borne by the third party.

6.2.8 Installation of electrical equipment

Where electrical equipment is being installed close to Cadent's buried steel assets, the effects of a rise of earth potential under fault conditions shall be considered by the third party, a risk assessment carried out and this shall be provided to the Cadent Plant Protection Officer for inspection. Equipment shall not be installed if the integrity of Cadent's assets is compromised. In this case, diversion of the affected assets is required.

The installation of electrical cables parallel to Cadent assets may induce currents into the asset. This may interfere with the effective operation of cathodic protection systems. In these instances, Cadent will require the promoter of the works to work with the Cadent Plant Protection Officer to ensure that pre and post energisation potential surveys of Cadent's assets are undertaken. The costs for any stray current mitigation systems required will be borne by the third-party promoter.

6.3 Construction traffic

The promoter of the works shall review the ground conditions, vehicle types and crossing frequency to determine the type and construction of crossing that will be required. Additionally, no undue loads such as spoil heaps, lighting columns, permanent traffic lights or road signs should be allowed over gas assets.

Iron pipes, or pipes that are not already within an existing road (such as those within footways or verges), shall not be crossed by construction vehicles without suitable protection and the consent of the Cadent Plant Protection Officer.

Where existing roads cannot be used, construction traffic should only cross Cadent assets at specific locations, with notices directing traffic to the crossing points erected. All crossing points shall:

- Be at right angles to the asset
- Be fenced denoting the existence of the asset to ensure all traffic uses the crossing point. The fencing shall cover the width of any easements and extend a further 6m along the length of any easements on both sides (see Figure 2).
- Have signs attached to the fence denoting the asset that the crossing point is located over

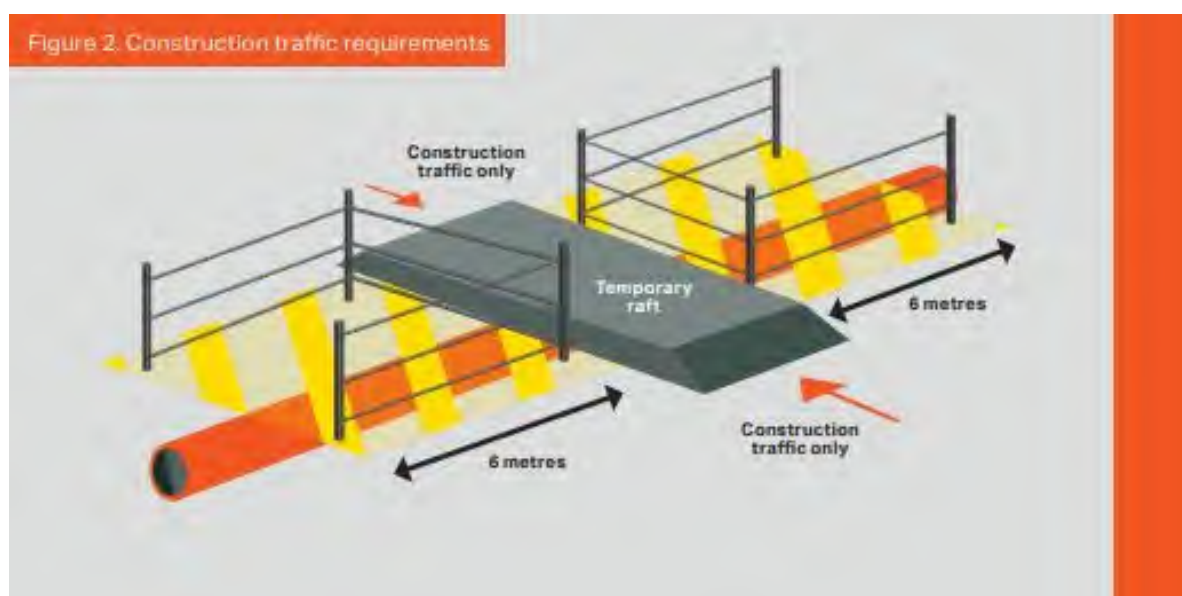
- Be regularly inspected and maintained in good condition

Note: A 5mph speed restriction should be enforced at all crossing points.

Suitable protection methods may include:

- Temporary protection slab
- Free-standing bridges (prefabricated modular steel or pre-cast concrete bridges)
- Proprietary access roadways
- Haul roads (including hardcore, sleepers, steel plates or a combination)

For larger scale projects or permanent crossings, diversion of the asset may be required.



6.4 Specific activities

This section details the precautions that need to be taken when carrying out certain prescribed activities in the vicinity of a Cadent asset. The promoter of works is required to consult Cadent when intending to undertake one of the activities listed below to obtain further site-specific advice on whether the work has the potential to affect the asset. The table below shows, for some specific activities, the prescribed distances where the advice of Cadent shall be sought.

Activity	Distance within which Cadent advice shall be sought
Piling	15m
Surface mineral extraction	100m
Landfilling	100m
Demolition	150m or 400m for structure mass > 10,000 tonnes
Blasting	500m if the MIC is > 200kg 250m if the MIC is > 10kg but ≤ 200kg 100m if the MIC is ≤ 10kg
Deep mining	1000m
Wind turbine	1.5 times mast height

6.4.1 Carriageway construction (including widening & bell mouth construction)

Where it is proposed to carry out carriageway construction over an asset previously located in a footway or verge, you must contact the diversions team to determine if diversion or replacement of the asset is required before commencement of your works.

6.4.2 Trenchless techniques

Where trenchless techniques are being considered, a formal risk assessment and method statement shall be produced and submitted to the Cadent Plant Protection Officer for review prior to commencing work. Please provide Cadent with at least 14 days' notice as we may wish to be present to monitor the work.

6.4.2.1 Tunnelling

Ground movement may occur when tunnelling in soft ground conditions. Ground movement contours from the tunnelling operation shall be calculated and all gas assets within the affected zone should be identified and assessed.

PE assets can tolerate some differential ground movement.

For cast and ductile iron assets, acceptable limits on stress increase and joint disturbances are defined in the performance acceptance criteria for iron mains.

For steel assets, an integrity assessment should be carried out according to the industry standard **IGEM/TD/12 – Pipework stress analysis for gas industry plant**. An expert on Soil/Pipe Interaction Analysis should be consulted when required for the evaluation of ground movement effects on the assets.

For any proposed tunnelling works, you must contact the diversions team to determine if diversion or replacement of the asset is required before commencement of your works, due to the likely impact on our assets.

6.4.3 Changes to depth of cover

The depth of cover over Cadent's asset shall not be altered. Where a change in cover is required, contact your network Plant Protection Officer.

6.4.4 Piling

No piling shall be allowed within 15m of an asset without an assessment of the vibration levels at the asset.

For steel or PE assets, the peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

For iron assets, the peak particle velocity at the asset shall be limited to a maximum level of 25mm/sec.

The promoter of the works should provide the Cadent Plant Protection Officer with the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure the allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made, which may require expert advice.



6.4.5 Demolition

No demolition should be allowed within 150m of an asset for 400m for a structure mass greater than 10,000 tonnes without an assessment of the vibration levels at the asset.

For steel or PE assets, the peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

For iron assets, the peak particle velocity at the asset shall be limited to a maximum level of 25mm/sec.

The promoter of the works should provide the Cadent Plant Protection Officer with the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure the allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought, which can be arranged through Cadent.

6.4.6 Blasting

The Maximum Instantaneous Charge (MIC) dictates the distance at which an assessment of the vibration levels (at the located asset) is required. The measured distances are as follows:

- 500m if the MIC is greater than 200kg
- 250m if the MIC is greater than 10kg but less than 200kg
- 100m if the MIC is 10kg or less

For steel or PE assets, the peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

For iron assets, the peak particle velocity at the asset shall be limited to a maximum level of 25mm/sec.

The promoter of the works should provide the Cadent Plant Protection Officer with the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought, which can be arranged through Cadent.

6.4.7 Surface mineral extraction

An assessment shall be carried out on the effect of surface mineral extraction activity within 100m of a gas asset. Consideration should also be given to extraction around plant and equipment associated with assets (e.g. cathodic protection ground beds).

Where the mineral extraction extends up to the asset easement, a stable slope angle and stand-off distance between the asset and slope crest shall be determined. Where an easement exists, the easement strip shall be clearly marked by a suitable permanent boundary, such as a post and wire fence. Additionally, where appropriate, slope indicator markers shall be erected to facilitate the verification of the recommended slope angle as the slope is formed, by the third party. The asset easement and slope need to be inspected periodically to identify any signs of developing instability. This may include any change of slope profile including:

- Bulging
- The development of tension cracks on the slope or easement
- Any changes in drainage around the slope

The results of each inspection should be recorded.

Where surface mineral extraction activities are planned within 100m of the asset but do not extend up to the asset easement boundary, an assessment should be made as to whether this could promote instability in the vicinity of the asset. This may occur where the asset is routed across a natural slope or the excavation is deep. A significant cause of this problem is where the groundwater profile is affected by changes in drainage or the development of lagoons.

Where the extraction technique involves explosives, the provisions of Section 6.4.6 apply.

6.4.8 Deep mining

Gas assets within 1km of active deep mining may be affected by subsidence resulting from mineral extraction. The determination of protective or remedial measures will normally require expert assistance, which can be arranged through Cadent.

6.4.9 Landfilling

The creation of slopes outside of the asset easements may promote instability within the vicinity of the asset. Cadent should carry out an assessment to determine the effect of any landfilling activity within 100m of an asset. The assessment is particularly important if landfilling operations are taking place on a slope in which the asset is routed.

6.4.10 Pressure testing

Pressure testing should not be permitted within 8m of an asset unless suitable precautions have been taken against the effects of a pipe failure.

6.4.11 Seismic surveys

The promoter of works shall advise Cadent of any seismic surveying work in the vicinity of PE or steel assets that will result in peak particle velocities in excess of 75mm/sec at the asset or for iron assets that will result in peak particle velocities in excess of 25mm/sec at the asset.

The promoter of the works should provide Cadent the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

6.4.12 Hot work

Where the Cadent's metallic gas assets have been exposed, welding (or other hot works that may involve naked flames) should not be carried out in proximity of the gas asset. This may be reduced if suitable protection and precautions have been agreed with Cadent.

If the gas asset is PE (or a PE asset is contained within a metallic sleeve) welding, or other hot works that may involve naked flames, shall not take place within 500mm of the gas asset. For further advice contact your network Plant Protection Officer.

Protection measures shall be agreed with the Cadent Plant Protection Officer prior to installation to prevent the effects of sparks, radiant heat transfer etc.

Any hot works in proximity to a Cadent gas asset require leakage surveys prior to, during and after the works. If gas is detected, all works shall stop, and the leak immediately reported to the National Gas Emergency Service on 0800 111 999.

The Cadent Plant Protection Officer will determine the need to remain on site to monitor all welding, burning or other 'hot work' that takes place.

6.4.13 Wind turbines

Wind turbines shall not be sited any closer than 1.5 times the proposed height of the turbine mast away from the nearest edge of the asset.

Further guidance can be found from UKOPA's Good Practice Guide 13 (UKOPA/GP/013) - Requirements for the Siting and Installation of Wind Turbines Installations in the Vicinity of Buried Pipelines.

6.4.14 Solar farms

Solar Farms can be built adjacent to gas assets, but never within an easement. Advice shall be sought from Cadent at the early stages of design to ensure that electrical interference, security, future access and construction methods can be mutually agreed.

Interference checks shall be completed by the third party to ensure that the solar installations and associated infrastructure have no negative effect on cathodic protection systems.

Further guidance can be found from UKOPA's Good Practice Guide 14 (UKOPA/GP/014) - Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines.

6.4.15 Lifting operations

Where lifting operations are planned to be carried out in the vicinity of medium pressure apparatus a site-specific risk assessment and lift plan is required to be reviewed by the Cadent Plant Protection Officer.

Protection shall be afforded to live apparatus when carrying out the works to prevent impact damage in the event of an uncontrolled failure or drop. Any loads shall be secured using suitable and sufficient lifting accessories to reduce the likelihood of the load being dropped.

Consideration shall be given to the location of lifting equipment and the loads induced into the ground to avoid the potential overloading of buried apparatus. Where the site cannot be laid out to avoid loading gas apparatus, the asset shall be suitably protected with the consent of the Cadent Plant Protection Officer. Alternatively, the asset will require replacement/diversion.

6.5 Backfilling and reinstatement

Reinstatement around Cadent apparatus still poses a risk to the integrity of the asset. A gas asset must not be located within the footway or carriageway construction as this has the potential to cause damage to the apparatus during and post completion of the reinstatement.

No backfilling should be undertaken without Cadent's agreement to proceed. Some equipment may not be suitable for use over or around assets due to the adverse effects of excessive compaction and vibration levels.

A gas asset shall not be encased in concrete or have concrete positioned within 300mm of the asset, or anywhere above an iron gas asset due to the need for future access.

The fine fill material should be firmly packed around the pipe in 100mm layers to achieve a compacted thickness of 75mm and shall be laid to a minimum depth of 150mm above the crown of the asset.

Mechanical compaction equipment shall not be used until a 250mm hand rammed layer has been compacted above the crown of the pipe.

For backfilling and reinstatement in the vicinity of iron apparatus, in addition to the above, the maximum weight of compaction equipment used above the crown of the asset shall not exceed 1.5t/m² and vibratory compaction shall not be used.

Material used in the backfill shall conform to the following requirements:

- Sand shall be well-graded in accordance with BS EN 13242:2002+A1:2007
- It shall not contain any sharp objects, large stones or bricks

- Foamed concrete shall not be used

We will require marker tape to be installed at least 250mm above the crown of the main.

Prior to backfilling, if the asset is coated, Cadent require the opportunity to inspect its condition in order to assess and to carry out any repairs as necessary. Please contact your network Plant Protection office to arrange this. Any damage to the asset or coating shall be reported to the Cadent Plant Protection Officer so that damage can be assessed, and repairs carried out.

Minor (and existing) damage to pipe coating and cathodic protection test leads will be repaired by Cadent free of charge. If the asset has been backfilled without the knowledge of the Cadent Plant Protection Officer, the third party will need to re-excavate to enable the condition of the asset coating to be assessed.

All temporary supports shall be removed prior to backfill but only when the asset is sufficiently supported by bedding material around the pipe.



7. Working in the Vicinity of a Low Pressure Gas Asset (Operating at Pressures up to 75 mbar)

For planned and emergency works in the vicinity of Low Pressure gas assets, the promoter will be advised proceed with caution. The guidance contained within this section must be followed. If it cannot, contact shall be made with the network Plant Protection office for advice.

7.1 Temporary and permanent structures

No temporary or permanent structures are permitted to be installed above, or in close proximity to a gas asset or easement due to the restriction of access this imposes. This includes, but is not limited to, permanent street furniture such as planters and bollards and temporary buildings such as welfare units and other enclosed spaces. The building proximity distances for low pressure assets is as follows:

Material	Minimum proximity to premises
All materials	1m

Please note that the easement distance may be greater than the building proximity distance, for any proposed structures in the easement please consult with the Cadent network Plant Protection Officer.

7.2 Excavation

7.2.1 General

Mechanical excavators should not be sited or moved above an asset.

Mechanical excavators and any other powered mechanical plant shall not dig on one side of an asset with the cab of the excavator positioned on the other side. All traffic should be positioned far enough away from the trench to prevent trench wall collapse.

Excavation with a powered mechanical excavator should not be carried out until gas assets have been located through vacuum excavation or by hand. No mechanical excavation is permitted within 500mm of gas assets. Any mechanical excavation should utilise a banksman. Toothless buckets shall be used due to the potential of damage to assets using toothed excavator buckets.

Consideration shall be given to apparatus installed on gas assets including valves, spindles, pressure points etc. Any fitting, attachment or connecting pipework on the asset shall be exposed by hand.

Where concrete is exposed around gas apparatus this shall not be removed as it could be providing protection or anchorage to the live apparatus.

Where a third party is using any trench support system, they shall ensure that none of its components are in contact with the asset.

The use of chain trenchers to do this is not permitted within 3m of the confirmed location of the asset.

7.2.2 Working in vicinity of iron pipework

When deep excavation greater than 1.5m in depth is carried out in the vicinity of iron pipework, steps shall be taken to ensure the risk associated with immediate and latent asset failure are considered, and where necessary, excavations are cut back to reduce the shear factor created by ground disturbance likely to result in settlement. This also includes instances where excavations are part of construction works including basement conversions, underground car parks, shaft construction, etc.

Care should be taken to ensure that any exposed iron pipework is suitably supported at 1m intervals and is protected from damage to avoid creating tensions that could lead to joint disturbance or pipe barrel fracture.

Where fittings or existing repairs are uncovered care shall be taken to ensure that these are not disturbed.

When working near ductile iron pipework should any corrosion be identified on the pipeline this shall be reported to 0800 111 999 for a first call operative to attend to undertake a hazard assessment.

7.2.3 In proximity to an asset in an easement

Where sufficient depth of cover exists and the absence of attachments and projections has been confirmed (e.g. valve spindles, pressure points etc.), following evidence from hand dug trial holes, light tracked vehicles may be permitted to strip topsoil to a depth of 250mm using a toothless bucket.

No topsoil or other materials shall be stored within the easement without the written permission of Cadent. No fires are allowed in the easement strip or other gas assets.

After the completion of the work, the level of cover over an asset should be the same as that prior to work commencing.

No new service shall be laid parallel to an asset within an easement.

Where work is being carried out parallel to an asset, within or alongside an easement, suitable barriers shall be erected between the works and the asset to prevent encroachment or damage.

7.2.4 In proximity to an asset in the highway

Where sufficient depth of cover exists, and the absence of attachments and projections has been confirmed (e.g. valve spindles, pressure points etc.), following evidence from hand dug trial holes, removal of the bituminous or concrete highway surface layer by

mechanical means is permitted to a depth of 300mm. Where the bituminous or concrete highway surface layer extends below 300mm deep, it shall only be removed by handheld power assisted tools.

7.2.5 Crossing over an asset (Open cut)

Where a new service is to cross over an asset, a minimum clearance distance of 1.5 times the diameter of the gas asset or 300mm, whichever is greater shall be maintained. If this cannot be achieved, the service shall cross below the asset, see Section 7.2.6.

7.2.6 Crossing below an asset (Open cut)

Where a service is to cross below an asset, a minimum clearance distance of 1.5 times the diameter of the gas asset or 300mm, whichever is greater, between the crown of the new service and underside of the asset shall be maintained. The exposed asset shall be suitably supported and protected by matting and timber cladding. Any supports shall be removed prior to backfilling.

7.2.7 Cathodic protection

Cathodic protection (CP) is applied to some buried steel pipes and is a method of protecting assets from corrosion by maintaining an electrical potential between the asset and anodes placed at strategic points along the asset. Where a new service is to be laid and similarly protected, the party installing the CP system shall undertake tests to determine whether the new service is interfering with the cathodic protection of the Cadent asset.

Should any cathodic protection posts or associated apparatus need moving to facilitate third party works, appropriate notice, shall be given to Cadent. Cadent will undertake this work and any associated costs will be borne by the third party.

7.2.8 Installation of electrical equipment

Where electrical equipment is being installed close to Cadent's buried steel assets, the effects of a rise of earth potential under fault conditions shall be considered by the third party and a risk assessment carried out. Equipment shall not be installed if the integrity of Cadent's assets is compromised. In this case, diversion of the affected assets will be required.

The installation of electrical cables parallel to Cadent assets may induce currents into the asset. This may interfere with the effective operation of cathodic protection systems. In these instances, Cadent will require the promoter of the works to conduct pre and post energisation potential surveys of Cadent's assets. The costs for any stray current mitigation systems required will be borne by the third-party promoter.

7.3 Construction traffic

The promoter of the works should review the ground conditions, vehicle types and crossing frequency to determine the type and construction of crossing that will be required. Additionally, no undue loads such as spoil heaps, lighting columns, permanent traffic lights or road signs shall be allowed over gas assets.

Iron pipes, or pipes that are not already within an existing road such as those within footways or verges shall not be crossed by construction vehicles without suitable protection being designed and installed. Consideration shall be given to the requirement for access to low pressure apparatus therefore for large scale, long duration projects, or permanent crossings, the diversions process shall be followed to determine whether the asset requires diversion/replacement in advance of the works taking place.

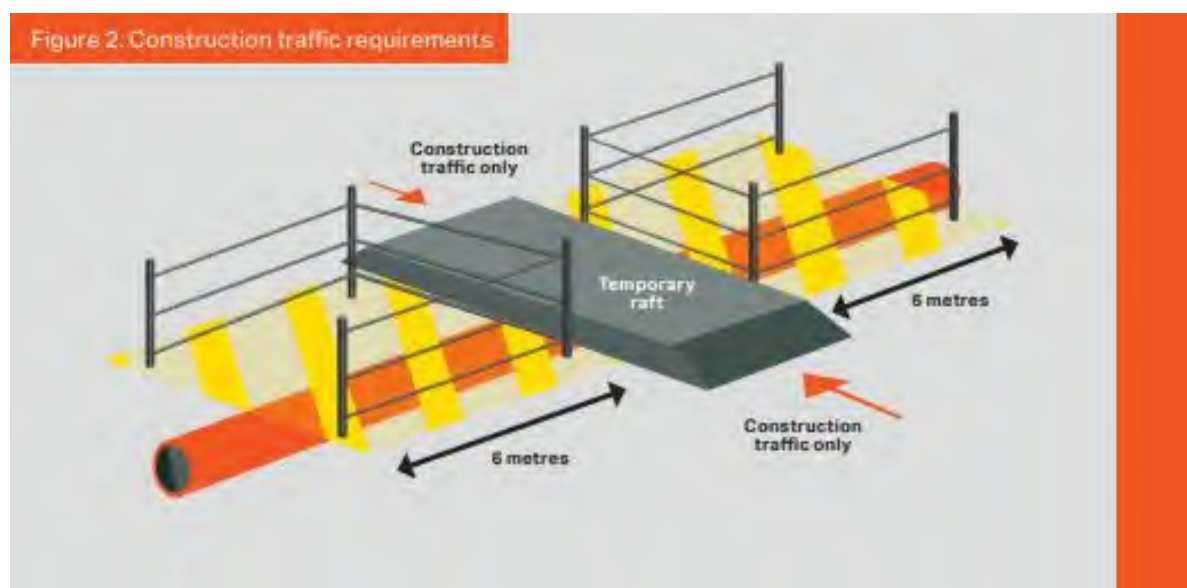
Where existing roads cannot be used, construction traffic should only cross Cadent assets with a minimum depth of cover of 750mm (post crossing construction) at specific locations, with notices directing traffic to the crossing points erected. All crossing points shall:

- Be at right angles to the asset
- Be fenced denoting the existence of the asset to ensure all traffic uses the crossing point. The fencing shall cover the width of any easements and extend a further 6m along the length of any easements on both sides (see Figure 2).
- Have signs attached to the fence denoting the asset that the crossing point is located over
- Be regularly inspected and maintained in good condition

Note: A 5mph speed restriction should be enforced at all crossing points.

Suitable protection methods may include:

- Temporary protection slab
- Free-standing bridges (prefabricated modular steel or pre-cast concrete bridges)
- Proprietary access roadways
- Haul roads (including hardcore, sleepers, steel plates or a combination)



7.4 Specific activities

This section details the precautions that need to be taken when carrying out certain prescribed activities in the vicinity of a Cadent asset. The promoter of works is required to consult Cadent when intending to undertake one of the activities listed below and further advice is required on whether the work has the potential to affect the asset.

7.4.1 Carriageway construction (including widening & bell mouth construction)

Where it is proposed to carry out carriageway construction over an asset previously located in a footway or verge you must contact the diversions team to determine if diversion or replacement of the asset is required before commencement of your works.

7.4.2 Trenchless techniques

Where trenchless techniques are being considered, a formal risk assessment and method statement shall be produced prior to commencing work.

Trial holes shall be undertaken to ensure that sufficient clearance exists between gas assets and the proposed third-party asset (or the pipe to be split if a pipe splitting technique is being used) prior to the works.

If an asset is to be replaced using pipe splitting techniques in the vicinity of iron mains, in addition to the below clauses, an integrity assessment shall be undertaken.

When running parallel to gas assets, the minimum clearance shall be:

- 1m

When crossing gas assets, the minimum clearance shall be:

- 500mm or 1.5 times the diameter of the asset, whichever is greater.

Clearances may need to be increased due to the following factors:

- Ground conditions
- Largest reamer diameter
- Type of reamer used, e.g. hollow, finned, etc.
- Accuracy of equipment being used
- Construction of adjacent services and structures
- Configuration of other underground services crossing or running parallel to the drill path
- Consequences of damage
- Pipe stress increase from potential ground movement

The exposed asset should be suitably supported and be protected by matting and suitable timber cladding to reduce the risk of damage from any broken pipe fragments (if pipe splitting is used). Supports shall be removed prior to backfill but only when the asset is sufficiently supported by bedding material around the pipe.

All lateral crossings shall be exposed around their full circumference with an additional 250mm clearance below. The width of the excavation shall be three times the diameter of the largest reamer or 500mm either side of the largest reamer, whichever is the greatest. These clearances shall be measured from the drill path centre. Each crossing should be manned during the drilling/splitting operation to watch the reamer/splitter pass.

For pipe splitting running parallel to a buried gas asset, trial holes should be undertaken at suitable and frequent locations along the proposed route to confirm sufficient clearance distances exist, and the pipe route is confirmed.

The line of the pipe to be installed/split should be monitored along its length to ensure no variance from its path.

Consideration should be given for a leakage survey to be undertaken before work starts, during the works if safe to do so and following completion. If there is any likelihood of damage to the asset, the operation shall be stopped immediately.

7.4.2.1 Tunnelling

Ground movement may occur when tunnelling in soft ground conditions. Ground movement contours from the tunnelling operation shall be calculated and all gas assets within the affected zone should be identified and assessed.

PE assets can tolerate some differential ground movement.

For cast and ductile iron assets, acceptable limits on stress increase and joint disturbances are defined in the performance acceptance criteria for iron mains.

For steel assets an integrity assessment should be carried out according to the industry standard **IGEM/TD/12 – Pipework stress analysis for gas industry plant**. An expert on Soil/Pipe Interaction Analysis should be sought when required for the evaluation of ground movement effects on the assets.

For any proposed tunnelling works, due to the likely impact on our assets you must contact the diversions team to determine if diversion or replacement of the asset is required before commencement of your works.

7.4.3 Changes to depth of cover

The depth of cover over or around Cadent's iron assets shall not be altered. If a change in the depth of cover is required, you must contact the diversions team to arrange for diversion or replacement of the asset before commencement of your works.

For PE and steel pipes, reductions in depth of cover are only permitted if the below minimum depths of cover can be maintained (following investigation across the affected length):

- In fields and agricultural land 1.1m
- In roads and verges 750mm
- In footpaths 600mm
- In private property 600mm

Substantial increases in depth of cover shall not be permitted.

Where a change in the depth of cover affects attachments and projections such as services and valves, liaison with our diversions team is required to ensure these are appropriately protected or altered.

7.4.4 Piling

No piling shall be allowed within 15m of an asset without an assessment of the vibration levels at the asset.

For steel or PE assets, the peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

For iron assets, the peak particle velocity shall be limited to a maximum level of 25mm/sec.

The promoter of the works should determine the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure the allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made, which may require expert advice.

7.4.5 Demolition

No demolition should be allowed within 150m of an asset for 400m for a structure mass greater than 10,000 tonnes without an assessment of the vibration levels at the asset.

For steel or PE assets, the peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

For iron assets, the peak particle velocity at the asset shall be limited to a maximum level of 25mm/sec.

The promoter of the works should determine the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure the allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought.

Where demolition is proposed you must ensure that the gas supply to the premises has been isolated in a suitable, identified location.

7.4.6 Blasting

The Maximum Instantaneous Charge (MIC) dictates the distance at which an assessment of the vibration levels (at the located asset) is required. The measured distances are as follows:

- 500m if the MIC is greater than 200kg
- 250m if the MIC is greater than 10kg but less than 200kg
- 100m if the MIC is 10kg or less

For steel or PE assets, the peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

For iron assets, the peak particle velocity at the asset shall be limited to a maximum level of 25mm/sec.

The promoter of the works should determine the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought.

7.4.7 Surface mineral extraction

An assessment shall be carried out on the effect of surface mineral extraction activity within 100m of an asset. Consideration should also be given to extraction around plant and equipment associated with assets (e.g. cathodic protection ground beds).

Where the mineral extraction extends up to the asset easement, a stable slope angle and stand-off distance between the asset and slope crest shall be determined. Where an easement exists, the easement strip shall be clearly marked by a suitable permanent boundary, such as a post and wire fence. Additionally, where appropriate, slope indicator markers shall be erected to facilitate the verification of the recommended slope angle as the slope is formed, by the third party. The asset easement and slope need to be inspected periodically to identify any signs of developing instability.

This may include any change of slope profile including:

- Bulging
- The development of tension cracks on the slope or easement
- Any changes in drainage around the slope

The results of each inspection should be recorded.

Where surface mineral extraction activities are planned within 100m of the asset but do not extend up to the asset easement boundary, an assessment should be made as to whether this could promote instability in the vicinity of the asset. This may occur where the asset is routed across a natural slope or the excavation is deep. A significant cause of this problem is where the groundwater profile is affected by changes in drainage or the development of lagoons.

Where the extraction technique involves explosives, the provisions of Section 7.4.6 apply.

7.4.8 Deep mining

Assets routed within 1km of active deep mining may be affected by subsidence resulting from mineral extraction. The determination of protective or remedial measures will normally require expert assistance.

7.4.9 Landfilling

The creation of slopes outside of the asset easements may promote instability within the vicinity of the asset. An assessment shall be carried out by the promoter of the works to determine the effect of any landfilling activity within 100m of an asset. The assessment is particularly important if landfilling operations are taking place on a slope in which the asset is routed.

7.4.10 Pressure testing

Pressure testing should not be permitted within 8m of an asset unless suitable precautions have been taken against the effects of a pipe failure.

7.4.11 Seismic surveys

The promoter of works shall advise Cadent of any seismic surveying work in the vicinity of PE or steel assets that will result in peak particle velocities in excess of 75mm/sec at the asset or for iron assets that will result in peak particle velocities in excess of 25mm/sec at the asset.

The promoter of the works should determine the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

7.4.12 Hot work

Where the Cadent's metallic gas asset has been exposed, welding (or other hot works that may involve naked flames) should not be carried out in proximity of the gas asset.

If the gas asset is PE (or a PE asset is contained within a metallic sleeve) welding, or other hot works that may involve naked flames, shall not take place within 500mm of the gas asset.

Protection measures shall be installed to prevent the effects of sparks, radiant heat transfer etc.

Any hot works in proximity to a Cadent gas asset shall require leakage surveys prior to, during and after the works. If gas is detected, all works shall stop, and the leak immediately reported to the National Gas Emergency Service on 0800 111 999.

7.4.13 Wind turbines

Wind turbines shall not be sited any closer than 1.5 times the proposed height of the turbine mast away from the nearest edge of the asset.

Further guidance can be found from UKOPA's Good Practice Guide 13 (UKOPA/GP/013) - Requirements for the Siting and Installation of Wind Turbines Installations in the Vicinity of Buried Pipelines.

7.4.14 Solar farms

Solar Farms can be built adjacent to assets but never within an easement.

Interference checks shall be completed by the third party to ensure that the solar installations and associated infrastructure have no negative effect on cathodic protection systems.

Further guidance can be found from UKOPA's Good Practice Guide 14 (UKOPA/GP/014) - Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines.

7.4.15 Lifting operations

Where lifting operations are planned to be carried out in the vicinity of low pressure apparatus a site-specific risk assessment and lift plan is required.

Protection shall be afforded to live apparatus when carrying out the works to prevent impact damage in the event of an uncontrolled failure or drop. Any loads shall be secured using suitable and sufficient lifting accessories to reduce the likelihood of the load being dropped.

Consideration shall be given to the location of lifting equipment and the loads induced into the ground to avoid the potential overloading of buried apparatus. Where the site cannot be laid out to avoid loading gas apparatus, the asset shall be suitably protected with the consent of the Cadent Plant Protection Officer. Alternatively, the asset will require replacement/diversion.

7.5 Backfilling and reinstatement

Reinstatement around Cadent apparatus still poses a risk to the integrity of the asset. A gas asset must not be located within the footway or carriageway construction as this has the potential to cause damage to the apparatus during and post completion of the reinstatement.

No backfilling should be undertaken without Cadent's agreement to proceed. Some equipment may not be suitable for use over or around assets due to the adverse effects of excessive compaction and vibration levels.

A gas asset shall not be encased in concrete or have concrete positioned within 300mm of the asset or anywhere above an iron gas asset due to the need for future access.

The fine fill material should be firmly packed around the pipe in 100mm layers to achieve a compacted thickness of 75mm and shall be laid to a minimum depth of 150mm above the crown of the asset

Mechanical compaction equipment shall not be used until a 250mm hand rammed layer has been compacted above the crown of the pipe

For backfilling and reinstatement in the vicinity of iron apparatus, in addition to the above, the maximum weight of compaction equipment used above the crown of the pipe shall not exceed 1.5t/m² and vibratory compaction shall not be used.

Material used in the backfill shall conform to the following requirements:

- Sand shall be well-graded in accordance with BS EN 13242:2002+A1:2007
- It shall not contain any sharp objects, large stones or bricks
- Foamed concrete shall not be used

We will require marker tape to be installed at least 250mm above the crown of the pipe. Any damage to the asset or coating shall be reported to the Cadent Plant Protection Office so that damage can be assessed, and repairs carried out.

Minor (and existing) damage to pipe coating and cathodic protection test leads will be repaired by Cadent free of charge. If the asset has been backfilled without the knowledge of the Cadent Plant Protection Officer, the third party will need to re-excavate to enable the condition of the asset coating to be assessed.

All temporary supports shall be removed prior to backfill but only when the asset is sufficiently supported by bedding material around the pipe.

8. Working in the Vicinity of a Pressure Reduction Installation (PRI)

Pressure reduction installations come in a variety of forms:

- Above Ground Installation (AGI) – Sites with exposed pipes surrounded by fencing
- Above Ground Installation (AGI) – District governors often found in large above ground kiosks with vent stacks attached
- Below Ground Installation – District governors with large surface governors for valves and pressure reduction equipment with an above ground control cabinet and vent stack
- Service governor Installations – Small service governors providing gas to a small number of customers in an area often identified by a small green or brick kiosk

Where excavations are to be made within 10 metres of the perimeter of a pressure reduction installation (above or below ground), with the exception of service governor installations, appropriate protection methods should be determined and recorded by the Cadent Plant Protection Officer.

These installations may have magnetic slam shut devices which could operate in the event of high vibration levels being caused by the works. Advice on whether these are present shall be sought from the Cadent Plant Protection Officer and we may need to have an operative, with the competence to reset the plant, on site whilst your works are being undertaken.

Hazardous areas may be present around these installations and no ignition sources are permitted within these zones. Information on the zonings shall be sought from the Cadent Plant Protection Officer prior to commencement of any works on site.

There may be telemetry and pressure recording lines in the vicinity of these installations therefore extreme caution must be exercised when planning and undertaking works in the vicinity of these assets.

In addition to this, the safety advice detailed in either or a combination of Sections 5, 6 or 7 shall be observed when working in the proximity of an AGI.

Access to gas assets shall be maintained at all times.

9. Tree Planting

Before any tree planting is carried out in the vicinity of a Cadent asset or its easement, written consent should be obtained. This approval should be subject to Cadent retaining the right to remove any trees which might become a danger or restrict access to the asset at any time in the future.

The only hardwood plants which can be planted directly across an asset are shallow rooting hedge plants such as Quickthorn, Blackthorn, etc., and these shall only be planted where a hedge is necessary for screening or to indicate a field boundary.

Raspberries, Gooseberries and Blackcurrants shall not be planted within 2m of the outside edge of the pipe.

Dwarf Apple Stocks shall not be planted within 3m of an asset.

Christmas trees (Picea Abies) shall not be planted within 3 metres of an asset. However, permission may be given on the strict understanding that Christmas trees are clear-felled at intervals not exceeding seven years.

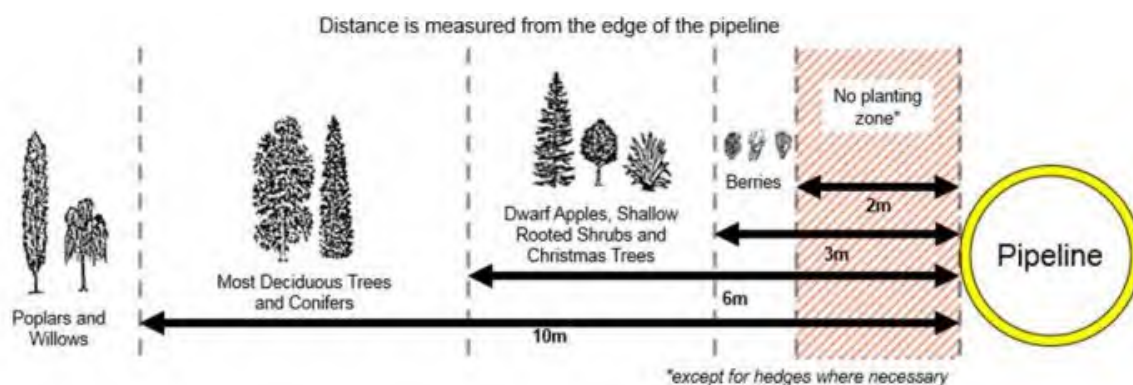
The following trees, and those of similar size which may be deciduous or evergreen, shall not be planted within 6 metres of an asset:

- Ash, Beech, Birch, most Conifers, Elm, Maple, Horse Chestnut, Oak, Sycamore, Apple, Lime and Pear trees.

Dense mass planting shall not be carried out within 10m of the outside edge of the pipe.

Poplar and Willow trees shall not be planted within 10m of the outside edge of the pipe.

For further guidance please refer to NJUG Volume 4.



10. Unidentified Exposed Pipes

An unidentified pipe is one that is not shown on any current or historical records.

Iron and steel water pipes and gas pipelines may appear very similar. If any such pipe is uncovered, it shall be treated as if it were a gas pipe.

If upon checking with all other utilities you believe an unidentified pipe to be a gas pipe, the promoter of the works shall contact plantprotection@cadentgas.com with the following information:

- LSBUD enquiry reference
- Site address (please include postcode and grid references)
- Site contact details
- Size of pipe
- Pipe material
- Confirmation that the unidentified pipe is exposed (if not, it will need to be exposed prior to our attendance)
- Confirmation that Cadent and all other asset owners plans, are available for review and inspection
- Photos of the pipe

Please be aware that it can take up to 28 days for us to confirm whether the unidentified exposed pipe is a gas asset or not.

11. Action in case of Damage to an Asset

If you hit a gas asset, whether the damage is visible or not, or in the event of an emergency, call the National Gas Emergency Service immediately on 0800 111 999*.

If the Cadent asset is damaged, even slightly, and even if no gas leak has occurred, then the following precautions shall be taken immediately:

- Shut down all plant and machinery and extinguish any potential sources of ignition.
- Evacuate all personnel from the vicinity of the asset
- Notify Cadent using the free 24-hour emergency telephone number 0800 111 999
- Notify the Cadent responsible person immediately using the contact telephone number provided.
- Ensure no one approaches the asset.
- Do not try to stop any leaking gas.
- Provide assistance as requested by Cadent, or emergency services to safeguard persons and property



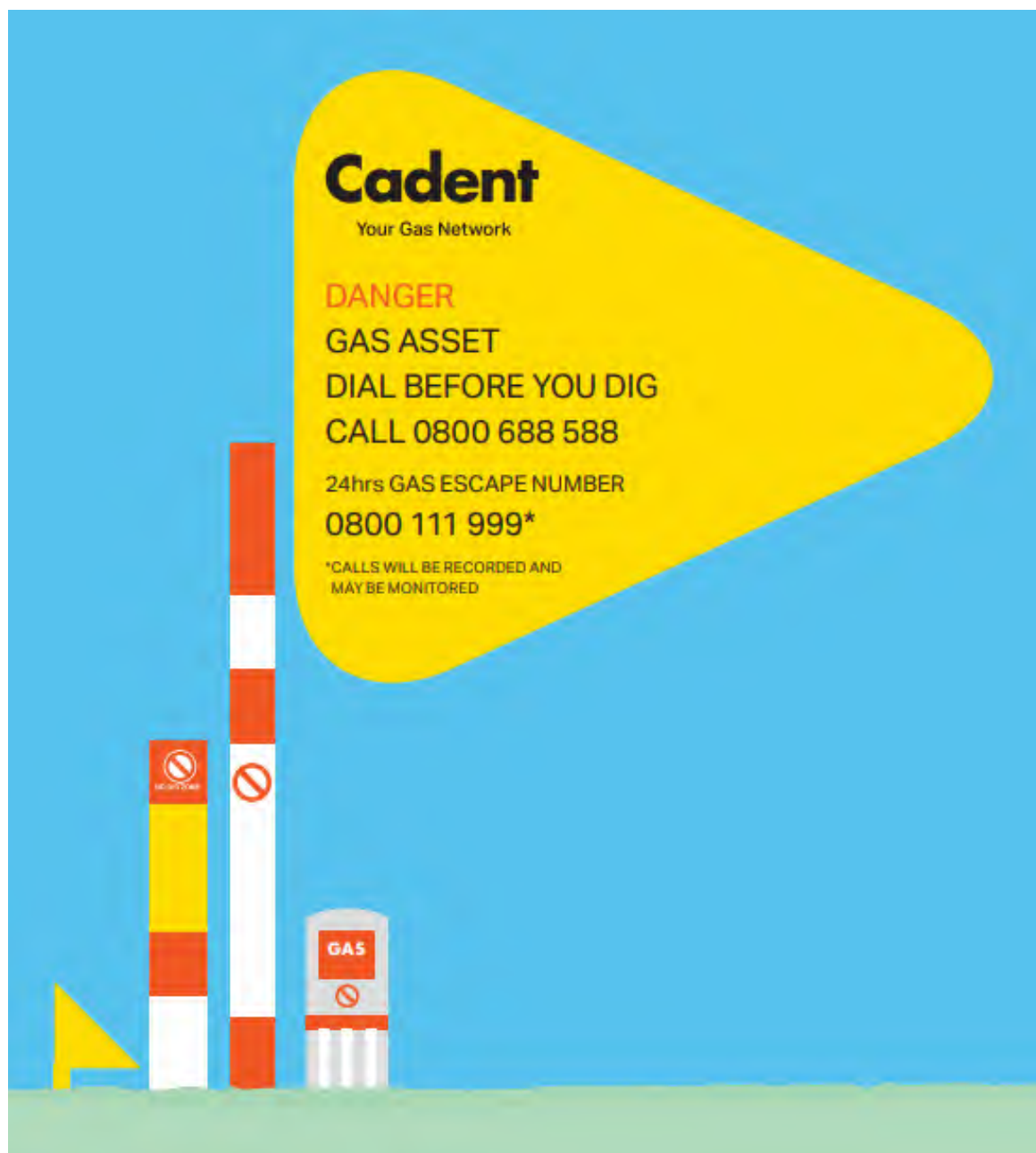
12. References

Document reference	Title
HASAWA	The Health and Safety at Work etc Act 1974
CDM	The Construction (Design and Management) Regulations 2015
LOLER	Lifting Operations and Lifting Equipment Regulations 1998
RIDDOR	Reporting of Injuries, Diseases & Dangerous Occurrences Regulations 2013,
GS(M)R	Gas Safety (Management) Regulations 1996
PSR	Pipelines Safety Regulations 1996
NRSWA	New Roads and Street Works Act 1991
HS(G)47	Avoiding Danger from Underground Services
IGEM/SR/18	Safe Working Practices to Ensure the Integrity of Gas Pipelines and Associated Installations
IGEM/TD/12	Pipework stress analysis for gas industry plant
NJUG Volume 4	Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees
UKOPA/11/0027	Requirements for the Siting of Wind Turbines Close to HP Pipelines
UKOPA/GP/013	Requirements for the Siting and Installation of Wind Turbines Installations in the Vicinity of Buried Pipelines
UKOPA/GP/014	Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines

13. Glossary of Terms

Term	Definition
Easement	Easements are negotiated legal entitlements between Cadent and landowners and allow Cadent to lay, operate and maintain assets within the easement strip. Easement strips may vary in width, typically between 6 and 25 metres depending on the diameter and pressure of the pipeline. Consult Cadent for details of the extent of the easement strip where work is intended.
Liquefaction	Liquefaction is a phenomenon in which the strength and stiffness of the soil is reduced by earthquake shaking or other rapid loading. Liquefaction occurs in saturated soils, that is, soils in which the space between individual particles is completely filled with water. When liquefaction occurs, the strength of the soil decreases and the ability of the soil to support assets are reduced.
Promoter of works	The person or persons, firm, company or authority for whom new services, structures or other works in the vicinity of existing Cadent assets and associated installations operating above 7 bar gauge are being undertaken.
Cadent Plant Protection Officer	The person or persons appointed by Cadent with the competencies required to act as the Cadent representative for the purpose of monitoring a particular activity.
Banksman	Another person who assists the machine operator from a position where they can safely see into the excavation and warn the driver of any services or other obstacles. This person should remain outside of the operating radius of the excavator arm and bucket.

Appendix A – Asset Location Markers



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From: [Ian Griffin](#)
Sent: 13 March 2023 15:08
To: [planappconsult](#)
Cc: [Jeff Brown](#)
Subject: FW: Construction of a temporary Solar Farm, land 800 Metres South Of Park House Farm, Meriden Road, Fillongley - PAP/2023/0071

Categories: Netty

WCC police crime reduction
2023/0071

[Ian](#)

From: [REDACTED]@warwickshire.police.uk>
Sent: 13 March 2023 11:56
To: Ian Griffin <IanGriffin@NorthWarks.gov.uk>
Subject: FW: Construction of a temporary Solar Farm, land 800 Metres South Of Park House Farm, Meriden Road, Fillongley - PAP/2023/0071

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From: [REDACTED]
Sent: 13 March 2023 11:54
To: Ian Griffiths (iangriffiths@NorthWarks.gov) <iangriffiths@northwarks.gov>
Subject: Construction of a temporary Solar Farm, land 800 Metres South Of Park House Farm, Meriden Road, Fillongley - PAP/2023/0071

Dear Ian

I am responding to this application on behalf of Warwickshire Police in relation to Crime Reduction and Community Safety matters as the assigned Design Out Crime Officer for Warwickshire. I have examined the plans submitted. This has been done with reference to the advice contained within National Planning Policy Framework, Solar Farm Planning Guidance.

In view of the potential risk when considering suitable locations for solar farms a major consideration from a police view will be how the site can be protected from unauthorised vehicle entry. Full consideration of the natural defences of the site should be taken into consideration for e.g., steep gradient, substantial hedging, rivers etc.

Wherever possible the boundary protection of the site should be an appropriate distance from the actual panels to discourage parking a vehicle against the site boundary and manually lifting stolen panels onto a vehicle.

Access to the Site

The solar company / site owner will require vehicular access to the site. The physical security guarding this access must be robust to sustain a high level of attack as these sites will probably be remote and lacking any natural surveillance. Consideration should be given to protecting the access road at two separate locations;

1. at the actual entrance to the site and;

2. away from the specific entrance to keep authorised vehicles a substantial distance from the site.

The security of solar farms must be properly assessed by all those involved in the planning process. All planning applications should therefore include full details of the security proposals within the design and Access Statement (as required by Department for Communities and Local Government Circular 1 / 2006 paragraph 87)

The security measures to be incorporated at each location will have to be considered on a site-specific basis. They will obviously be determined to some degree by, for example, the existing landscape and local planning constraints etc.

The basic principle of all crime prevention is to provide layers of defence to whatever needs protection. In the case of solar farms this protection will almost certainly require both the physical element, such as fences or ditches and the utilisation of appropriate technology such as CCTV. The advice offered below covers the general crime prevention points which should be considered by any applicant.

Perimeter Security and Access Control

Perimeter fencing should be used then it should be a proven security fence. The recommendation would be to install fencing, which has been tested and approved to current UK Government standards. I would advise that the boundary fencing be tested and certified to LPS 1175 Security Rating 2 and to a height of 2.4 metres. Gates, pedestrian and/or vehicular, should also achieve LPS 1175 Security Rating 2.

Planting up and alongside any fencing will be acceptable providing there is no detrimental effect upon site surveillance that is available.

The standard for rating bollards, blockers and gates is PAS 68:2007 and PAS 68:2010.

Landscaping techniques such as ditches and berms (bunds) may also be appropriate in some instances. To be effective in stopping vehicles these need to be designed carefully. Police are able to provide further specific advice in relation to the design of such defences upon request. There should be a minimum number of vehicular access points onto site, ideally only one. Clearly such access points will present the most obvious means for the criminal also and therefore will require a robust and adequate defence.

Some thought should also be given to the wider issues of access around any site. If, for instance, the land surrounding the site is under the same ownership can this be made more secure by improving gates etc. again this provides layers of difficulty for the criminal to overcome.

Electronic Security

There is a huge range of electronic security available. For most sites it is very likely that this will play an important role. In selecting which type of technology to employ a proper assessment on a site-specific basis should be undertaken to ensure any system will be fit for purpose.

For CCTV this assessment is commonly called an Operational Requirement (OR) An obvious example would be to establish how effective will the CCTV be at night at these locations.

There will probably be little reward in deploying CCTV or other defence unless it is monitored in some way or can provide an instant alert in some form and also who would then respond to this? CCTV that simply records will probably be of very limited value.

If I can be of any further assistance, please don't hesitate in contacting me.

Regards


Warwickshire Police

Nuneaton WJC, Vicarage Street, Nuneaton Warwickshire CV11 4JU
(02476) 483150

 warwickshire.police.uk

"Changes to the English Planning and Building Control Regulations, following in-depth reviews by the Department for Communities and Local Government (DCLG), have underlined the importance of the Police advice delivered over the past 25 years, specifically in the form of the Secured by Design (SBD) initiative. Secured by Design welcomes the introduction of a security element within the Building Regulation. Approved

Document Q goes some way to improving security in the residential built environment, but does not include many of the elements that have contributed to the improvements in security that Secured by Design has delivered in communities around the country.”

Visit the 'Secured By Design' web site for DOCO contact details, design guides, licence holders & application forms: www.securedbydesign.com

<<http://www.securedbydesign.com>>

From: [Ian Griffin](#)
Sent: 14 March 2023 11:14
To: [planappconsult](#)
Cc: [Jeff Brown](#)
Subject: PAP/2023/0071 - Solar Farm - FW: Consultation - Stat Consultee [SG34986]

NATS response

Ian

From: NATS Safeguarding <NATSSafeguarding@nats.co.uk>
Sent: 14 March 2023 10:10
To: Ian Griffin <IanGriffin@NorthWarks.gov.uk>
Subject: RE: Consultation - Stat Consultee [SG34986]

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Our Ref: SG34986

Dear Sir/Madam

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NATS (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to NATS in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.

Yours faithfully

NATS

NATS Safeguarding

E: natssafeguarding@nats.co.uk

4000 Parkway, Whiteley,
Fareham, Hants PO15 7FL
www.nats.co.uk



NATS Public

From: Ian Griffin <IanGriffin@NorthWarks.gov.uk>
Sent: 10 March 2023 14:48
To: NATS Safeguarding <NATSSafeguarding@nats.co.uk>
Subject: [EXTERNAL] Consultation - Stat Consultee

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NATS means NATS (En Route) plc (company number: 4129273), NATS (Services) Ltd (company number 4129270), NATSNAV Ltd (company number: 4164590) or NATS Ltd (company number 3155567) or NATS Holdings Ltd (company number 4138218). All companies are registered in England and their registered office is at 4000 Parkway, Whiteley, Fareham, Hampshire, PO15 7FL.

From: [Ian Griffin](#)
Sent: 15 March 2023 11:26
To: [Jeff Brown](#); [planappconsult](#)
Subject: FW: Consultation - Stat Consultee - PAP/2023/0071
Attachments: 672477.DOC

Categories: Netty

PAP/2023/0071 – solar farm.
WCC Tree response as below.
Jeff - Please note the comments.

[Ian](#)

From: Arboriculture Mailbox <arboriculture@warwickshire.gov.uk>
Sent: 15 March 2023 07:37
To: Ian Griffin <IanGriffin@NorthWarks.gov.uk>
Subject: Fw: Consultation - Stat Consultee

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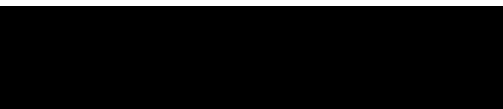
OFFICIAL

Morning Ian,

Having reviewed the documentation in respect of the proposal, I have no Arboricultural objections at this stage. An arboricultural method statement may be required pending confirmation of route to be used to site. ie Harris fencing depicting the root protection area (RPA) and/or a cellular confinement system to mitigate compaction.

I trust the above is of assistance.

Kind Regards,



Arboricultural Area Manager

Forestry

Community Services

Communities Directorate

Warwickshire County Council

Phone: 01926 736490

Email forestry@warwickshire.gov.uk

www.warwickshire.gov.uk

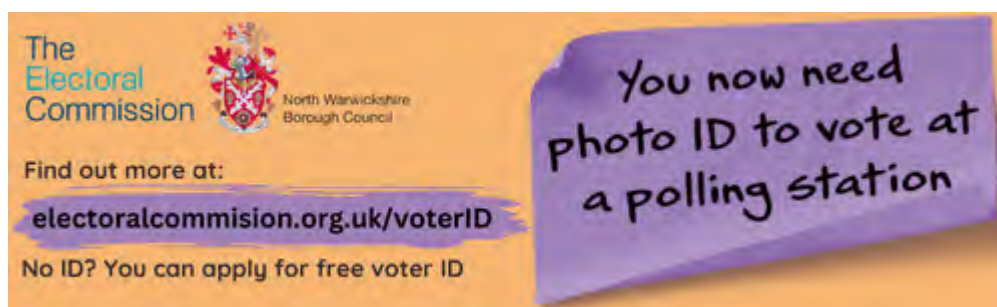
From: Ian Griffin <IanGriffin@NorthWarks.gov.uk>

Sent: 10 March 2023 14:48

To: Arboriculture Mailbox <arboriculture@warwickshire.gov.uk>

Subject: Consultation - Stat Consultee

Please find attached document.



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From: [Ian Griffin](#)
Sent: 17 March 2023 11:51
To: [planappconsult](#)
Cc: [Jeff Brown](#)
Subject: FW: Planning Application PAP/2023/0071 Not Affected ~ BPA
Ref: 2023-6809 CRM:0112256

Fillongley Solar Site – consultation response

Ian

From: Lands <Lands@BPA.CO.UK>
Sent: 17 March 2023 11:50
To: Ian Griffin <IanGriffin@NorthWarks.gov.uk>
Subject: Planning Application PAP/2023/0071 Not Affected ~ BPA Ref: 2023-6809 CRM:0112256

Caution: Warning external email

Dear Sir/Madam

Planning Application PAP/2023/0071 - Not Affected

Thank you for your correspondence regarding the above noted planning application. Having reviewed the information provided, the BPA pipeline(s) is not affected by these proposals, and therefore BPA does not wish to make any comments on this application. However, if any details of the works or location should change, please advise us of the amendments and we will again review this application.

Whilst we try to ensure the information we provided is accurate, the information is provided Without Prejudice and we accept no liability for claims arising from any inaccuracy, omissions or errors contained herein.

Yours sincerely

Lands Department

✉ lands@bpa.co.uk



British Pipeline Agency Limited

BPA Head Office • 5-7 Alexandra Road

Hemel Hempstead • Hertfordshire • HP2 5BS • UK

www.bpa.co.uk

----- Original Message -----

From: IanGriffin@NorthWarks.gov.uk;
Received: Fri Mar 10 2023 14:49:39 GMT+0000 (Greenwich Mean Time)
To: Lands <lands@bpa.co.uk>;
Subject: Consultation - Stat Consultee

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From: [Ian Griffin](#)
Sent: 20 March 2023 16:39
To: [planappconsult](#)
Cc: [Jeff Brown](#)
Subject: FW: Consultation - Stat Consultee - 2023/0071
Attachments: 672463.DOC

23/0071 – solar farm - fillongely

Ian

From: LUP enquiries <LUPenquiries@hse.gov.uk>
Sent: 20 March 2023 11:09
To: Ian Griffin <IanGriffin@NorthWarks.gov.uk>
Subject: Re: Consultation - Stat Consultee

Caution: Warning external email

Dear Ian

Your email below has been forwarded to the Land Use Planning team.

Solar Farms are usually not a relevant development in relation to land-use planning in the vicinity of major hazard sites and major accident hazard pipelines.

This is because they do not, in themselves, involve the introduction of people into the area. HSE's land use planning advice is mainly concerned with the potential risks posed by major hazard sites and major accident hazard pipelines to the population at a new development.

This is because they do not, in themselves, involve the introduction of people into the area. HSE's land use planning advice is mainly concerned with the potential risks posed by major hazard sites and major accident hazard pipelines to the population at a new development.

The HSE Land Use Planning Web App can be used to find out if a site is within an explosives site zone (as well as in zones for major hazard sites and major accident hazard pipelines). If you require access to the HSE Web App, then please contact the Land Use Planning Team (lupenquiries@hse.gov.uk)

If the development is over a major accident hazard pipeline or in the easement around a major accident hazard pipeline, please consult the pipeline operator.

If the development involves a new substation or the storage of electrical energy such as in a large battery storage unit and the development is proposed

adjacent to a COMAH (Control of Major Accident Hazards) establishment then, please consult the operator of the COMAH establishment.

If the development involves a substation or the storage of electrical energy such as in a large battery storage unit and is proposed in the vicinity of a nuclear site, the Office for Nuclear Regulation (ONR) does wish to be consulted over such proposals. They can be contacted on ONR-Land.Use-Planning@onr.gov.uk

If you have any further questions, please contact us.

Regards

[REDACTED]
HSE's Land Use Planning Support Team

HSE Science and Research Centre

Harpur Hill, Buxton, Derbyshire, SK17 9JN

Find out how HSE is Helping Great Britain work well

For HSE's Land Use Planning Advice Terms and Conditions, please click on the following link <https://www.hsl.gov.uk/planningadvice> and then click on 'terms and conditions'.

From: [REDACTED] n@hse.gov.uk>

Sent: 20 March 2023 08:36

To: LUP enquiries <LUPenquiries@hse.gov.uk>

Subject: FW: Consultation - Stat Consultee

Hi,

I am not sure who the attached document should be sent to? I do not normally get these – please let me know if you are not the appropriate recipient.

Kind Regards

[REDACTED]
[REDACTED] | HM Principal Inspector of Health and Safety | CEMHD 3C Chemicals, Explosives & Microbiological Hazards Division
Health & Safety Executive | Rosebery Court, St Andrew's Business Park, Norwich, Norfolk, NR7 0HS |
[REDACTED]

The current COVID 19 crisis is making receipt of, and access to, post extremely problematic. HSE would be grateful if you could avoid sending hard copy mail wherever possible and instead send electronic versions.

Please let us know by phone or email of any instances where this is not possible and hard copy mail needs urgent attention.

From: [REDACTED] **On Behalf Of** Formsadmin Birmingham
Sent: 13 March 2023 13:03
To: [REDACTED] <[\[REDACTED\]@hse.gov.uk](mailto:[REDACTED]@hse.gov.uk)>
Subject: FW: Consultation - Stat Consultee

[REDACTED]

Please see attached Planning Application from North Warwickshire Borough Council regarding the site below in Coventry, Warwickshire, CV7 8DR:

Site Address: Land 800 Metres South Of Park House Farm, Meriden Road, Fillongley, (Grid Ref: Easting 427624.17, Northing 286021.23)

Description of Development: Construction of a temporary Solar Farm providing 47.7 MW output, to include the installation of ground-mounted solar panels together with associated works, equipment and necessary infrastructure.

Applicant: - Enviromena Project Management UK Ltd

Agent: Mrs Amy Hindson, Barton Willmore, Now Stantec, The Pearl, New Bridge Street, Newcastle upon Tyne, NE1 8AQ; **Email:** amy.hindson@bartonwillmore.co.uk, **Tel:** 01916053501

Regards,

[REDACTED]
HSE Birmingham

From: Ian Griffin <lanGriffin@NorthWarks.gov.uk>
Sent: 10 March 2023 14:48
To: Formsadmin Birmingham <Formsadmin.Birmingham@hse.gov.uk>
Subject: Consultation - Stat Consultee

Please find attached document.

[REDACTED]

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From: nlpg@northwarks.gov.uk
Sent: 27 March 2023 13:29
To: [planappconsult](#)
Subject: Comment Received from Public Access

Categories: Netty

Caution: Warning external email

Application Reference No. : PAP/2023/0071

Site Address: Land 800 Metres South Of Park House Farm Meriden Road Fillongley

Comments by: CPRE Warwick

From:

41A
Smith Street

Warwick

CV34 4JA

Phone: 01926 494597

Email: [REDACTED]_cpre_warks@outlook.com

Submission: Objection

Comments: An industrial development in a rural location. Clearly an inappropriate site and application.
Please clarify BNG especially if some of the building will be on grassland rather than arable.



Ramblers - Warwickshire Area

www.warwickshireramblers.org.uk
Local Groups : City of Birmingham, Coventry,
Mid Warwickshire, Rugby and District, Stratford
upon Avon, Southam and District, Solihull,
Sutton Coldfield, Castle Bromwich, South
Birmingham, West Midlands Walking Group,
Bear.

16 Melford Hall Road
Solihull, B91 2ES
28 March 2023

Jeff Brown
Case Officer
North Warwickshire Borough Council
The Council House
South Street
Atherstone
Warwickshire CV9 1DE

Dear Mr Brown,

OBJECTION TO PLANNING APPLICATION PAP/2023/0071

Thank you for consulting Ramblers Warwickshire Area on planning application PAP/2023/0071 for the construction of a temporary Solar Farm providing 47.7 MW output, to include the installation of ground-mounted solar panels together with associated works, equipment and necessary infrastructure; on land south of Park House Farm, Meriden Road, Fillongley.

This application takes the biscuit for ticking all the wrong boxes!

1. The site is Green Belt... within which solar farms are considered by the NPPF to be *"inappropriate development"*.
2. By the application's own admission the site's land classification falls within the *"best and most versatile"* grades of agricultural land from which DEFRA consider that solar development should be excluded.
3. And, claiming that the 40 years life sought for this application can be described as *"temporary"*, really is to insult the intelligence of your consultees!

The Ramblers two principle charitable objectives are the provision and protection of footpaths and protection of the countryside. In assessing solar farm applications Ramblers Warwickshire Area look for mitigation of the affect of the application on public rights of way (PROWs) and the surrounding PROW network. As is acknowledged in the application public footpath M294 runs through the length of the site for around 800m, and appears to be accommodated on its definitive line within a fenced 25m wide green buffer zone. Public footpath M294a runs roughly a field's width away from the site eastern boundary. Connectivity with the surrounding PROW network will not be affected and, in all honesty, it is difficult to see what possible mitigation could be offered at this site,

although the view of 150 acres of industrial solar panels is hardly a welcome accompaniment to a rural walk. Never the less, in pursuit of our charitable objective of protecting the countryside, Ramblers Warwickshire Area must still raise objection to this application on Green Belt grounds.

This application for a 61ha site lies within the West Midlands Green Belt and as such should be rejected as – under paragraphs 149 and 150 of the National Planning Policy Framework (NPPF) – solar farms are considered to be *“inappropriate development”* within Green Belt. Paragraph 147 of the NPPF confirms that *“inappropriate development”* is, by definition, harmful to the Green Belt and should not be approved except in *“very special circumstances”*.

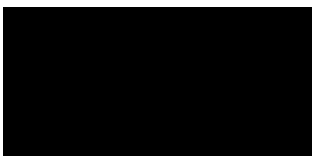
In our experience the pleading for (and granting of) *“very special circumstances”* has now become so commonplace as to be the norm for all solar farm applications in the Green Belt – thus effectively negating the purpose of the NPPF restriction. This cannot have been the intention, for why else were paragraphs 149 and 150 included in the NPPF if not to protect Green Belts from large scale industrial developments such as this!

Section 5.7 of the Planning Statement acknowledges that *“the Site comprises predominantly of Best and Most Versatile (BMV) agricultural land, for which there is a general presumption against development”*. It then goes on to state that, *“a solar farm is only a temporary use that does not change the agricultural land classification. They do not result in the loss of agricultural land in perpetuity. On the end of the farms productive life the Site will be decommissioned and remediated and will revert to agricultural use”*.

One might have hoped that in view of the present food shortages caused by the current Ukrainian crisis, a better use for this *“Best and Most Versatile”* grade 2 and grade 3a farmland, would be to continue to produce arable crops, rather than sterilising it under 61ha of solar panels for 40 years before it could be bought back into agricultural production – or *“pausing it’s productive use”* as it is so quaintly described in the Design and Access Statement!

Your Planning Committee really does now need to be asking themselves which is the more vital use of valuable agricultural land – the large scale industrial generation of an intermittently-variable output of solar energy, or the assured production of food for the Nation, with the added advantage of the preservation of a Green Belt rural farming landscape so characteristic of the Warwickshire countryside.

Yours sincerely,



Footpath & Countryside Secretary
Ramblers Warwickshire Area

Your ref: PAP/2023/0071
Our ref: WCC002749/FRM/SR/001
Your letter received: 03/10/2023



SENT BY EMAIL

Mr Jeff Brown
Head of Development Control
North Warwickshire Borough Council
The Council House
South Street
Atherstone CV9 1DE

Flood Risk Management
Warwickshire County Council
Shire Hall
Warwick
Warwickshire
CV34 4RL
Tel: 01926 412982
FRMPlanning@warwickshire.gov.uk
www.warwickshire.gov.uk

FAO Jeff Brown

29 March 2023

Dear Mr Brown

PROPOSAL: Construction of a temporary Solar Farm providing 47.7 MW output, to include the installation of ground-mounted solar panels together with associated works, equipment and necessary infrastructure

LOCATION: Land 800 Metres South Of Park House Farm, Meriden Road, Fillongley

Warwickshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the application which was received on the 03 October 2023. Based on the information submitted the LLFA currently recommends refusal of planning permission and **objects** to the development based on the following reasons.

Reason

The information submitted with this application does not comply with the requirements set out in the National Planning Policy Frameworkⁱ (NPPF) and supporting Flood Risk & Coastal Change guidanceⁱⁱ. Specifically:

- The details relating to the surface water drainage are insufficient.

The submitted information does not therefore allow a suitable assessment of the proposed development, considering flood risk and surface water drainage matters.

Overcoming our objection

You can overcome our objection by submitting further information which is detailed below. This information should provide details of the proposed surface water drainage considering the scale and nature of the development to ensure the site will not increase risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application.

At the 'full' planning stage proposals for surface water drainage should be well developed and this should be reflected in the level of detail provided. A surface water drainage scheme should be provided based on SuDS principles demonstrating how the development attenuates surface water runoff,



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improves water quality and provides amenity and biodiversity. This should be supported by network level calculations demonstrating the performance of the system.

Given the above, the following comments are made and further information required is outlined. This forms the basis of our current objection:

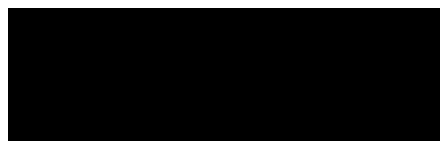
1. As no formal outfall has been provided; therefore it is assumed that surface water is being managed on site via an infiltration-led drainage method. As the development proposes extensive use of swales, the performance of such features must be proven to be viable through appropriate testing in accordance with BRE Digest 365 Soakaway Guidance. The drainage system should be adequately sized to reflect the results of the testing.
2. Further information is required demonstrating that the proposed swales will effectively manage run-off from the impermeable areas. Supporting evidence should demonstrate how discharge from the proposed swales will be appropriately restricted to the greenfield run off rate.
3. The LLFA acknowledges that solar arrays should have a limited impact on run off rates, however this is reliant on well-maintained vegetation below the panels. Acknowledge that the concentration of runoff along the drip-edge of panels can lead to erosion issues and detail mitigation measures as appropriate, including:
 - The importance of maintaining site vegetation and how this will be achieved for the lifetime of the development.
 - Gaps between each individual cell of the solar panels to allow water to fall to the ground at multiple points and avoid concentrating run-off.
4. A site specific maintenance has been provided. Such maintenance plan should provide the name of the party responsible, including contact name, address, email address and phone number.

We ask to be re-consulted with the results of any additional information. We will provide you with bespoke comments within 21 days of receiving formal reconsultation..

Informative

- a) Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. Sustainable Drainage Systems (SuDS) are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on-site as opposed to traditional drainage approaches which involve piping water off-site as quickly as possible.
- b) The LLFA does not consider oversized pipes or box culverts as sustainable drainage. Where such attenuation is considered necessary, this should be supplemented with suitable above ground features such as green roofs, rain-gardens and tree pits to provide water quality, amenity and biodiversity benefits.
- c) Reference is made to the LLFA's *Flood Risk & Sustainable Drainage Local guidance for developers*ⁱⁱⁱ which provides further advice and guidance as to how surface water drainage proposals should be designed.

Yours sincerely



Flood Risk Management Officer

Documents Reviewed:

- 11370 Land at Nailcote Farm LVA Rev B.pdf
 - 11370 Land at Nailcote Farm LVA Rev B_Part2.pdf
 - Application Form.pdf
 - Covering Letter_Redacted..pdf
 - Drainage Strategy_S2-P05_Part1.pdf
 - Drainage Strategy_S2-P05_Part2.pdf
 - Flood Risk Assessment_S2_P05_Part1.pdf
 - Flood Risk Assessment_S2_P05_Part2.pdf
 - General Layout RevF - 09-03-23.pdf
 - Landscape Strategy Plan- 09-03-23.pdf
 - Planning Statement Feb 23.pdf
 - Site location plan.pdf
-

N.B. On 10th January 2023, the Defra published^{iv} “the Review for implementation of Schedule 3 to the Flood & Water Management Act 2010;” this recommended implementation of Schedule 3 which the government has accepted. Warwickshire County Council will take on the role of the SuDS Approval Body (SAB), you can read more about this on our website which we will be updating periodically.

<https://www.warwickshire.gov.uk/severe-weather/planning-and-sustainable-drainage/2>

ⁱ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

ⁱⁱ <https://www.gov.uk/guidance/flood-risk-and-coastal-change>

ⁱⁱⁱ <https://api.warwickshire.gov.uk/documents/WCCC-1039-95>

^{iv} <https://www.gov.uk/government/publications/sustainable-drainage-systems-review>

From: [REDACTED]
Sent: 03 April 2023 14:07
To: [planappconsult](#)
Subject: PAP/2023/0071 Land 800 metres South of Park House Farm
Attachments: M294 Definitive Map.pdf

Categories: Mandy

Caution: Warning external email

OFFICIAL

Thank you for consulting the Rights of Way team regarding this application. As recognised in the application, public footpath M294 crosses the application site. The recorded alignment of this public footpath is shown on the attached extract of the Definitive Map, the legal record of public rights of way.

The applicant indicates in the Planning Statement that this public footpath would be retained along its existing alignment through the site and that deer fencing and hedgerows will be installed along both sides of the public footpath. It must therefore be ensured that the correct recorded alignment of the public footpath is accommodated and that the impact on the amenity of the public footpath is minimised by ensuring that a generous width is available between the proposed fencing/hedgerows, to ensure that the public right of way does not become a narrow corridor and that mature growth will not encroach onto the public footpath. Whilst most of the length of public footpath M294 crossing the site runs to the west of the existing watercourse, the public footpath then crosses the watercourse via a footbridge and runs on the eastern side of the watercourse before existing the northern site boundary, as shown on the Definitive Map. A broad corridor appears to be shown on the site plans to accommodate the section of public footpath M294 to the west of the watercourse, but no such corridor appears to be available to accommodate the section of public footpath that runs on the eastern side of the watercourse. The proposed perimeter fence and panels instead appear to encroach onto the public footpath, forcing walkers close to the watercourse.

The Rights of Way team must therefore raise an objection to the proposals until a revised site plan is provided showing the panels and perimeter fencing set further back from watercourse to ensure that a broad corridor is also provided to accommodate the northernmost section of public footpath M294 running on the eastern site of watercourse.

If the site plan is satisfactorily revised to ensure that the entire length of the public footpath is suitably accommodated, and consent is granted, then as the Highway Authority responsible for protecting and maintaining the public footpath we require the following conditions to be carried on any consent, if granted, to mitigate or minimise any potential impact on the public footpath and its users:

- No site security fencing may be erected on or within 1m of public footpath M294 (unless closed by legal order).
- Prior to commencement of any works involving disturbance of the surface of public footpath M294 the developer must contact Warwickshire County Council's Rights of


Way team as Highway Authority to obtain any necessary consents and make any necessary arrangements for the protection of the public footpath and its users.

- Any new vegetation must be planted at least two metres away from the edge of public footpath M294 to help ensure that mature growth will not encroach onto the public right of way.
- The applicant must carry out remedial works to make good any damage or address any flooding on the surface of public footpath M294 caused by the development and any remedial works must be completed to the satisfaction of the Highway Authority prior to completion of the development.

The applicant should also be aware of the following requirements which we request are carried as advisory notes on any consent:


- Public footpath M294 must remain open and available for public use at all times unless closed by legal order, so must not be obstructed by parked vehicles or by materials during works.
- If it is proposed to temporarily close public footpath M294 during works then an application for a Traffic Regulation Order must be made to Warwickshire County Council's Rights of Way team well in advance.
- Any disturbance or alteration to the surface of public footpath M294 requires the prior authorisation of Warwickshire County Council's Rights of Way team, as does the installation of any new gate or other structure on the public footpath.

Regards,


Rights of Way GIS and Access Information Officer, Rights of Way Team
Transport and Highways
Communities
Warwickshire County Council

Phone : 01926 412004

Minicom : 01926 412277

 [@warwickshire.gov.uk](mailto: @warwickshire.gov.uk)
www.warwickshire.gov.uk

Visit our website at www.warwickshire.gov.uk/paths for more information about public rights of way in Warwickshire

Did you know you can report faults online at <http://www.warwickshire.gov.uk/rowreporting>

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Date: 05 April 2023
Our ref: 428327
Your ref: PAP/2023/0071



Jeff Brown
North Warwickshire Borough Council

BY EMAIL ONLY

planningcontrol@northwarks.gov.uk

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Jeff Brown,

Planning consultation: Construction of a temporary Solar Farm providing 47.7 MW output, to include the installation of ground-mounted solar panels together with associated works, equipment & necessary infrastructure.

Location: Land 800 Metres South Of Park House Farm, Meriden Road, Fillongley

Thank you for your consultation on the above dated 05 April 2023 which was received by Natural England on 05 April 2023

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on protected landscapes and has no objection.

Natural England's further advice on designated sites/landscapes and advice on other natural environment issues is set out below.

Soils and Agricultural Land Quality

Under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO) Natural England is a statutory consultee on development that would lead to the loss of over 20ha of 'best and most versatile' (BMV) agricultural land (land graded as 1, 2 and 3a in the Agricultural Land Classification (ALC) system, where this is not in accordance with an approved plan.

From the description of the development this application is likely to affect 47.10 ha of BMV agricultural land. We consider that the proposed development, if temporary as described, is unlikely to lead to significant permanent loss of BMV agricultural land, as a resource for future generations. This is because the solar panels would be secured to the ground by steel piles with limited soil disturbance and could be removed in the future with no permanent loss of agricultural land quality likely to occur, provided the appropriate soil management is employed and the development is undertaken to high standards. Although some components of the development, such as construction of a sub-station, may permanently affect agricultural land this would be limited to small areas.

However, during the life of the proposed development it is likely that there will be a reduction in agricultural production over the whole development area. Your authority should therefore consider whether this is an effective use of land in line with planning practice guidance which encourages the siting of large scale solar farms on previously developed and non-agricultural land.

Paragraph 174b and footnote 53 of the [National Planning Policy Framework](#) (NPPF) states that:

‘Planning policies and decisions should contribute to and enhance the natural and local environment by:

recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.’

Footnote 53: Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality. We would also draw to your attention to [Planning Practice Guidance for Renewable and Low Carbon Energy \(March 2015\)](#) (in particular paragraph 013), and advise you to fully consider best and most versatile land issues in accordance with that guidance.

Local planning authorities are responsible for ensuring that they have sufficient information to apply the requirements of the NPPF. The weighting attached to a particular consideration is a matter of judgement for the local authority as decision maker. This is the case regardless of whether the proposed development is sufficiently large to consult Natural England.

Should you have any questions about ALC or the reliability of information submitted with regard to BMV land please refer to Natural England’s [‘Guide to assessing Development proposals on Agricultural Land’](#). This document describes the ALC system including the definition of BMV land, existing ALC data sources and their relevance for site level assessment of land quality and the appropriate methodology for when detailed surveys are required.

Soil is a finite resource which plays an essential role within sustainable ecosystems, performing an array of functions supporting a range of ecosystem services, including storage of carbon, the infiltration and transport of water, nutrient cycling, and provision of food. It is recognised that a proportion of the agricultural land will experience temporary land loss. In order to both retain the long term potential of this land and to safeguard all soil resources as part of the overall sustainability of the whole development, it is important that the soil is able to retain as many of its many important functions and services (ecosystem services) as possible through careful soil management and appropriate soil use, with consideration on how any adverse impacts on soils can be avoided or minimised.

Consequently, Natural England would advise that any grant of planning permission should be made subject to conditions to safeguard soil resources and agricultural land, including a required commitment for the preparation of reinstatement, restoration and aftercare plans; normally this will include the return to the former land quality (ALC grade).

General guidance for protecting soils during development is also available in Defra’s [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#), and should the development proceed, we recommend that relevant parts of this guidance are followed, e.g. in relation to handling or trafficking on soils in wet weather.

The British Society of Soil Science has published the [Guidance Note](#) Benefitting from Soil Management in Development and Construction which sets out measures for the protection of soils within the planning system and the development of individual sites, which we also recommend is followed.

We would also advise your authority to apply conditions to secure appropriate agricultural land management and/or biodiversity enhancement during the lifetime of the development, and to require the site to be decommissioned and restored to its former condition when planning permission expires.

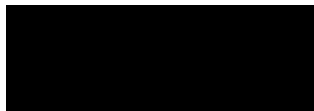
Other advice

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

Should the proposal change, please consult us again.

If you have any queries relating to the advice in this letter please contact me via consultations@naturalengland.org.uk

Yours sincerely



Planning for a Better Environment – West Midlands Team.

Annex A – Additional advice

Natural England offers the following additional advice:

Landscape

Paragraph 174 of the [National Planning Policy Framework](#) (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland, or dry-stone walls) could be incorporated into the development to respond to and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute](#) Guidelines for Landscape and Visual Impact Assessment for further guidance.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 174 and 175). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in [GOV.UK guidance](#). Agricultural Land Classification information is available on the [Magic](#) website on the [Data.Gov.uk](#) website. If you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#), and we recommend its use in the design and construction of development, including any planning conditions. For mineral working and landfilling separate guidance on soil protection for site restoration and aftercare is available on [Gov.uk](#) website. Detailed guidance on soil handling for mineral sites is contained in the Institute of Quarrying [Good Practice Guide for Handling Soils in Mineral Workings](#).

Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Protected Species

Natural England has produced [standing advice](#)¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Local sites and priority habitats and species

You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 175 and 179 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

Priority habitats and Species are of particular importance for nature conservation and are included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. List of priority habitats and species can be found on [Gov.uk](#). Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#).

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

Annex A – Additional advice

Ancient woodland, ancient and veteran trees

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 180 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forestry Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Environmental gains

Development should provide net gains for biodiversity in line with the NPPF paragraphs 174(d), 179 and 180. Development also provides opportunities to secure wider environmental gains, as outlined in the NPPF (paragraphs 8, 73, 104, 120, 174, 175 and 180). We advise you to follow the mitigation hierarchy as set out in paragraph 180 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you should consider off site measures. Opportunities for enhancement might include:

- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

Natural England's [Biodiversity Metric 3.1](#) may be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. For small development sites the [Small Sites Metric](#) may be used. This is a simplified version of [Biodiversity Metric 3.1](#) and is designed for use where certain criteria are met. It is available as a beta test version.

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside [Biodiversity Metric 3.1](#) and is available as a beta test version.

Green Infrastructure

Natural England's [Green Infrastructure Framework](#) provides evidence-based advice and tools on how to design, deliver and manage green infrastructure (GI). GI should create and maintain green liveable places that enable people to experience and connect with nature, and that offer everyone, wherever they live, access to good quality parks, greenspaces, recreational, walking and cycling routes that are inclusive, safe, welcoming, well-managed and accessible for all. GI provision should enhance ecological networks, support ecosystems services and connect as a living network at local, regional and national scales.

Development should be designed to meet the [15 Green Infrastructure Principles](#). The Green Infrastructure Standards can be used to inform the quality, quantity and type of green infrastructure to be provided. Major development should have a GI plan including a long-term delivery and management plan. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

GI mapping resources are available [here](#) and [here](#). These can be used to help assess deficiencies in greenspace provision and identify priority locations for new GI provision.

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to urban fringe areas should also be explored to strengthen access networks, reduce fragmentation, and promote wider green infrastructure.

Annex A – Additional advice

Rights of Way, Access land, Coastal access and National Trails

Paragraphs 100 and 174 of the NPPF highlight the importance of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development. Consideration should also be given to the potential impacts on any nearby National Trails. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer. Appropriate mitigation measures should be incorporated for any adverse impacts.

Biodiversity duty

Your authority has a [duty](#) to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).

Your ref: PAP/2023/0071
My ref: 230071
Your consultation received: 10 March 2023




Mr J Brown BA Dip TP MRTPI
Head of Development Control Service
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CV9 1DE

FAO: Jeff Brown

Environment Services

Warwickshire County Council
Shire Hall
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CV34 4RL

Tel: (01926) 412342

 @warwickshire.gov.uk
www.warwickshire.gov.uk

05 April 2023

Dear Mr Brown

LOCATION: Land 800 Metres South of Park House Farm, Meriden Road, Fillongley
PROPOSAL: Construction of a temporary Solar Farm providing 47.7 MW output, to include the installation of ground-mounted solar panels together with associated works, equipment and necessary infrastructure
APPLICANT: Enviromena Project Management UK Ltd

The Highway Authority has the following comments to make in regard to your consultation dated 10 March 2023:

The principle of the development appears acceptable, but there are concerns regarding the application.

Solihull will need to comment on the routing plan. The route to the site is mainly on roads not in the control of Warwickshire as the Highway Authority.

Warwickshire County Council's Rights of Way Team will need to comment also separately from this consultation.

According to Section 3.4 of the submitted Transport Statement the existing width of the access to the site is 32 metres. The width of the dropped kerbs is approximately 13 metres. The rest are full height kerbs which have been worn away because of being driven over with added assistance from the loose material surfacing from the access grinding away the kerbs.

The submitted swept path analyses show that HGV's are entering and exiting the site over the full height kerbs and where there is no bound surfacing.

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It also shows that vehicles leaving will be at an acute angle. Drivers of HGV's may struggle to see right. The B pillar of the vehicle may obstruct.

Alterations to the access are being proposed. But the access and beginning of the track are not within the red or blue outlines. It will need to be shown that any works within the access can be done.

Within Section 3 of the Transport Statement references are made to how many HGV's will visit the site. Table 3.1 shows an average of 6 commercial vehicles per day. But then Section 3.13 says that for the first two weeks 12-16 HGV's per day will be expected. A significant difference.

Also, the Transport Statement does not appear to include workforce movements. There needs to be clear information as to how many vehicles per day are expected. Or if the access is shared with any other fields. If the access is shared and works commence during harvesting or sewing seasons, then there could be a lot of conflicting vehicle movements around the access with the public highway.

The existing access is not suitable for two-way vehicle movements. The access will need widening to accommodate two-way HGV Movements. There are no suitable waiting places on the approach to the site and as the recorded speeds fronting the site can exceed the speed limit, the Highway Authority cannot consider vehicles waiting on Meriden Road if there are conflicting vehicle movements around the access.

Section 4.3 of the Transport Statement says that visibility splays of 215 metres will be provided from the access to the site in both directions. That will require a lot of foliage to be removed / cut back and possibly a sign moved. But the works to remove foliage is not within land in the control of the applicant. It has not been shown that such works could be possible. If the works are within the highway extent Warwickshire County Council's Forestry Team will have to agree the works prior to determination.

Also, looking right from the access to the site towards Fillongley, the splay goes over a brow of a hill and turns to the right. Topographical information should be provided to show that 215 metres of intervisibility is possible.

Looking left from the proposed access the visibility shown is measured to the near edge. The road bears to right reducing the available visibility for approaching drivers. The same splay distance needs to be provided for oncoming traffic. The splay needs to be shown on a drawing.

There is a lot of vegetation obstruction visibility which may need to be retained to hold the motorway bank in place. Again, the Forestry Team will need to assess the impact of any planting removal.

If neither splay can be achieved, then temporary signals for the construction period will be required. Once the site has been constructed the expected traffic should not be considered greater than the existing vehicle movements associated with the access.

Therefore, the Highway Authority's response to your consultation is one of OBJECTION for the following reasons:

1. It has not been shown that the access is suitable for the purpose intended.
2. It has not been shown that the visibility splays can be achieved.

Yours sincerely



Development Management Engineer

Copy to; Councillor Mr D Humphreys, - Coleshill South & Arley, for information only.



National Highways Planning Response (NHPR 22-12) Formal Recommendation to an Application for Planning Permission

From: Andy Jinks (Regional Director)
Operations Directorate
Midlands Region
National Highways
PlanningM@nationalhighways.co.uk

To: North Warwickshire Council – FAO – Jeff Brown

CC: transportplanning@dft.gov.uk
spatialplanning@nationalhighways.co.uk

Council's Reference: PAP/2023/0071

Location: Land 800 Metres South Of Park House Farm, Meriden Road, Fillongley

Proposal: Proposed Solar Farm

National Highways Ref: TBC

Referring to the consultation on a planning application dated 20 March 2023 referenced above, in the vicinity of the M6 that forms part of the Strategic Road Network (SRN), notice is hereby given that National Highways' formal recommendation is that we:

- ~~a) offer no objection (see reasons at Annex A);~~
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – National Highways recommended Planning Conditions & reasons);~~
- c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);
- ~~d) recommend that the application be refused (see reasons at Annex A)~~

Highways Act 1980 Section 175B is not relevant to this application.¹

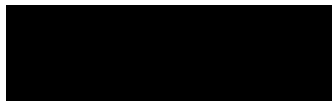
¹ Where relevant, further information will be provided within Annex A.

This represents National Highways' formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority not propose to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the [Town and Country Planning \(Development Affecting Trunk Roads\) Direction 2018](#), via transportplanning@dft.gov.uk and may not determine the application until the consultation process is complete.

The Local Planning Authority must also copy any consultation under the 2018 Direction to PlanningM@nationalhighways.co.uk.

Signature:



Date: 6 April 2023

Name:



Position: Assistant Spatial Planner

National Highways

The Cube, 199 Wharfside Street, Birmingham, B1 1RN



[@nationalhighways.co.uk](mailto: @nationalhighways.co.uk)

Annex A **National Highways' assessment of the proposed development**

National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

Recommended Non-Approval

National Highways are currently reviewing the Glint and Glare assessment that has been provided as part of this consultation. We will aim to provide a full formal response imminently. **In light of the above, National Highways recommends that planning permission not be granted for a period of three months from the date of this notice**

Standing advice to the local planning authority

The Climate Change Committee's [2022 Report to Parliament](#) notes that for the UK to achieve net zero carbon status by 2050, action is needed to support a modal shift away from car travel. The NPPF supports this position, with paragraphs 73 and 105 prescribing that significant development should offer a genuine choice of transport modes, while paragraphs 104 and 110 advise that appropriate opportunities to promote walking, cycling and public transport should be taken up.

Moreover, the build clever and build efficiently criteria as set out in clause 6.1.4 of [PAS2080](#) promote the use of low carbon materials and products, innovative design solutions and construction methods to minimise resource consumption.

These considerations should be weighed alongside any relevant Local Plan policies to ensure that planning decisions are in line with the necessary transition to net zero carbon.

From: [Jeff Brown](#)
Sent: 11 April 2023 16:53
To: [planappconsult](#)
Subject: FW: PAP/202230071 - Land 800 Metres South Of Park House Farm, Meriden Road, Fillongley

Categories: Mandy

Consultation response

Jeff

From: [REDACTED]@warwickshire.gov.uk>
Sent: 11 April 2023 16:45
To: Jeff Brown <JeffBrown@NorthWarks.gov.uk>
Subject: PAP/202230071 - Land 800 Metres South Of Park House Farm, Meriden Road, Fillongley

Caution: Warning external email

OFFICIAL

your ref PAP/202230071
my ref JR/nw/NW23_0071.1
date 11th April 2023

Dear Mr Brown,

Proposed: Construction of a temporary Solar Farm providing 47.7 MW output, to include the installation of ground-mounted solar panels together with associated works, equipment and necessary infrastructure.

Location: Land 800 Metres South Of Park House Farm, Meriden Road, Fillongley

ARCHAEOLOGICAL COMMENT

Thank you for your consultation. The following comments are in respect of the archaeological implications of this proposal and are without prejudice to any comments your Conservation Officer or Historic England may also wish to provide with respect to any historic buildings or the settings of any designated assets which may be affected by this scheme.

The proposed development lies within an area of significant archaeological potential. The application site comprises land totalling c.62 ha located to the south-west of the village of Fillongley and is bounded to the south by the line of the M6 motorway.

As highlighted within the Heritage and Archaeology Assessment^[1] submitted with the information accompanying this application the site is likely to have remained predominantly in agricultural use since the medieval period. However, the lack of any previous archaeological fieldwork undertaken either within the application site or the surrounding area means that the archaeological potential of the site for the prehistoric, Roman and Anglo-Saxon periods should be considered as unknown. Since the archaeological potential of the site is currently unknown it follows that the age, depth,

extent, character and significance of any archaeological deposits, should they be present, is also unknown.

I am of the opinion that the archaeological implications of this proposal cannot be adequately assessed on the basis of the available information.

I would therefore recommend that the applicant be requested to arrange for further archaeological evaluation to be undertaken before any decision on the planning application is taken. This will help to define the character, extent, state of preservation and importance of any archaeological remains present and will also provide information useful for identifying potential options for minimising or avoiding damage to them.

The results of this evaluation should be provided before any decision is taken so that an informed and reasonable planning decision can be reached, and the application modified if appropriate.

I would envisage this evaluation as comprising a programme of geophysical survey and trial trenching. The scope of the trial trenching will be informed by the geophysical survey results.

The results of this work should be supplied prior to the determination of the planning application. If the applicant is unwilling to supply this information as part of the application, it may be appropriate to consider directing the applicant to supply further information under regulation 4 of the Town and Country Planning (Applications) regulations 1988, or to refuse the application as being inadequately documented.

This recommendation conforms to the approach set out in the National Planning Policy Framework (NPPF) and is consistent with recent advice given in respect of other application sites in the wider vicinity.

If your Council is minded to refuse permission for this development on other planning grounds, and the applicants have not carried out an archaeological evaluation, we recommend that the absence of an evaluation and the possible adverse consequences of the development should be included as a reason for refusal, in order to ensure that the archaeological issues are given adequate consideration in any subsequent appeal. In these circumstances I suggest that the following wording would be appropriate:

Having regard to the provisions of NPPF and Policy LP15 of the North Warwickshire Borough Local Plan the Local Planning Authority, in consultation with the Warwickshire County Council Archaeological Information and Advice Team, raises objection to the proposed development on the grounds that the scheme is not supported by sufficient information which would enable a proper and detailed assessment of the potential impact the proposed scheme is likely to have on archaeological deposits of importance and possibly worthy of conservation in whole or in part or of being fully investigated and recorded.

Please do not hesitate to contact me should you have any further questions.

[1] Renwick. S. and James. M, 2023, *Nailcote Farm, Warwickshire: Heritage and Archaeology Assessment*, BWB.

Yours sincerely


Senior Historic Environment Officer

Archaeological Information and Advice

Landscape, Ecology and Historic Environment

Heritage and Environment

Community Services

Communities Group

Warwickshire County Council

Phone: 01926 414122

Address: (Postal)

Archaeological Information and Advice

Warwickshire County Council

PO Box 43

Shire Hall

Warwick

CV34 4SX

email: @warwickshire.gov.uk

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CONSULTATION RESPONSE FROM WARWICKSHIRE COUNTY COUNCIL: ECOLOGY

DISTRICT OR BOROUGH	North Warwickshire Borough Council
APPLICATION NUMBER	PAP/2023/0071
ADDRESS	Land 800 Metres South Of Park House Farm Meriden Road, Fillongley
PROPOSAL	Construction of a temporary Solar Farm providing 47.7 MW output, to include the installation of ground-mounted solar panels together with associated works, equipment and necessary infrastructure.
CASE OFFICER	Jeff Brown
DEPARTMENT	ECOLOGY Ecology, Historic Environment & Landscape Planning Delivery Environment Services Shire Hall Warwick planningecology@warwickshire.gov.uk 01926 418060
ECOLOGY OFFICER	
DATE COMMENTS SENT	20 th April 2023
RECOMMENDATION FROM SPECIALIST PLANNING ADVICE SERVICE: (ie. SUPPORT, SUPPORT WITH CONDITIONS, REFUSAL, FURTHER INFORMATION REQUIRED, NO COMMENT)	Further information required
REASON FOR RECOMMENDATION: <p>The Preliminary Ecological Appraisal (PEA) completed by Arbtech (dated 24/01/2023) found the majority of the site is arable land, with field boundary hedgerows, wet ditches, mature trees, other neutral grassland, woodland and native scrub habitats.</p> <p>From the plans it does not appear that any tracks/roads are proposed within the layout of the site. Please could it be confirmed by the applicant if there are any tracks/roads proposed within the layout, their locations, and extent of any hedgerow/vegetation removal proposed. For example, this may include removal of any hedgerows for access within the site, or to the entrance</p>	

of the site for access and visibility splay purposes. Clarification on the extent of any hedgerow/scrub removal is required to determine the impact on protected species including bats and great crested newt.

The Arboricultural Impact Assessment states that no trees require removal or lopping work. This is welcomed. We would recommend that the Tree Officer is consulted (if not already) on the proposed tree and hedgerow protection measures. All hedgerows and trees must be protected by a suitable buffer in relation to the solar panel layout in line with BS5837:2012. We would recommend that the buffer distances for the hedgerows, trees and the watercourses are confirmed by the applicant. The buffers should comprise rough grassland or wildflower grassland, and not include access tracks etc.

The PEA states *“Biological Records Data has been requested and will be incorporated into the report when received.”* The report should be updated to be informed by the results from the biological records data search, and the further surveys for protected species (as below). There are two potential Local Wildlife Sites (pLWSs) located adjacent to the site. The pLWSs will need to be protected during construction by suitable buffers and fencing and details secured through a Construction Environmental Management Plan.

Biodiversity net gain

A Defra Biodiversity Metric 3.1 has been completed which demonstrates a biodiversity net gain on site through the proposed solar farm scheme, of 65% net gain in habitat units and 12% gain in hedgerow units. The proposed habitat enhancements shown on the metric and Landscape Strategy Plan (8 March 2023) include meadow grassland creation and native hedgerow planting. We consider the calculation to be acceptable and a detailed landscape and ecological management plan (LEMP) will be required to be secured by a condition to secure the proposed landscaping and management plan in the long-term. The grassland should be managed for species-diverse wildflower grassland to maximise the opportunities within the site for wildlife such as pollinators and other invertebrate species. The LEMP should identify whether the site is proposed to be mown or grazed. If management includes mowing, provision will need to be made for collecting arisings and for sufficient access for turning of machinery at the end of the solar panel arrays.

The submitted LEMP will need to provide long term management of the site (i.e. at least 30 years), reference the Defra Biodiversity Metric calculation habitat target conditions, and include details of decommissioning phase and full details of monitoring.

The proposed species enhancements within the scheme set out in the PEA are welcomed. These include creation of amphibian refugia using debris and brash from site clearance (however it is understood that no scrub/trees are proposed to be removed), creation of reptile basking areas, retention of deadwood, provision of at least 6 bird boxes and 4 bat boxes. Full details of locations of species enhancements should be provided in the LEMP and secured by condition.

Badger

No badger setts were present on site during the surveys, however badger latrines were present. The WBRC holds records of badger within the local area. A pre-construction survey is recommended and suitable protection measures during construction, which will be required to be secured within a CEMP. Suitable gaps/gates for badger should be provided in the proposed fencing within and around the site.

Nesting birds

The hedgerows and associated hedgerow trees offer suitable habitat for birds. The arable fields provide suitable habitat for ground nesting species such as Red-listed species of conservation concern skylark. Breeding bird surveys of the site are therefore required prior to determination to determine the impact of the development on Priority species and species of conservation concern. Breeding bird surveys normally comprise three survey visits during the period April to June. The loss of arable farmland could result in the loss of habitat for ground-nesting species such as skylark. A compensation scheme for loss of skylark breeding habitat may be required.

Great crested newt

The proposed development may result in the disturbance of, or have an adverse impact on great crested newts (GCN). The results of the WBRC search should inform the assessment of potential impacts on GCN. Although there are no on-site ponds, OS mapping shows at least three ponds within 250m of the site boundary. Great crested newt surveys of all accessible ponds within 250m of the site boundary will be required to determine the presence/absence of GCN and inform if any mitigation measures are required. This should be carried out prior to determination of the application to assess the potential impact of the scheme on protected species. If landowners have refused permission to access the off-site ponds, this information should be provided. Survey work for newts should be in full accordance with current Natural England guidelines, carried out at an optimal time of year (normally March to June), to assess the presence or absence of crested newts in any water body occurring within 250m of the proposed development site.

Reptiles

Although the majority of the site comprises arable land which is of negligible suitability for reptiles, the network of field boundary ditches, grassland field boundaries and pockets of woodland do provide suitable habitat. Reasonable avoidance measures are recommended during site clearance/construction, and these should be implemented through a Construction Environmental Management Plan (CEMP).

Otter and water vole

Otter and water vole surveys have not been carried out. There are existing watercourses on the site, which do not appear to be marked on the UK Hab map. Justification should be provided in the report on the suitability of the watercourses for water vole and otter, and if water vole and otter surveys are not required, full justification for this should be provided in the report. We would recommend that an otter survey is undertaken to identify if there are any resting places/holts in the woodland and scrub habitat within the site.

Bats (roosting)

There are a number of mature trees within the site which have been identified as having bat roost potential, however no further details such as locations or classification of bat roost potential have been provided. As all the trees are to be retained, I agree with the report that the proposals are unlikely to impact on bat roosts.

Bats (foraging and commuting)

Suitable mitigation measures will be required during construction in relation to ensuring that lighting will not impact on trees/hedgerows/commuting corridors and secured via the CEMP. No lighting is proposed during the operational phase of the development, however if any lighting is required, this will need to be designed to retain “dark corridors” for commuting/foraging bats and secured by condition.

Fencing

The proposed fencelines could form barriers to wildlife movement and adversely impact species connectivity. The applicant’s consultant ecologist should therefore be consulted on the fencing design to ensure that there are sufficient gaps for wildlife such as badgers, reptiles, hedgehogs etc to move freely within and across the site. Details of gaps in the fencing should be secured by the LEMP condition.

FURTHER INFORMATION REQUIRED PRIOR TO DETERMINATION:	<ul style="list-style-type: none"> • Clarification if tracks/roads proposed within the layout, their locations, and extent of any hedgerow/vegetation removal proposed • Buffer distances for the hedgerows, trees and the watercourses • Breeding bird surveys to inform mitigation and compensation scheme, as appropriate • Great crested newt surveys to inform mitigation, as appropriate • Assessment of the watercourses and woodland/scrub for otter including resting places/holts
DOCUMENTS REVIEWED:	<ul style="list-style-type: none"> • Preliminary Ecological Appraisal (ArbTech, V2, 24/01/2023) • BNG Report for Land at Nailcote Farm (07/03/2023) and Biodiversity Metric 3.1 • Tree Survey and Arboricultural Impact Assessment (Iain Tavendale)
RECOMMENDED CONDITIONS TO BE APPLIED:	<ul style="list-style-type: none"> • Subject to the above surveys and further information
RECOMMENDED SECTION 106 REQUIREMENT (standard clause, contribution amount, trigger for payment)	<ul style="list-style-type: none"> • Not required for Biodiversity Net Gain • Compensation scheme may be required for loss of skylark breeding habitat

Note for applicants: Please be aware that this specialist advice is provided to the Local Planning Authority through a Service Level Agreement with Warwickshire County Council. If you have any queries about the content of this document, please correspond **directly with the Planning Officer** dealing with the planning application or discharge of condition application. We are unable to respond directly to applicant enquiries regarding the advice that we have provided as part of this service.

Warwickshire County Council also offers a **chargeable support service for applicants** and information can be found about this service here:

<https://www.warwickshire.gov.uk/sdcecolgypreapp>

The following legislation was used to assist in the assessment of this planning application:

Legislation source	Reference
NPPF July 2021	Paras. 8, 175, 179, 180, 181, 182
Environment Act 2021	Mandatory net gain Biodiversity Duty Local Nature Recovery Plan
District or Borough Local Plan and supporting SPD's	Local Plan policy reference: North Warwickshire Local Plan 2021 LP16 Natural Environment
ODPM circular 06/2005: Biodiversity and Geological Conservation	Requirement for species survey work to be carried out prior to the determination of a planning application.
NERC Act	Biodiversity Duty (see also Environment Act 2021) Section 41, habitats and species of Principal Importance (previously BAP)
Various International, European and National laws in relation to the protection of species and habitats	International and national site protection: Ramsar sites (from Ramsar Convention), Habitat and Birds Directives (Natura 2000 sites include SAC's and SPA's), SSSI's, National Nature Reserves, Local Wildlife Sites, Local Nature Reserves. Habitats and Species protection: Habitat and Species Regulations (protected sites and species). Wildlife and Countryside Act 1981 (as amended including special Schedule 1), Natural England Standing Advice. Badger Act.

From: nlp@northwarks.gov.uk
Sent: 24 April 2023 11:13
To: [planappconsult](#)
Subject: Comment Received from Public Access

Caution: Warning external email

Application Reference No. : PAP/2023/0071

Site Address: Land 800 Metres South Of Park House Farm Meriden Road Fillongley

[REDACTED]
CPRE Warwickshire
CPRE Warwickshire
41a Smith Street
Warwick

CV37 4JA

[REDACTED]
[REDACTED]@cprewarwickshire.org.uk

Submission: Objection

Comments: CPRE Warwickshire is fully aware of the threats posed to the countryside by the climate emergency and fully supports the idea of replacing carbon energy sources with 'renewables'. However, we remain adamant that these renewable sources should be appropriately sited.

And the solar farm at Fillongley is the wrong site for the following reasons:

The site is within Green Belt, within which solar farms are considered by the NPPF to be 'inappropriate development'. Backing this point up the Council's own Local Plan Policy, LP3 Green Belt, which says, 'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'. With plenty of alternative sites available, not least the abundant warehouse and factory roofs and cars parks in the Borough, this site cannot pass the 'special circumstances' test.

Local Plan Policy LP14 Landscape says, development should look to conserve, enhance and where appropriate, restore landscape character as well as promote a resilient, functional landscape able to adapt to climate change. Putting a 100+ acre solar farm into the North Warwickshire landscape can hardly be said to be contributing, never mind enhancing the local character and the landscape.

By the applicants own admission, the site's land classification falls within the 'best and most versatile' grades of agricultural land from which DEFRA consider that solar development should be excluded.

And the developer in attempting to claim that the 40 years life sought for this application is 'temporary' really is to insult the intelligence of anyone who cares about Warwickshire's landscape.

For these reasons, the application should be refused.

FILLONGLEY PARISH COUNCIL



Clerk to the Council: [REDACTED]
[REDACTED] CV7 8EY

clerk@fillongleyparishcouncil.co.uk Telephone [REDACTED]

Mr J Brown
Chief Planning Officer
NWBC
The Council House
South Street
Atherstone
Warks

5th May 2023

Dear Jeff

PAP/2023/0071

This application has been discussed at the Parish Council meetings numerous times and the Parish Council wish to record their OBJECTION to the application.

There are a number of factors that should be considered when making this decision and all have been debated within the meetings.

Fillongley Neighbourhood Plan (FNP) was created by Parishioners to shape the future of the village. It is in the process of being revised and strengthened to include issues that it has not been robust enough to deal with. In the preparation stages of the FNP there was an application for wind turbines within the Parish and there was comment in the evidence that this was not wanted. Due to the explosion of application for solar energy sites and the overwhelming opinion of the Parishioners against these within our greenbelt countryside, FPC are seeking to widen the scope of the FNP to include all industrialisation of the rural landscape. Furthermore, when creating our FNP there was overwhelming evidence that the Parishioners wished to protect our rural environment. FPC were instructed to remove the Greenbelt Policy as it was deemed unnecessary by NWBC as the NPPF would protect our Green Belt. The proposal is however still contrary to FNP02; It does not enhance or conserve the Natural Environment and it does have an adverse impact on the visual appearance and other rural and natural features in the landscape. FPC would ask that you stand up for the policies and for that decision taken, protect our Green Belt, and refuse this application.

Openness of the Green Belt. We are in rural parish surrounded by open farmland. We are led to believe that the surrounding land is protected Green Belt legislation. The size and scale of the proposal is completely inappropriate development. The solar park would overwhelm the area. For an idea of please see the picture adjacent. This is same size and approximately the same as the solar park, superimposed onto the of our village. It completely dominates The solar park is just to the south of the outline and due to the topography of the would be visible to many, many properties.



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Much has been made of the **soil grade standard** on the targeted land. We know that the land is graded as 2a, 2b and 3. It is the same soil that is predominant in the whole of the Borough and the same soil that has been farmed and produced food for generations and generations. It is known within the Councillors' memory that this has been a good wheat field, a good potato field and also has cropped onions successfully. The loss of this land (assuming an easily achievable yield of 4 tons of wheat per acre) would be the loss of 600 tonnes of wheat per year adding up to 24,000 tonnes in the proposed lifespan of the application. To put it into context that would be a loss of approximately 1,090,800 800g wholemeal loaves of bread per year, or an incredible loss of 43,632,000 loaves of bread over the proposed lifespan. The NPPF (para 170) suggests that solar farms should preferably use land in areas of poorer quality (grades 3b, 4 and 5). This is not poor soil and therefore the application should be refused.

There has been great discussion as to the term **solar "farm"** when the result is a physical blot on the landscape which pays business rates just as any other business does. Farming produces food that we need to survive. Food cannot be grown on factory rooves, school rooves or warehouse rooves; most food needs to be grown in the ground. We have already established that this is good fertile land. Further loss of farmland and reduction in crops is unnecessary and will lead to a further lack of **food security** and **increase in prices of food** in the shops. The application should be refused.

Fillongley is a large rural parish with dispersed settlements. We are centred around a **medieval castle** and have another, older castle site in the village too. We are proud of **our historic settings and our Conservation Area**. The proposal will have a significant detrimental impact to the setting both of the Castle (which is 545 metres away and an Historic England site) and the wider village. The scale of the proposal will dwarf the Parish – most of it will be very visible from properties, from footpaths and roadways. It is contrary to FNP01 in that it will affect the setting of the Church as it will dominate the view of the Church on the approach into the Parish from Meriden which is the main view of the Church. It is also contrary to FNP06. This proposal will **change the character** of the village and should be refused.

North Warwickshire appears to have been targeted by solar park developers who are wishing to profit from the ease of developing our open countryside rather than fitting solar panels to existing buildings. There are already other, **significant sized solar parks** which have been given permission within a small radius of Fillongley. It is an ongoing situation and gathering pace with constant new applications. The cumulative impact on our local area is horrific and overwhelming and the application should be refused.

There are ongoing issues with “**glint and glare**“. This is the name given to the light effects reflecting on the panels. This is a no-win location. Either they will face the motorway (providing distraction to the drivers), or they will face residents houses providing them with an inherent nuisance. Any direction will cause problems, specifically for nocturnal birds being confused by glint from the lights of traffic on the motorway reflecting off the panels.

Increasing “**bio-diversity**“ is a real buzzword of the moment. When you carefully examine the proposals, there are no new hedges and only some screening trees that will be so small they would not be likely to support the birdlife that is frightened away during the construction process, will not grow fast enough to provide any screening and then will need to be chopped down after the 40 year period. Furthermore, the applicant has said in a public meeting that the site would be “sheep ready, and if the farmer chooses to diversify and have sheep that is up to him“. Of course, if it were grazed that may produce some food, but this is unlikely as the farmer lives a significant distance away and is unlikely to want to come to the site every day to check on his livestock. If the site were not grazed, the likelihood is that the grass and weeds would have to be sprayed off with herbicide to prevent the weeds and grass growing over the panels. This does not benefit bio-diversity or the water quality of the surround brook. The application should be refused.

Fillongley has suffered from 2 “one in a hundred year“ **flooding events**, plus other smaller flooding events in the last 12 years. These have caused untold harm to residents in the affected zone. We are in an unusual situation due to the topography of the parish. A lot of the water is from “flash flooding“, when it rains very quickly either on to saturated ground or onto very dry ground, and is exacerbated by significant run off from the motorway. The passage of water to the village goes directly over the application site. The LFA have already, rightly, objected to the proposal. It would exacerbate the run off from the motorway as there would not be as much absorption across the ground that would normally absorb it as it runs across. There would be additional run off, pooling and rivulets as the rain hits the panels – this would mimic the run off from the motorway and the “flash flooding“ effect. The proposal is contrary to FNP03 as it will exacerbate the flood risk within the village.

For all of the above reasons, FPC would urge that you heed the wishes of the majority of the Parish and the Fillongley Neighbourhood Plan and reject this application.

Yours sincerely


Clerk to Fillongley Parish Council

PAP/2023/0071 – Solar Farm, Meriden Road, Fillongley

The proposed site is within Fillongley Parish but there are strong feelings regarding this application from other local communities. On this basis Corley Parish Council (CPC) submit the following objections to this proposed solar farm and its impact on our valuable Green Belt land. For the avoidance of doubt all our Parish Councillors were unanimous in voting to OBJECT.

NWBC committed to sending letters to residents in the area to judge the level of support or objection to this application. A question regarding this process follows.

- How wide a circulation was undertaken – the Parish Council's view is that should not only cover ALL residents of Fillongley but a distribution in the surrounding area as this application has such significant impact on the area. After consultation with NWBC Planning Department additional distribution was undertaken – however given the number of similar applications in our locality this is still deemed to be insufficient.

Fillongley have produced and agreed a Local Plan and its contents should be taken seriously. Our communities work closely with each other and we include comments below regarding this plan that we fully support. Corley Parish Council debated at length whether to create a Local Plan and on balance decided not to proceed. If FPC's plan is to hold no weight our decision not to extend the effort to compile a plan has been vindicated.

- *Fillongley Neighbourhood Plan (FNP) was created by Parishioners to shape the future of the village. In the preparation stages of the FNP there was an application for wind turbines within the Parish and there was comment in the evidence that this was not wanted. Due to the explosion of application for solar energy sites and the overwhelming opinion of the Parishioners against these within our greenbelt countryside, FPC are seeking to widen the scope of the FNP to include all industrialisation of the rural landscape. Furthermore, when creating our FNP there was overwhelming evidence that the Parishioners wished to protect our rural environment. FPC were instructed to remove the Greenbelt Policy as it was deemed unnecessary by NWBC as the NPPF would protect our Green Belt. The application is however still contrary to FNP02 - It does not enhance or conserve the Natural Environment and it does have an adverse impact on the visual appearance and other rural and natural features in the landscape.*

Fillongley PC, fully supported by Corley PC, have requested that NWBC stand by the Greenbelt Policy and thus protect our Green Belt, and refuse this application.

Our countryside is under threat and the proliferation of many applications for solar farms is exacerbating the situation. We are in rural parish surrounded by open farmland. We are led to believe that the surrounding land is protected by Green Belt legislation. The size and scale of the proposal is completely inappropriate development. The solar farm would overwhelm the area. The solar farm will completely dominate the landscape and due to the topography of the land will be visible to many, many properties.

The Parish Council clearly accepts the drive towards cleaner energy sources but this has to be balanced against the need to use our precious land for food production. We live in an increasingly divided world and the effects of conflict and climate change represent huge challenges for us all. Recent events put in stark reality the need for both energy AND food independence from outside sources.

Climate change around the world will inevitably lead to issues with food produces who we currently rely on – the shortage of salad products recently in our shops because of adverse weather in Europe is only one small example. Conflict in Europe has put tremendous pressure on the price and demand for fossil fuels – a consequence which in itself drives the need for sustainable and renewable energy sources. This, however

does not mean we should use our valuable and fertile land for huge solar farms when there are clearly other much more effective and nonintrusive ways the same goal can be achieved.

All across the UK we have massive industrial units and warehouse facilities which could be an ideal location for solar panels on their massive roofs. Such an initiative would massively help our drive to Net Zero whilst leaving our fertile land for precious food production. Why not incentivise the developers/owners of these units to install such facilities rather than make it more profitable for a farmer to give up land to solar panels rather than food production – this makes absolutely no sense!!

The soil grade standard of the proposed site has been questioned. We are advised that the land is graded as 2a, 2b and 3. It is the same soil that is predominant in the whole of the Borough and the same soil that has been farmed and produced food for generations. It is known to have been a good wheat field, a good potato field and also has cropped onions successfully. The loss of this land for agricultural use is totally unacceptable.

It is noted that the application states that, if approved, the solar panels will be removed after 40 years and the land restored to agricultural use. Please pardon our scepticism but wish to mention another comparable commitment that to date has been worthless.

When the operator received approval for coal mining at Daw Mill a legal covenant was agreed and signed that stated that once mining ceased the land would be returned to its previous Green Belt status. Since mining ceased the operator has continued a legal battle to overturn this covenant and turn the site into an industrial estate. What confidence can we have that in 40 years something similar will happen. Given the demand for renewable energy is only going to increase it is unlikely this land will ever revert to agricultural use.

There are no new hedges proposed and only some screening trees that will be so small they would not be likely to support the birdlife that is frightened away during the construction process and will not grow fast enough to provide any effective screening.

The applicant states that it will be possible for sheep to graze in the area all around the panels. The practicality of this has to be questioned especially as we have seen reports from other sites where the sheep have eaten through the cabling and caused significant damage to the infrastructure.

We are also advised that the farmer lives a significant distance away and is unlikely to want to come to the site every day to check on his livestock. If the site were not grazed, the likelihood is that the grass and weeds would have to be sprayed off with herbicide to prevent the weeds and grass growing over the panels. In no way environmentally friendly.

There are clearly issues relating to glint and glare. This is the result of the effects of light reflecting on the panels. Either the panels will face the motorway providing distraction to the drivers, or they will face resident's houses providing an inherent nuisance. Any direction will cause problems, specifically for nocturnal birds being confused by glint from the lights of traffic on the motorway reflecting off the panels.

If we understand correctly over 80% of solar panels are imported from China. We also understand that no carbon emissions are allocated to the proposed site deriving from the manufacture and transportation of the panels and that the panels lose 15% of their generating power over their life expectancy.

Taking all the above into account, and the loss of good food producing land the overall environment benefits are at best questionable and at worst totally flawed.

If we understand correctly the energy generated from the solar panels needs to be transferred to a suitable sub-station and the optimum distance from the solar farm is circa two kilometres. We also understand that currently all sub-stations in North Warwickshire are classed as 'red' – meaning they do not have the spare

capacity to take anymore. So, if this application is granted where will the power be transferred to and at what disruption to surrounding land. Or will a new sub-station be required and if so, where on earth will this be located.

We understand right across the country there are significant issues with the National Grid being capable of taking the renewable energy generated by wind and solar farms. In some cases, the delay in creating the infrastructure to take this power is running into literally years.

The applicant needs to provide specific information and timing of when this particular installation can be connected - the Green Belt should not be destroyed on the basis of some unknown future link to the grid.

To summarise it is undoubtedly the case that more renewable sources of energy are required. It is also abundantly obvious we need to be much more self sufficient in our food production.

Producing food on our own land in itself will cut emissions significantly by reducing the need to fly and/or ship food products to us from around the world.

Clearly house developers always prefer Green Belt land over using Brownfield sites – now we have Solar Farm developers adopting the same strategy – both because it's cheaper and easier. The consequences of both are destroying our Green Belt for short term gain with no regard for the long term effect and cost.

The Parish Council therefore request that this application is refused and dialogue entered into with the applicant to encourage more thought and enterprise being given to alternative sites for the solar panels.

Corley Parish Council

14th May 2023



National Highways Planning Response (NHPR 22-12) Formal Recommendation to an Application for Planning Permission

From: [REDACTED] (Regional Director)
Operations Directorate
Midlands Region
National Highways
PlanningM@nationalhighways.co.uk

To: North Warwickshire Council – FAO – Jeff Brown

CC: transportplanning@dft.gov.uk
spatialplanning@nationalhighways.co.uk

Council's Reference: PAP/2023/0071

Location: Land 800 Metres South of Park House Farm, Meriden Road, Fillongley

Proposal: Proposed Solar Farm

National Highways Ref: NH/23/00582

Referring to the consultation on a planning application dated 20 March 2023 referenced above, in the vicinity of the M6 that forms part of the Strategic Road Network (SRN), notice is hereby given that National Highways' formal recommendation is that we:

- ~~a) offer no objection (see reasons at Annex A);~~
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – National Highways recommended Planning Conditions & reasons);~~
- c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);
- ~~d) recommend that the application be refused (see reasons at Annex A)~~

Highways Act 1980 Section 175B is not relevant to this application.¹

¹ Where relevant, further information will be provided within Annex A.

This represents National Highways' formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority not propose to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the [Town and Country Planning \(Development Affecting Trunk Roads\) Direction 2018](#), via transportplanning@dft.gov.uk and may not determine the application until the consultation process is complete.

The Local Planning Authority must also copy any consultation under the 2018 Direction to PlanningM@nationalhighways.co.uk.

Signature:



Date: 24 May 2023

Name:



Position: Assistant Spatial Planner

National Highways

The Cube, 199 Wharfside Street, Birmingham, B1 1RN

 @nationalhighways.co.uk

Annex A **National Highways' assessment of the proposed development**

National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

Recommended Non-Approval

National Highways has received the Glint and Glare assessment provided by the applicant and our comments are as follows:

Overall, the report provided looks to be a comprehensive analysis and sets out a good overview of the range of predicted impacts and at high level existing conditions and recommendations for mitigating moderate effects. Key findings in the report:

- Residential properties are established as having no impact, or low impact with consideration of existing screening. Aviation receptors are found to have no impact based on distance from the arrays and ground conditions.
- Road receptors are predicted to have a range of impact from no impact to moderate impact, where moderate impacts are advised to incorporate mitigation.

There are some minor comments / observations and a few clarifications that could further support the report and findings with respect to mitigation so that the appropriate management is incorporated for the operational arrays where impacts are identified.

1. The majority of existing mitigation identified is a result of existing vegetation, although some receptor locations also consider built obstruction and terrain. Built obstruction and terrain are expected to be fixed in the long term, however there could be some change throughout the year to the screening provided by assorted vegetation.
 - a. The majority of potential glare effects are predicted to occur generally between mid-March and end September/beginning October. Given the vegetation is comprised of a planting mix, is the overall density and height of existing vegetation sufficient to support screening for the duration of the occurrences to all receptors? Please confirm that existing screening is consistent for the location / length of areas assumed to have suitable provision without providing reinforcement.
 - b. It is assumed that while not fully graphically supported in the report with imagery of screening conditions, that a comprehensive review of residential and roadside screening has been made, particularly for the full length of both the A46 and M6. Additional supporting information would be useful given the potential for moderate impacts and noted reliance on screening throughout.

- i. No supporting imagery is provided for residential receptors outside of mapping which are determined to have a low impact due to screening even though duration in some part exceeds recommended thresholds
 - ii. Field of view is noted as being a mitigating factor for the north of the A46 only where sufficient vegetation is not present to provide screening, given the location of the observer points relative to the arrays this seems reasonable, however no supporting imagery is provided for A46 observer locations with lack of screening
 - iii. An example gap location is clearly identified for the M6 which must be assumed to be consistent / typical for all gap locations mapped
 - c. Reinforcement of existing screening is recommended for areas along the M6 only where moderate effects are identified. These appear to refer to gap areas rather than sparsity in the vegetation, see point c above.
 - i. The type of mitigation is not expressly identified as also being in the form of vegetation.
 - ii. It would be useful to have some clarity on the type of mitigation advised, i.e. hoarding, additional vegetation, type of vegetation advised (native, evergreen, tree, hedge, other) and also advised height of screening, etc.
- 2. There are some presentation items that would be useful to address within the report to support readability.
 - a. While limited, some spelling / typos were noted within the text, ex 'obstructd' in Appendix H
 - b. Some of the graphics and diagrams provided were blurred and difficult to read. This was particularly noticeable for road receptor measurement locations and flow charts showing an overview of assessment processes in Appendix D.

Recommendation

In light above the above, **we recommend that this application not be determined for a period of three months from the date of this letter.** This is to give the applicant sufficient time to provide the additional information as set out above.

Standing advice to the local planning authority

The Climate Change Committee's [2022 Report to Parliament](#) notes that for the UK to achieve net zero carbon status by 2050, action is needed to support a modal shift away from car travel. The NPPF supports this position, with paragraphs 73 and 105 prescribing that significant development should offer a genuine choice of transport

modes, while paragraphs 104 and 110 advise that appropriate opportunities to promote walking, cycling and public transport should be taken up.

Moreover, the build clever and build efficiently criteria as set out in clause 6.1.4 of [PAS2080](#) promote the use of low carbon materials and products, innovative design solutions and construction methods to minimise resource consumption.

These considerations should be weighed alongside any relevant Local Plan policies to ensure that planning decisions are in line with the necessary transition to net zero carbon.

From: [REDACTED]
Sent: 13 June 2023 14:06
To: [REDACTED]
Cc: [REDACTED] [planappconsult](#)
Subject: Re: PAP/2023/0071 Land 800 metres South of Park House Farm

Categories: Netty

Caution: Warning external email

OFFICIAL

[REDACTED]

Thank you very much for the clarification. This does indeed address our concerns regarding the width available for public footpath users and I have therefore copied in NWBC Planning to confirm this.

Kind Regards,

[REDACTED]
Rights of Way GIS and Access Information Officer, Rights of Way Team
Transport and Highways
Communities
Warwickshire County Council

[REDACTED]
[\[REDACTED\]@warwickshire.gov.uk](mailto:[REDACTED]@warwickshire.gov.uk)
www.warwickshire.gov.uk

Visit our website at www.warwickshire.gov.uk/paths for more information about public rights of way in Warwickshire

Did you know you can report faults online at <http://www.warwickshire.gov.uk/rowreporting>.

From: [REDACTED] [@Enviromena.com](mailto:[REDACTED]@Enviromena.com)>
Sent: 13 June 2023 13:14
To: [REDACTED] [er@warwickshire.gov.uk](mailto:[REDACTED]er@warwickshire.gov.uk)>
Cc: [REDACTED] [g@enviromena.com](mailto:[REDACTED]g@enviromena.com)>
Subject: RE: PAP/2023/0071 Land 800 metres South of Park House Farm

OFFICIAL

[REDACTED]

Thank you for getting back to us on this. I can confirm that those lines do represent the track, those brown lines that run on either side of them represent our fence lines.

I've attached our general layout to this email as it's a little bit easier to see this track which we've labelled as PRow in yellow.

Kind regards

[REDACTED]
Project Developer



Enviromena Project Management UK Ltd
15-16 Diddenham Court, Grazeley
Reading, RG7 1JQ, United Kingdom
enviromena.com



From: [REDACTED] <[REDACTED]@warwickshire.gov.uk>
Sent: Tuesday, June 13, 2023 12:02 PM
To: [REDACTED] <[REDACTED]@Enviromena.com>
Subject: Re: PAP/2023/0071 Land 800 metres South of Park House Farm

OFFICIAL

[REDACTED]

I have reviewed the site plans for this application and would be grateful for some clarification. There is a set of double lines to the east of the watercourse in the screenshot taken from the Landscape Plan below. Are you please able to confirm whether these denote boundary fences or whether this would in fact be a track? If it is indeed a track, then this would appear to address our concerns regarding the width of the corridor proposed to accommodate this section of the public footpath.



Kind Regards,

[REDACTED]
Rights of Way GIS and Access Information Officer, Rights of Way Team
Transport and Highways
Communities
Warwickshire County Council

[REDACTED]

[REDACTED]
[REDACTED]@warwickshire.gov.uk
www.warwickshire.gov.uk

Visit our website at www.warwickshire.gov.uk/paths for more information about public rights of way in Warwickshire

Did you know you can report faults online at <http://www.warwickshire.gov.uk/rowreporting>.

From: [REDACTED]
Sent: Monday, May 15, 2023 1:53 PM
To: [REDACTED]; [REDACTED]
Subject: RE: PAP/2023/0071 Land 800 metres South of Park House Farm

[REDACTED]
I hope you're doing well.

I just tried calling you about the below point you raised regarding our general layout for Fillongley. Do you by any chance have a .dwg or shape file which shows the exact area where we are encroaching on the public footpath. We're just having some difficulty deducing the exact location where the fence line is less than 1m from the public footpath.

I'm free any time today if you would prefer to have a phone call to discuss this. If you have any questions surrounding our general layout, please don't hesitate to let me know.

Kind regards



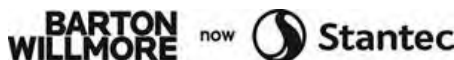
Enviromena Asset Management UK Ltd
15-16 Diddenham Court, Grazeley
Reading, RG7 1JQ, United Kingdom
enviromena.com

From: [REDACTED] >
Sent: Tuesday, April 4, 2023 10:55 AM
To: [REDACTED]
Subject: FW: PAP/2023/0071 Land 800 metres South of Park House Farm


CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[REDACTED]
Could your layout guys double check the position of the PRoW with the proposed fence lines? The council are currently objecting due to the conflict with the PRoW that runs along the watercourse – not enough room has been provided at least 1m should be left between the footpath and fencing.

[REDACTED]
Planning Associate



Rotterdam House, 116 Quayside, Newcastle upon Tyne, NE1 3DY

 Consider the environment, do you really need to print this email?

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From: [REDACTED]@warwickshire.gov.uk>
Sent: 03 April 2023 14:07
To: planappconsult <planappconsult@NorthWarks.gov.uk>
Subject: PAP/2023/0071 Land 800 metres South of Park House Farm

Caution: Warning external email

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Thank you for consulting the Rights of Way team regarding this application.

As recognised in the application, public footpath M294 crosses the application site. The recorded alignment of this public footpath is shown on the attached extract of the Definitive Map, the legal record of public rights of way.

The applicant indicates in the Planning Statement that this public footpath would be retained along its existing alignment through the site and that deer fencing and hedgerows will be installed along both sides of the public footpath. It must therefore be ensured that the correct recorded alignment of the public footpath is accommodated and that the impact on the amenity of the public footpath is minimised by ensuring that a generous width is available between the proposed fencing/hedgerows, to ensure that the public right of way does not become a narrow corridor and that mature growth will not encroach onto the public footpath. Whilst most of the length of public footpath M294 crossing the site runs to the west of the existing watercourse, the public footpath then crosses the watercourse via a footbridge and runs on the eastern side of the watercourse before existing the northern site boundary, as shown on the Definitive Map. A broad corridor appears to be shown on the site plans to accommodate the section of public footpath M294 to the west of the watercourse, but no such corridor appears to be available to accommodate the section of public footpath that runs on the eastern side of the watercourse. The proposed perimeter fence and panels instead appear to encroach onto the public footpath, forcing walkers close to the watercourse.

The Rights of Way team must therefore raise an objection to the proposals until a revised site plan is provided showing the panels and perimeter fencing set further back from watercourse to ensure that a broad corridor is also provided to accommodate the northernmost section of public footpath M294 running on the eastern site of watercourse.

If the site plan is satisfactorily revised to ensure that the entire length of the public footpath is suitably accommodated, and consent is granted, then as the Highway Authority responsible for protecting and maintaining the public footpath we require the following conditions to be carried on any consent, if granted, to mitigate or minimise any potential impact on the public footpath and its users:

- No site security fencing may be erected on or within 1m of public footpath M294 (unless closed by legal order).
- Prior to commencement of any works involving disturbance of the surface of public footpath M294 the developer must contact Warwickshire County Council's Rights of Way team as Highway Authority to obtain any necessary consents and make any necessary arrangements for the protection of the public footpath and its users.
- Any new vegetation must be planted at least two metres away from the edge of public footpath M294 to help ensure that mature growth will not encroach onto the public right of way.
- The applicant must carry out remedial works to make good any damage or address any flooding on the surface of public footpath M294 caused by the development and any remedial works must be completed to the satisfaction of the Highway Authority prior to completion of the development.

The applicant should also be aware of the following requirements which we request are carried as advisory notes on any consent:

- Public footpath M294 must remain open and available for public use at all times unless closed by legal order, so must not be obstructed by parked vehicles or by materials during works.
- If it is proposed to temporarily close public footpath M294 during works then an application for a Traffic Regulation Order must be made to Warwickshire County Council's Rights of Way team well in advance.
- Any disturbance or alteration to the surface of public footpath M294 requires the prior authorisation of Warwickshire County Council's Rights of Way team, as does the installation of any new gate or other structure on the public footpath.

Regards,

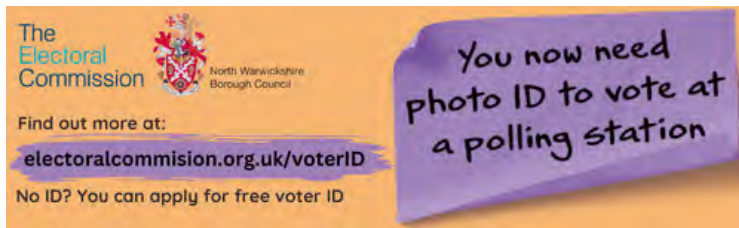
[Redacted]
Rights of Way GIS and Access Information Officer, Rights of Way Team
Transport and Highways
Communities
Warwickshire County Council

[Redacted]
[Redacted]@warwickshire.gov.uk
www.warwickshire.gov.uk

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Your ref: PAP/2023/0071
My ref: 230071
Your consultation received: 16 May 2023



Mr J Brown BA Dip TP MRTPI
Head of Development Control Service
The Council House
South Street
Atherstone
CV9 1DE

FAO: Jeff Brown

Environment Services

Warwickshire County Council
Shire Hall
Warwick
CV34 4RL

Tel: (01926) 412342

@warwickshire.gov.uk

www.warwickshire.gov.uk

14 July 2023

Dear Mr Brown

LOCATION: Land 800 Metres South of Park House Farm, Meriden Road, Fillongley
PROPOSAL: Construction of a temporary Solar Farm providing 47.7 MW output, to include the installation of ground-mounted solar panels together with associated works, equipment and necessary infrastructure
APPLICANT: Enviromena Project Management UK Ltd

The Highway Authority had the following comments to make in regard to your consultation dated 10 March 2023:

The principle of the development appears acceptable, but there are concerns regarding the application.

Solihull will need to comment on the routing plan. The route to the site is mainly on roads not in the control of Warwickshire as the Highway Authority.

Warwickshire County Council's Rights of Way Team will need to comment also separately from this consultation.

According to Section 3.4 of the submitted Transport Statement the existing width of the access to the site is 32 metres. The width of the dropped kerbs is approximately 13 metres. The rest are full height kerbs which have been worn

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*Working for
Warwickshire*

away because of being driven over with added assistance from the loose material surfacing from the access grinding away the kerbs.

The submitted swept path analyses show that HGV's are entering and exiting the site over the full height kerbs and where there is no bound surfacing.

It also shows that vehicles leaving will be at an acute angle. Drivers of HGV's may struggle to see right. The B pillar of the vehicle may obstruct.

Alterations to the access are being proposed. But the access and beginning of the track are not within the red or blue outlines. It will need to be shown that any works within the access can be done.

Within Section 3 of the Transport Statement references are made to how many HGV's will visit the site. Table 3.1 shows an average of 6 commercial vehicles per day. But then Section 3.13 says that for the first two weeks 12-16 HGV's per day will be expected. A significant difference.

Also, the Transport Statement does not appear to include workforce movements. There needs to be clear information as to how many vehicles per day are expected. Or if the access is shared with any other fields. If the access is shared and works commence during harvesting or sewing seasons, then there could be a lot of conflicting vehicle movements around the access with the public highway.

The existing access is not suitable for two-way vehicle movements. The access will need widening to accommodate two-way HGV Movements. There are no suitable waiting places on the approach to the site and as the recorded speeds fronting the site can exceed the speed limit, the Highway Authority cannot consider vehicles waiting on Meriden Road if there are conflicting vehicle movements around the access.

Section 4.3 of the Transport Statement says that visibility splays of 215 metres will be provided from the access to the site in both directions. That will require a lot of foliage to be removed / cut back and possibly a sign moved. But

the works to remove foliage is not within land in the control of the applicant. It has not been shown that such works could be possible. If the works are within the highway extent Warwickshire County Council's Forestry Team will have to agree the works prior to determination.

Also, looking right from the access to the site towards Fillongley, the splay goes over a brow of a hill and turns to the right. Topographical information should be provided to show that 215 metres of intervisibility is possible.

Looking left from the proposed access the visibility shown is measured to the near edge. The road bears to right reducing the available visibility for approaching drivers. The same splay distance needs to be provided for oncoming traffic. The splay needs to be shown on a drawing.

There is a lot of vegetation obstruction visibility which may need to be retained to hold the motorway bank in place. Again, the Forestry Team will need to assess the impact of any planting removal.

If neither splay can be achieved, then temporary signals for the construction period will be required. Once the site has been constructed the expected traffic should not be considered greater than the existing vehicle movements associated with the access.

Therefore, the Highway Authority's response to your consultation is one of OBJECTION for the following reasons:

- 1. It has not been shown that the access is suitable for the purpose intended.*
- 2. It has not been shown that the visibility splays can be achieved.*

The Highway Authority has the following comments to make in regard to your consultation dated 16 May 2023:

A Highways Response Technical Note (dated 12/05/2023) written by Motion has been submitted for consideration.

Alterations to the vehicular access to the site are proposed to help articulated vehicles enter and exit the site. Works include widening the existing dropped kerbed access. This can be acceptable for the duration of the works but will need to be reduced in width after construction ends. Wider accesses promote higher speeds for entry and exit, can detrimentally effect visibility splays if vehicles are at the wrong angles and can be used for purposes other purposes not associated with access and egress.

The proposed access will still only be wide enough for one-way traffic flows. The applicant proposes the use of temporary signals during construction, not only to prevent conflict around the access, but because visibility splays for the access do not accord with guidance.

The use of temporary signals is acceptable. However, signals alone will not prevent large vehicles meeting around the access, especially as the access is shared with another agricultural field. There will need to be a management plan in place to ensure vehicles leaving the site do not conflict with vehicles entering the site. The applicant cannot control the access to the agricultural field, but can monitor movements associated with the field and control site delivery times, the process of how vehicles approach the site and how they leave the site.

The vehicle access will also need resurfacing with a bound material to prevent transfer.

Therefore, the Highway Authority's response to your consultation is one of no objection subject to the following conditions:

1. The access to the site for vehicles shall not be used unless the existing public highway verge crossing has been widened to a width no more than 18.75 metres, laid out and constructed in accordance with Drawing No 2210072-TK01 Rev A and the specification of the Highway Authority, and surfaced with a bound material for a distance of no less than 20.0 metres, as measured from the near edge of the public highway carriageway. No gates that can open within 20 metres of the public highway carriageway shall be closed when HGV traffic is scheduled.
2. Within 3 months of the construction ending on site the extension to the access to the site for vehicles shall be removed and the public highway verge crossing shall be reduced in width and constructed in accordance with the specification of the Highway Authority.
3. No development shall commence until temporary traffic signals have been put in place to control vehicle movements associated with the site access, Meriden Road and Newhall Green Lane. The approved signals shall remain in use for the duration of the construction works.
4. No works shall commence until a Construction Management Plan has been submitted to and approved in writing by the planning authority. The Plan shall include measures to prevent material transfer from the site entering the public highway and the scheduling of HGV movements to prevent conflict around the

access to the site with the public highway. The details of the plan shall be adhered to at all times.

Notes:

- a. Condition numbers 1, 2 and 3 require works to be carried out within the limits of the public highway. Before commencing such works the applicant / developer must serve at least 28 days' notice under the provisions of Section 184 of the Highways Act 1980 on the Highway Authority's Area Team.

This process will inform the applicant of the procedures and requirements necessary to carry out works within the Highway and, when agreed, give consent for such works to be carried out under the provisions of S184. In addition, it should be noted that the costs incurred by the County Council in the undertaking of its duties in relation to the construction of the works will be recoverable from the applicant/developer.

The Area Team may be contacted by telephone: (01926) 412515. In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice.

Before commencing any Highway works the applicant / developer must familiarise themselves with the notice requirements, failure to do so could lead to prosecution. Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less, ten days' notice will be required. For works lasting longer than 10 days, three months' notice will be required.

- b. Section 163 of the Highways Act 1980 requires that water will not be permitted to fall from the roof or any other part of premises adjoining the public highway upon persons using the highway, or surface water to flow – so far as is reasonably practicable – from premises onto or over the highway footway. The developer should, therefore, take all steps as may be reasonable to prevent water so falling or flowing.
- c. Pursuant to Section 149 and 151 of the Highways Act 1980, the applicant/developer must take all necessary action to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's/developer's responsibility to ensure that all reasonable steps (e.g., street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.
- d. Prior to commencement of development, the applicant is required enter into an agreement with the Highway Authority under Section 59 of the Highways Act 1980. Prior to works taking place on site and following completion of the development, a joint survey shall be undertaken with the County's Locality Officer to agree the condition of the public highway. Should the public highway be damaged or affected as a consequence of the works being undertaken during

the development of the site, the developer will be required to undertake work to remediate this damage as agreed with the Locality Officer.

Yours sincerely

A solid black rectangular box used to redact a signature.

Development Management Engineer

Copy to; Councillor Mr D Humphreys, - Coleshill South & Arley, for information only.

From: [Jeff Brown](#)
Sent: 08 August 2023 08:37
To: [planappconsult](#)
Subject: FW: PAP/2023/0071 - Land 800 Metres South Of Park House Farm, Meriden Road, Fillongley
Attachments: Fillongley Solar Farm - Response to Archaeology Officer Comments_ENV04082023.pdf

Categories: Netty

Consultation response please – PAP/2023/0071

Thanks

Jeff

From: [REDACTED]@warwickshire.gov.uk>
Sent: 07 August 2023 18:26
To: Jeff Brown <JeffBrown@NorthWarks.gov.uk>
Subject: PAP/2023/0071 - Land 800 Metres South Of Park House Farm, Meriden Road, Fillongley

Caution: Warning external email

OFFICIAL

your ref PAP/2023/0071
my ref JR/nw/NW23_0071.2
date 7th August 2023

Dear Mr Brown,

Proposed: Construction of a temporary Solar Farm providing 47.7 MW output, to include the installation of ground-mounted solar panels together with associated works, equipment and necessary infrastructure.

Location: Land 800 Metres South Of Park House Farm, Meriden Road, Fillongley

ARCHAEOLOGICAL COMMENT

Thank you for your consultation. The following comments are in respect of the archaeological implications of this proposal and are without prejudice to any comments your Conservation Officer or Historic England may also wish to provide with respect to any historic buildings or the settings of any designated assets which may be affected by this scheme.

The proposed development lies within an area of significant archaeological potential. The application site comprises land totalling c.62 ha located to the south-west of the village of Fillongley and is bounded to the south by the line of the M6 motorway.

As highlighted within the Heritage and Archaeology Assessment^[1] submitted with the information accompanying this application the site is likely to have remained predominantly in

agricultural use since the medieval period. However, the lack of any previous archaeological fieldwork undertaken either within the application site or the surrounding area means that the archaeological potential of the site for the prehistoric, Roman and Anglo-Saxon periods should be considered as unknown. Since the archaeological potential of the site is currently unknown it follows that the age, depth, extent, character and significance of any archaeological deposits, should they be present, is also unknown.

Further to my previous letter dated 11th April 2023 (my ref: JR/nw/NW23_0071.1) and following discussions with the applicant I have been provided with the attached document, a copy of which has also been submitted to the Planning Authority. The submitted document provides a commitment that should evaluative archaeological fieldwork identify significant archaeological remains worthy of preservation *in situ* then this can be achieved across any part of the site. The document provides details of the construction methods to be used should a strategy requiring no below ground impacts across any part of the site be appropriate.

In light of the commitments that have been made by the applicant and the fact that they have been able to demonstrate that a strategy involving no below ground impacts can be achieved I would wish to amend my previous advice and would now accept that a programme of archaeological work secured by condition will be appropriate in this instance. I would envisage this work taking a phased approach, the first elements of which would include a programme geophysical survey and evaluative trial trenching. I therefore recommend that, should planning permission be granted for this scheme conditions such as the following be attached to any consent:

No development shall take place until:

a) a Written Scheme of Investigation (WSI) for a programme of archaeological evaluative work has been submitted to and approved in writing by the Local Planning Authority.

b) the programme of archaeological evaluative fieldwork and associated post-excavation analysis and report production detailed within the approved WSI has been undertaken. A report detailing the results of this fieldwork, and confirmation of the arrangements for the deposition of the archaeological archive, has been submitted to the planning authority.

c) An Archaeological Mitigation Strategy document (including a Written Scheme of Investigation for any archaeological fieldwork proposed) has been submitted to and approved in writing by the Local Planning Authority. This should detail a strategy to mitigate the archaeological impact of the proposed development and should be informed by the results of the archaeological evaluation.

The development, and any archaeological fieldwork, post-excavation analysis, publication of results and archive deposition detailed in the approved documents, shall be undertaken in accordance with those documents.

This recommendation conforms to the approach detailed in the new National Planning Policy Framework.

I would be happy to advise further on the arrangements for such work.

Please do not hesitate to contact me should you have any further questions.


[1] Renwick. S. and James. M, 2023, *Nailcote Farm, Warwickshire: Heritage and Archaeology Assessment*, BWB.

Yours sincerely


Senior Historic Environment Officer

Archaeological Information and Advice
Landscape, Ecology and Historic Environment
Heritage and Environment
Community Services
Communities Group

Warwickshire County Council


Address: (Postal)

Archaeological Information and Advice
Warwickshire County Council
PO Box 43
Shire Hall
Warwick
CV34 4SX

email: @warwickshire.gov.uk

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Enviromena Project Management UK Ltd
15 Diddenham Court
Lambwood Hill
Grazeley
Reading
RG7 1JQ

4th August 2023

Jeff Brown
Head of Development Control Service
North Warwickshire Borough Council

Sent by email: JeffBrown@NorthWarks.gov.uk

Dear Mr. Brown,

Re: PAP/2022/30071 - Land 800 Metres South Of Park House Farm, Meriden Road, Fillongley - Construction of a temporary Solar Farm providing 47.7 MW output, to include the installation of ground-mounted solar panels together with associated works, equipment and necessary infrastructure.

Following the comments provided by Mr John Robinson on the abovementioned scheme, and subsequent further discussions via phone, please take this document as Enviromena's commitment that following the granting of planning permission, should evaluation identify significant archaeological remains requiring preservation *in situ* across any part of the site then the construction methodology across those areas will avoid any below ground impacts. The proposed methods by which below-ground impacts will be avoided are listed below by order of preference. With one being the ideal solution and six being the least ideal.

The proposed methods which this document will focus on are:

1. Relocation of heavy infrastructure
2. Avoidance of tracking by heavy machinery over sensitive areas
3. Programme of further fieldwork
4. Ground mats
5. Ground Anchoring / Ballasting
6. Overground cabling

Several of the proposed methods outlined above, Enviromena has previous experience in implementing on sites which have archaeological evidence. The site recently constructed and energised out in Hampshire is one such example.

1. Relocation of heavy infrastructure

Areas which are found to contain archaeological evidence, heavy infrastructure like transformers within reason could be relocated to other parts of the site. By relocating this infrastructure away from sensitive archaeological areas, ground disturbance could therefore be avoided.

2. Avoidance of tracking by heavy machinery over sensitive areas

Should archaeological evaluation identify remains across parts of the site that are of national importance then in those areas heavy-purpose vehicles can be diverted away to avoid below ground impacts. These sections can be

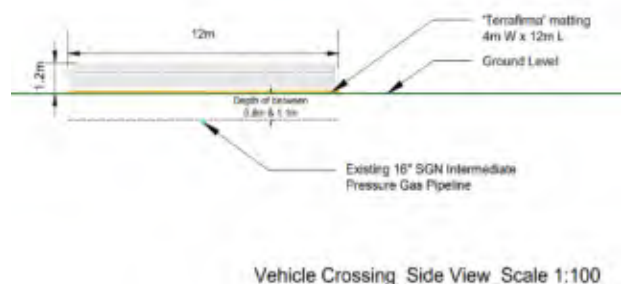
marked out with red and white warning bunting as shown in the imagery under proposed method four titled ground mats to ensure that no heavy vehicle passes directly over them.

3. Programme of further fieldwork

Where significant archaeology remains are identified, where appropriate, a programme of further fieldwork to mitigate the archaeological impact of the development will be agreed. The scope of the fieldwork will be dependent on several different factors such as extent, depth, and fragility of the remains.

4. Ground mats

As mentioned under the second proposed method, if areas of archaeological evidence are found, the construction plan can incorporate measures which will control the movement of vehicles across the site. The areas will be marked out with road pins and red and white bunting. If these sensitive areas need to be crossed, ground mats can be incorporated to ensure there is no below ground disturbance. For the site in Hampshire, ground mats were utilised to cross a high-pressure gas pipe. These ground mats were in accordance with SGN's requirements for crossing high pressure gas pipes and as such they have been designed to withstand the residual forces of heavy machinery. Ground mats are therefore deemed appropriate for also preserving any archaeological evidence which may be discovered.



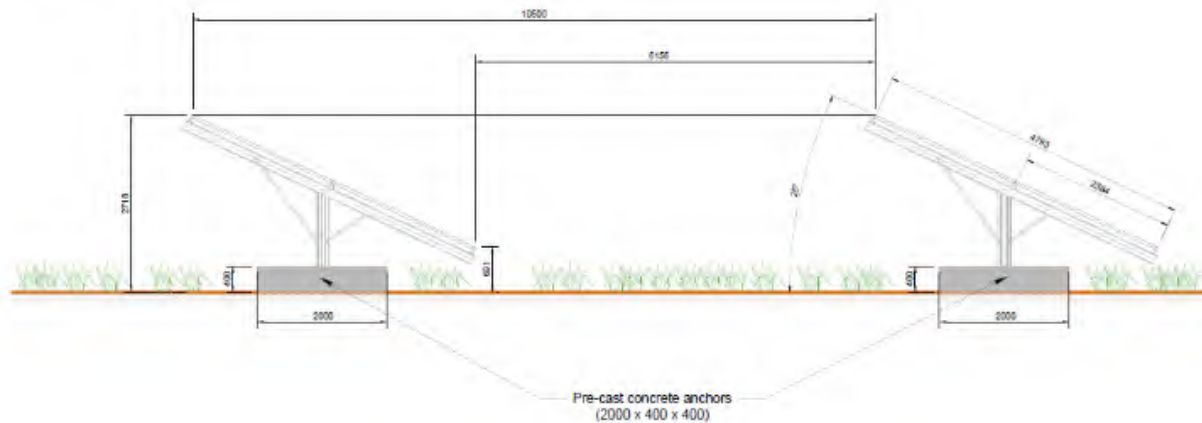
5. Ground Anchoring / Ballasting

In the areas where archaeological evidence is found and cannot be avoided, pre-cast concrete anchors / ballasting can be implemented for both the modules and if necessary, the deer fencing. These pre-cast concrete anchors avoid the need to pile drive the modules, which therefore prevents below-ground level disturbance.

6. Overground cabling

Notes:

- 1) Where there are areas of archaeological interest, and therefore a need to avoid ground disturbance, the use of pre-cast concrete anchors should be considered
- 2) Dimensions of the pre-cast concrete anchors subject to changed based on final load calculations and design



In locations deemed to have high archaeological value, overground cabling can also be implemented. Unlike underground cabling, overground avoids ground disturbance which therefore protects the areas of archaeological significance. This is typically not a preferred option because cables situated above ground are subjected to the elements which results in them being weathered. In addition to this, overground cables have a higher risk of both theft due to the ease of access and they also pose a potential health and safety hazard.

Enviromena trusts the above is sufficient to enable the progression of the planning application and addresses any concerns received with respect to below-ground impacts on areas of archaeological significance. However, should you require further information or assistance, please contact Mark Harding, Enviromena's European Development Director, on the below details.

Yours sincerely,

European Development Director
Enviromena Project Management UK Ltd.

mark.harding@enviromena.com



National Highways Planning Response (NHPR 22-12) Formal Recommendation to an Application for Planning Permission

From: [REDACTED] (Regional Director)
Operations Directorate
Midlands Region
National Highways
PlanningM@nationalhighways.co.uk

To: North Warwickshire Council – FAO – Jeff Brown

CC: transportplanning@dft.gov.uk
spatialplanning@nationalhighways.co.uk

Council's Reference: PAP/2023/0071

Location: Land 800 Metres South of Park House Farm, Meriden Road, Fillongley

Proposal: Proposed Solar Farm

National Highways Ref: NH/23/00582

Referring to the consultation on a planning application dated 20 March 2023 referenced above, in the vicinity of the M6 that forms part of the Strategic Road Network (SRN), notice is hereby given that National Highways' formal recommendation is that we:

- a) offer no objection (see reasons at Annex A);
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – National Highways recommended Planning Conditions & reasons);~~
- ~~c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);~~
- ~~d) recommend that the application be refused (see reasons at Annex A)~~

Highways Act 1980 Section 175B is not relevant to this application.¹

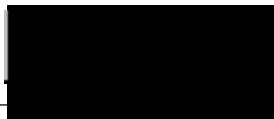
¹ Where relevant, further information will be provided within Annex A.

This represents National Highways' formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority not propose to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the [Town and Country Planning \(Development Affecting Trunk Roads\) Direction 2018](#), via transportplanning@dft.gov.uk and may not determine the application until the consultation process is complete.

The Local Planning Authority must also copy any consultation under the 2018 Direction to PlanningM@nationalhighways.co.uk.

Signature:



Date: 24 August 2023

Name:



Position: Assistant Spatial Planner

National Highways

The Cube, 199 Wharfside Street, Birmingham, B1 1RN

 @nationalhighways.co.uk

Annex A **National Highways' assessment of the proposed development**

National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

August 2023 Update

Further to our previous responses, National Highways have reviewed the revised Glint and Glare Assessment and Landscape Strategy plan provided by the applicant and are now content that this application can be dealt with by way of a 'No Objection' response.

Standing advice to the local planning authority

The Climate Change Committee's [2022 Report to Parliament](#) notes that for the UK to achieve net zero carbon status by 2050, action is needed to support a modal shift away from car travel. The NPPF supports this position, with paragraphs 73 and 105 prescribing that significant development should offer a genuine choice of transport modes, while paragraphs 104 and 110 advise that appropriate opportunities to promote walking, cycling and public transport should be taken up.

Moreover, the build clever and build efficiently criteria as set out in clause 6.1.4 of [PAS2080](#) promote the use of low carbon materials and products, innovative design solutions and construction methods to minimise resource consumption.

These considerations should be weighed alongside any relevant Local Plan policies to ensure that planning decisions are in line with the necessary transition to net zero carbon.

From: [REDACTED]
Sent: 12 September 2023 20:16
To: planappconsult; clerk@fillongleyparishcouncil.co.uk
Subject: Te Fillongley solar farm- Fwd: Evidence of full Ground Mount Removal

Categories: Mandy

Caution: Warning external email

Hi planning team,

Please consider this note in regard to statements around returning land to agricultural use.

Thanks

From: [REDACTED]

Sent: Tuesday, September 12, 2023 7:59:20 PM

To: P [REDACTED]
[REDACTED]
[REDACTED]

Subject: Re: Evidence of full Ground Mount Removal

Here it seems that developers propose putting the metal piles about 2m into the ground. For removal they contradict themselves though. In places they say the complete removal, and in others anything 1m or above in the ground will be removed. Hence 1m of metal post will be left in the ground dotted all over the site.

We have tried pointing this out. It is being ignored. We have also tried pointing out that, because we are heavy clay, that mole drilling will be required to reinstate subsoil drainage networks, and that will go much deeper than 1m. So remedial and reinstatement works cannot be done adequately. It is being ignored.

To date no one has been able to give me even one example of a decommissioned solar farm. Not Solar Energy UK nor the 3 developers we are suffering.

Best wishes,

Sent from Samsung Mobile on O2

Sent from [Outlook for Android](#)

From: [REDACTED]
Sent: Tuesday, September 12, 2023 7:19:28 PM

To: [REDACTED]
[REDACTED]
[REDACTED]

Subject: Evidence of full Ground Mount Removal

From: [REDACTED]

Date: 12 September 2023 at 17:16:41 BST

To: [REDACTED]
[REDACTED]
[REDACTED]

Subject: Evidence of full Ground Mount Removal

It occurs to me that a landscape with 100,000 panels might have very large concentrations of say 400 to 600,000 steel posts hammered / pile driven some distance into the earth. I'm guessing the numbers here. (Firm numbers and depths would help if anyone has them) There will be a lot of posts though.

Of necessity these posts must be robustly fixed to stop very light weight panels being blown away.

So my point:-

has anyone anywhere demonstrated the complete and safe removal of these posts?

If the land is to be returned as pasture land then an angle grinder would lop them off quickly yet however these remaining now (rusty?) posts would still pose a risk to animal hoofs after rain.

BUT what of land to be returned to crop use? Ploughs would be damaged and the land would be unworkable.

In that respect the development on crop producing land is definitely NOT temporary.

There's too much glib cavalier scripting of trade offs of 'temporary harms' versus immediate benefits that needs to be tested BEFORE we screw the landscapes of future generations.

Most of us will have shuffled off this mortal coil by the time the new definition of temporary expires.

So might this be a spanner to throw?

Any advice welcomed

Best wishes

[REDACTED]

From: [Jeff Brown](#)
Sent: 31 October 2023 11:03
To: [planappconsult](#)
Subject: FW: Construction of a temporary Solar Farm etc - South Of Park House Farm, Meriden Road, Fillongley (North Warks) PAP/2023/0071
Attachments: 221105.Fillongley ALC Report.pdf;
34573.A5.AH.lw.BMVStatement.230727.pdf

Importance: High

Categories: Mandy

Consultation response please

Thanks

Jeff

From: SM-NE-Plan Cons Area Team (West Midlands) (NE)
<Consultations.westmidlands@naturalengland.org.uk>
Sent: 31 October 2023 11:00
To: Jeff Brown <JeffBrown@NorthWarks.gov.uk>
Subject: Construction of a temporary Solar Farm etc - South Of Park House Farm, Meriden Road, Fillongley (North Warks) PAP/2023/0071
Importance: High

Caution: Warning external email

Dear Jeff,

Thank you for your email. Sincere apologies for the delay in responding to you.

Natural England's role is to provide advice on the impact of a development proposal on agricultural land quality to enable Local Planning Authorities (LPAs) to make informed decisions. We have previously responded in relation to the proposed solar farm at Fillongley. Natural England did not raise any specific objections as these proposals and the others mentioned below are not likely to impact nationally or internationally designated sites. Our comments in relation to impacts on BMV are advisory.

In regards to cumulative impacts, Natural England notes from the Agricultural Land Impact Statement (August 2023) provided that the three proposals you referred to have a total of 24.22ha of BMV land within their site areas (PAP/2021/0651- 11ha; PAP/2021/0605 – 9ha and PAP/2022/0544- 4.22ha). Added to this proposal there would be potentially a total of 87.22ha of BMV affected. These proposals are for solar farms and not all of the BMV land will be used for the solar panels or infrastructure. If the proposal(s) are temporary it is unlikely that they will lead to significant permanent loss of BMV agricultural land. This is because the solar panels would be secured to the ground by steel piles with limited soil disturbance and could be removed in the future with no permanent loss of agricultural land quality likely to occur, provided the appropriate soil management is employed and the development is undertaken to high standards. *It is considered that the inherent soil, site and climatic properties required to determine the ALC Grade would remain unaffected by solar developments, and therefore not alter the ALC grade in the long term.* Although some components of the development, such as construction of a sub-station, may permanently affect agricultural land this would be limited to small areas.

However, during the life of the proposed development it is likely that there will be a reduction in agricultural production over the whole development area. Your authority should therefore consider whether this is an effective use of land in line with National planning policy, local policy (within the local authorities adopted local plan, if applicable) and planning practice guidance which encourages the siting of large scale solar farms on previously developed and non-agricultural land.

PPG guidance on renewable and low carbon energy states that 'there are no hard and fast rules about how suitable areas for renewable energy should be identified, but in considering locations, local planning authorities will need to ensure they take into account the requirements of the technology and critically, the potential impacts on the local environment, including from cumulative impacts.' (Paragraph: 005 Reference ID: 5-005-20150618)

Kind regards


Team Leader – West Mids
Natural England

www.gov.uk/natural-england
<<mailto:consultations@naturalengland.org.uk>>

www.gov.uk/natural-england

From: Jeff Brown <JeffBrown@NorthWarks.gov.uk>
Sent: 31 October 2023 09:49
To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Subject: FW: PAP/2023/0071 --- Proposed Fillongley Solar Farm

You don't often get email from jeffbrown@northwarks.gov.uk. [Learn why this is important](#)

I refer to the request below and note that after almost two months, I've not had an acknowledgement or a response.

Could you please let me know when I am to expect a reply ?

This is an outstanding planning application which needs to be dealt with

Thank you

Jeff Brown
Head of DC
NWBC

From: Jeff Brown
Sent: 08 September 2023 09:46
To: consultations@naturalengland.org.uk
Subject: PAP/2023/0071 --- Proposed Fillongley Solar Farm

Good Morning

We have received a planning application for a proposed solar farm at Fillongley in North Warwickshire. It has the planning reference as above.

All of the plans and supporting documentation can be found on the Planning Application Search pages of our website using this reference.

The reason for this consultation by email is that the size of the proposal is 66 hectares and 95% of the land is within Grades 2 and 3a of the Agricultural Land Classification.

Hence the potential loss of BMV land.

The applicant did submit an Agricultural Land Impact Assessment, as attached.

The Council has already approved three other solar farms within the vicinity of this site. These had the planning references PAP/2021/0651; PAP/2021/0605 and PAP/2022/0544.

All of these involved BMV land

In light of the number of applications received and particularly that the current one in Fillongley was 95% BMV, my Members on the Council's Planning Board have asked about the cumulative impact of the loss of BMV in the area.

The applicant was asked to respond to this issue and he submitted the attached Impact Statement.

So the reason for the consultation is two-fold:

- i) We are seeking your guidance on the loss of 95% BMV on the Fillongley application, and
- ii) We are seeking your guidance on whether the loss of BMV on the Fillongley application, would have any cumulative consequences given the other local cases.

I'd be grateful therefore if you could treat this email as a formal consultation on this application and I look forward to hearing from you in due course

Many thanks

Jeff Brown
Head of DC
North Warwickshire Borough Council.

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From: [Jeff Brown](#)
Sent: 03 November 2023 16:37
To: [planappconsult](#)
Subject: FW: Land south of Park House Farm, Mreriden Road, Fillongley - PAP/2023/0071
Attachments: 112048 - Land at Park House Farm.pdf

Categories: Mandy

Consultation response

Jeff

From: [REDACTED]@environment-agency.gov.uk>
Sent: 03 November 2023 16:03
To: Jeff Brown <JeffBrown@NorthWarks.gov.uk>
Subject: RE: Land south of Park House Farm, Mreriden Road, Fillongley - PAP/2023/0071

Caution: Warning external email

Hi Jeff,

Please find our formal response attached.

Many thanks,

[REDACTED]
Planning Specialist – Sustainable Places
(Wednesday – non working day)

[REDACTED]
[REDACTED]@environment-agency.gov.uk / westmidsplanning@environment-agency.gov.uk
✉ Mance House, Arthur Drive, Kidderminster, Worcestershire, DY11 7RA



From: Jeff Brown <JeffBrown@NorthWarks.gov.uk>
Sent: Friday, November 3, 2023 12:17 PM
To: [REDACTED]@environment-agency.gov.uk>
Subject: RE: Land south of Park House Farm, Mreriden Road, Fillongley - PAP/2023/0071

[REDACTED]
I then have something that I can show to Members

Jeff

From: [REDACTED]@environment-agency.gov.uk>
Sent: 03 November 2023 12:13
To: Jeff Brown <JeffBrown@NorthWarks.gov.uk>
Subject: RE: Land south of Park House Farm, Mreriden Road, Fillongley - PAP/2023/0071

Caution: Warning external email

Dear Jeff,

I can formalise our previous correspondence into a letter. However, we wouldn't be able to offer any additional comments. As set out previously, this is a low-risk planning application which we would not provide bespoke comment on.

Please let me know if it would be helpful and you would like me to formalise my previous emails into a letter.

Many thanks,

[REDACTED] (Hons), MSc, MRTPI
Planning Specialist – Sustainable Places
(Wednesday – non working day)

[REDACTED]
✉ [\[REDACTED\]@environment-agency.gov.uk](mailto:[REDACTED]@environment-agency.gov.uk) / westmidsplanning@environment-agency.gov.uk
✉ Mance House, Arthur Drive, Kidderminster, Worcestershire, DY11 7RA



From: Jeff Brown <JeffBrown@NorthWarks.gov.uk>
Sent: Tuesday, October 31, 2023 9:55 AM
To: [REDACTED] <[\[REDACTED\]@environment-agency.gov.uk](mailto:[REDACTED]@environment-agency.gov.uk)>
Subject: Land south of Park House Farm, Mreriden Road, Fillongley - PAP/2023/0071

[REDACTED]

I refer to your email of 21 August in respect of the above

I appreciate that your response is “guidance” – but my Members are NOT satisfied.

The concern here is the underlying aquifer and its potential contamination.

They are asking for a bespoke consultation response in respect of this application and not a general response

Could you please provide that

Many thanks

Jeff

Website - www.northwarks.gov.uk

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North Warwickshire Borough Council
Development Control
PO Box 6
Atherstone
Warwickshire
CV9 1BG

Our ref: SV/2023/112048/01-L01
Your ref: PAP/2023/0071
Date: 03 November 2023

F.A.O: Jeff Brown

Dear Sir

CONSTRUCTION OF A TEMPORARY SOLAR FARM PROVIDING 47.7 MW OUTPUT, TO INCLUDE THE INSTALLATION OF GROUND-MOUNTED SOLAR PANELS TOGETHER WITH ASSOCIATED WORKS, EQUIPMENT AND NECESSARY INFRASTRUCTURE ON LAND SOUTH OF PARK HOUSE FARM, MERIDEN ROAD, FILLONGLEY

In line with the Environment Agency's statutory remit, we adopt a risk-based approach in replying to planning application consultations. In certain instances, like the one before you now, we would refer the Council to our Area Guidance Note which sets out general pollution prevention advice where we are not providing a bespoke response.

We note comments have been made regarding potentially contaminated run off from the site in the event of a fire.

Sites and operations which are deemed to have a high level of environmental risk are regulated via an environmental permit or license. As part of this regulation, we can require fire plans to manage environmental risk. However, solar farms are not required to operate under such regulations as the risk to the environment is considered low.

Nevertheless, in the event of fires, the Environment Agency are notified by the emergency services of such depending on the severity of the fire and the use/operations on site. The response and level of input is then assessed on a case by case basis, and depending on potential environmental impact (including risk of water pollution) we work alongside the emergency services to mitigate harm.

I trust the above is helpful in aiding your discussion with Members.

Yours faithfully


Planning Specialist

Direct e-mail @environment-agency.gov.uk

Environment Agency
Mance House Worcester Road, Kidderminster, DY11 7RA.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
End



Your planning application – No objection

After receiving the details of your planning, Fillongley Solar Farm CV7 8DW . We have completed our assessment. We have **no objection** to your proposal from a planning perspective.

What you need to do

Please review our attached plans, which detail the Cadent gas asset/s in the area. If your application affects one of our high-pressure pipelines, it is a statutory requirement that you input the details into the HSE's Planning Advice Web App. For further details, visit www.hse.gov.uk/landuseplanning/planning-advice-web-app.htm

The HSE may wish to apply more stringent criteria for building proximity after assessment. Please ensure that you formally consult with them before you proceed.

In order to help prevent damage to our asset/s, please add the following **Informative Note** into the **Decision Notice**:

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

The original holding objection was triggered due to the presence of a High-Pressure Major Accident Hazard Pipeline (MAHP).

The minimum building proximity distance (BPD) for the pipelines and associated installations is as follows:

- Specific HP metre BPD 14 metres

The building proximity distance taken from The Institution of Gas Engineers and Managers publication IGEM/TD/1 Edition 5 which is the standard applicable to steel pipelines and associated installations for high pressure gas transmission and IGEM/TD/3 Edition 5 Steel and PE pipelines for gas distribution.



Your responsibilities and obligations

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at .box.plantprotection.wm@cadentgas.com quoting your reference at the top of this letter.

Kind Regards,

Cadent
Windsor Street, Birmingham B7 4DN

Your ref: PAP/2023/0071
Our ref: WCC002749 R1/FRM/SR/001
Your letter received: 27/10/2023



SENT BY EMAIL

Mr Jeff Brown
Head of Development Control
North Warwickshire Borough Council
The Council House
South Street
Atherstone CV9 1DE

Flood Risk Management
Warwickshire County Council
Shire Hall
Warwick
Warwickshire
CV34 4RL
Tel: 01926 412982
FRMPlanning@warwickshire.gov.uk
www.warwickshire.gov.uk

FAO Jeff Brown

16 November 2023

Dear Mr Brown

PROPOSAL: Construction of a temporary Solar Farm providing 47.7 MW output, to include the installation of ground-mounted solar panels together with associated works, equipment and necessary infrastructure

LOCATION: Land 800 Metres South Of Park House Farm, Meriden Road, Fillongley

Warwickshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the application which was received on the 27 October 2023. Based on the information submitted the LLFA has **No Objection** subject to the following conditions.

Condition

No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

1. Undertake infiltration testing to clarify whether or not an infiltration type drainage strategy is an appropriate means of managing the surface water runoff from the site.
2. Provide drawings / plans illustrating the proposed sustainable surface water drainage scheme. The strategy agreed to date may be treated as a minimum and further source control SuDS should be considered during the detailed design stages as part of a 'SuDS management train' approach to provide additional benefits and resilience within the design.
3. Provide detail drawings including cross sections, of proposed features such as infiltration structures, attenuation features, and outfall structures. These should be feature-specific demonstrating that such the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753.
4. The LLFA acknowledges that solar arrays should have a limited impact on run off rates, however this is reliant on well-maintained vegetation below the panels. Acknowledge that the concentration of runoff along the drip-edge of panels can lead to erosion issues and detail



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Warwickshire*

mitigation measures as appropriate, including:

- The importance of maintaining site vegetation and how this will be achieved for the lifetime of the development.
 - Gaps between each individual cell of the solar panels to allow water to fall to the ground at multiple points and avoid concentrating run-off.
5. Provide detailed, network level calculations demonstrating the performance of the proposed system. This should include:
 - a. Suitable representation of the proposed drainage scheme, details of design criteria used (incl. consideration of a surcharged outfall), and justification of such criteria where relevant.
 - b. Simulation of the network for a range of durations and return periods including the 1 in 2 year, 1 in 30 year and 1 in 100 year plus 40% climate change events
 - c. Results should demonstrate the performance of the drainage scheme including attenuation storage, flows in line with agreed discharge rates, potential flood volumes and network status. Results should be provided as a summary for each return period.
 - d. Evidence should be supported by a suitably labelled plan/schematic (including contributing areas) to allow suitable cross checking of calculations and the proposals.
 6. Provide plans such as external levels plans, supporting the exceedance and overland flow routing provided to date. Such overland flow routing should:
 - a. Demonstrate how runoff will be directed through the development without exposing properties to flood risk.
 - b. Consider property finished floor levels and thresholds in relation to exceedance flows. The LLFA recommend FFLs are set to a minimum of 150mm above surrounding ground levels.
 - c. Recognise that exceedance can occur during any storm event due to a number of factors therefore exceedance management should not rely on calculations demonstrating no flooding.

Reason

To prevent the increased risk of flooding; to improve and protect water quality; and to improve habitat and amenity;

Condition

No occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment (NFW-BWB-ZZ-XX-RP-YE-0001_FRA) has been submitted in writing by a suitably qualified independent drainage engineer and approved in writing by the Local Planning Authority. The details shall include:

1. Demonstration that any departure from the agreed design is in keeping with the approved principles.
2. Any As-Built Drawings and accompanying photos
3. Results of any performance testing undertaken as a part of the application process.
4. Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
5. Confirmation that the system is free from defects, damage and foreign objects.

Reason

To secure the satisfactory drainage of the site in accordance with the agreed strategy, the NPPF and Local Planning Policy.

Condition:

No occupation and subsequent use of the development shall take place until a detailed, site specific maintenance plan is provided to the LPA in consultation with the LLFA. Such maintenance plan should

1. Provide the name of the party responsible, including contact name, address, email address and phone number

2. Include plans showing the locations of features requiring maintenance and how these should be accessed.
3. Provide details on how surface water each relevant feature shall be maintained and managed for the life time of the development.
4. Be of a nature to allow an operator, who has no prior knowledge of the scheme, to conduct the required routine maintenance

Reason:

To ensure the future maintenance of the sustainable drainage structures.

Notice to LPA / Applicant regarding the conditions

Whilst the applicant has demonstrated the principles of an acceptable surface water management strategy at the site, further information is still required as detailed above.

The applicant may prefer to provide these additional details at a later date during the detailed design stage and therefore we have recommended an appropriate pre-commencement condition to ensure that these details will be provided for review and approval by the LPA and LLFA before the development commences.

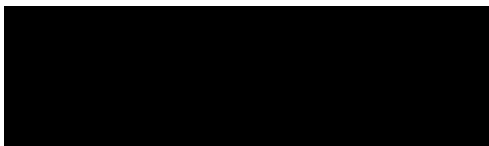
Alternatively, the applicant may wish to avoid any pre-commencement conditions therefore the information set out above should be provided at this stage prior to the determination of the planning application. Subject to the approval of such details, the LLFA would subsequently seek the agreed plans to be included within any 'built in accordance with' type condition.

Informatives for the next stage of design

As outlined within the condition, the strategy should be treated as a minimum at this stage of the design. Further consideration should be given during the next stage of the design to incorporate additional, localised source control SuDS such as green roofs, rain-gardens and tree pits as part of a 'SuDS management train' approach to provide water quality, amenity and bio-diversity benefits and increase the resilience within the design. Reference is also made to our *Flood Risk Guidance for Development* (updated June 2023) with more details and examples of SuDS which can be incorporated at later stages of design.

At the 'discharge of condition' stage proposals for surface water drainage should be approaching a level of detail suitable for tender or construction. Documentation should show the drainage scheme including SuDS features, specific details (e.g. standard details or cross sections) and demonstrate the performance and of the system through calculations and exceedance management respectively. Such scheme should be in line with the original planning application/permission and where significant changes are made, justification should be provided.

Yours sincerely



Flood Risk Management Officer

Approved Documents:

- 11370 Land at Nailcote Farm LVA Rev B.pdf
 - 11370 Land at Nailcote Farm LVA Rev B_Part2.pdf
 - Application Form.pdf
 - Covering Letter_Redacted..pdf
 - Drainage Strategy_S2-P05_Part1.pdf
 - Drainage Strategy_S2-P05_Part2.pdf
 - Flood Risk Assessment_S2_P05_Part1.pdf
 - Flood Risk Assessment_S2_P05_Part2.pdf
 - General Layout RevF - 09-03-23.pdf
 - Landscape Strategy Plan- 09-03-23.pdf
 - Planning Statement Feb 23.pdf
 - Site location plan.pdf
 - NFW-BWB-ZZ-XX-RP-CD-0002_LLFA Letter_S2-P01.pdf
-

N.B. On 10th January 2023, the Defra publishedⁱⁱ “the Review for implementation of Schedule 3 to the Flood & Water Management Act 2010;” this recommended implementation of Schedule 3 which the government has accepted. Warwickshire County Council will take on the role of the SuDS Approval Body (SAB), you can read more about this on our website which we will be updating periodically.

<https://www.warwickshire.gov.uk/severe-weather/planning-and-sustainable-drainage/2>

ⁱ <https://api.warwickshire.gov.uk/documents/WCCC-453486374-170>

ⁱⁱ <https://www.gov.uk/government/publications/sustainable-drainage-systems-review>

From: [Jeff Brown](#)
Sent: 22 November 2023 09:38
To: [planappconsult](#)
Subject: FW: Land 800 Metres South Of Park House Farm, Meriden Road, Fillongley (PAP/2023/0071) WCC002749 R1
Attachments: WCC002749_R1_FRM_SR_0002.pdf

Categories: Mandy

Consultation response

Jeff

From: FRM Planning <frmplanning@warwickshire.gov.uk>
Sent: 22 November 2023 09:24
To: Jeff Brown <JeffBrown@NorthWarks.gov.uk>
Subject: Re: Land 800 Metres South Of Park House Farm, Meriden Road, Fillongley (PAP/2023/0071) WCC002749 R1

Caution: Warning external email

OFFICIAL

Good Morning Jeff,

Please find attached a revised version of our formal consultation, this should address the points raised.

Any additional questions or concerns, please do not hesitate to contact me.

Best regards,

Flood Risk Management

Please send responses to FRMplanning@warwickshire.gov.uk

Our updated Flood Risk Guidance for Development was published in June 2023. The [new guidance is available here](#) and [our website details the changes within this update.](#)

Flood Risk Management
Planning Delivery
Environment Services
Warwickshire County Council

Tel. 01926 412982
Email: FRMplanning@warwickshire.gov.uk
www.warwickshire.gov.uk

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From: Jeff Brown <JeffBrown@NorthWarks.gov.uk>
Sent: 21 November 2023 09:29
To: FRM Planning <frmplanning@warwickshire.gov.uk>
Subject: FW: Land 800 Metres South Of Park House Farm, Meriden Road, Fillongley (PAP/2023/0071) WCC002749 R1

OFFICIAL

[REDACTED]

I have had the response as below from the applicant following your letter of 16 November.

You can see that they are seeking clarification on a number of the conditions – particularly on wording

I'm happy for their agent/consultant to run through these with you – but in the first instance, perhaps you could get back to me on the email as it may be possible to sort things out rather than have a meeting

Many thanks

Jeff

From: [REDACTED]
[REDACTED]
To: Jeff Brown <JeffBrown@NorthWarks.gov.uk>
Cc: [REDACTED]
[REDACTED]
Subject: RE: Land 800 Metres South Of Park House Farm, Meriden Road, Fillongley (PAP/2023/0071) WCC002749 R1

Caution: Warning external email

ff,

Thanks for sending across the LLFA response, good news regarding the removal of the objection however, we would be grateful if we could clarify some points of the draft conditions. Whilst overall, Enviromena are happy to comply and will work with the LLFA to ensure this, there are areas of ambiguity and uncertainty with the conditions as currently written. Would a call be useful with you and Scarlett Robertson to discuss and reach agreement?

Ordered as per the attached, our comments are:

Draft Drainage Condition 1: *Detailed surface water drainage scheme*

- Point 1. No comments, acceptable/agreeable as written
- Point 2: No comments, acceptable/agreeable as written
- Point 3: No comments, acceptable/agreeable as written
- Point 4 – can we have additional clarity as to what is required here, wording is ambiguous so not sure what is sought. Also, it may be that this is covered by information to discharge proposed condition 3 (below) so is not required under this condition?
- Points 5 and 6 – it doesn't appear that the information sought here is necessary, relevant, or reasonable to the solar development proposed (as per NPPF para 155) . The current

wording refers to “finished floor levels”, “thresholds” and “properties” and so more appropriate to residential or commercial development– were these points accidentally included in error?

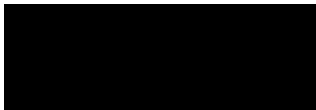
Draft Drainage Condition 2: Verification Report

- Whilst the overall requirements of the condition are acceptable/agreeable, can we have increased clarity on trigger wording as “no occupation” is ambiguous in relation to solar development – is a more appropriate alternative ‘no export of electricity’?

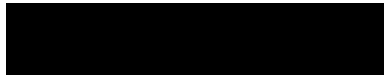
Draft Drainage Condition 3: Maintenance Plan

- Whilst the overall requirements of the condition are acceptable/agreeable, can we have increased clarity on trigger wording as “no occupation” is ambiguous in relation to solar development – is a more appropriate alternative ‘no export of electricity’?

Regards



Planning Associate



Stantec
Rotterdam House, 116 Quayside
Newcastle Upon Tyne NE1 3DY



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Your ref: PAP/2023/0071
Our ref: WCC002749 R1/FRM/SR/001
Your letter received: 27/10/2023



SENT BY EMAIL

Mr Jeff Brown
Head of Development Control
North Warwickshire Borough Council
The Council House
South Street
Atherstone CV9 1DE

Flood Risk Management
Warwickshire County Council
Shire Hall
Warwick
Warwickshire
CV34 4RL
Tel: 01926 412982
FRMPlanning@warwickshire.gov.uk
www.warwickshire.gov.uk

FAO Jeff Brown

22 November 2023

Dear Mr Brown

PROPOSAL: Construction of a temporary Solar Farm providing 47.7 MW output, to include the installation of ground-mounted solar panels together with associated works, equipment and necessary infrastructure

LOCATION: Land 800 Metres South Of Park House Farm, Meriden Road, Fillongley

Warwickshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the application which was received on the 27 October 2023. Based on the information submitted the LLFA has **No Objection** subject to the following conditions.

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No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

1. Undertake infiltration testing to clarify whether or not an infiltration type drainage strategy is an appropriate means of managing the surface water runoff from the site.
2. Provide drawings / plans illustrating the proposed sustainable surface water drainage scheme. The strategy agreed to date may be treated as a minimum and further source control SuDS should be considered during the detailed design stages as part of a 'SuDS management train' approach to provide additional benefits and resilience within the design.
3. Provide detail drawings including cross sections, of proposed features such as infiltration structures, attenuation features, and outfall structures. These should be feature-specific demonstrating that such the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753.
4. Provide detailed, network level calculations demonstrating the performance of the proposed system. This should include:
 - a. Suitable representation of the proposed drainage scheme, details of design criteria used



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Warwickshire*

- (incl. consideration of a surcharged outfall), and justification of such criteria where relevant.
- b. Results should demonstrate the performance of the drainage scheme including attenuation storage, potential flood volumes and network status. Results should be provided as a summary for each return period.
5. Provide plans such as external levels plans, supporting the exceedance and overland flow routing provided to date. Such overland flow routing should:
- a. Demonstrate how runoff will be directed through the development without exposing properties to flood risk.
 - b. Recognise that exceedance can occur during any storm event due to a number of factors therefore exceedance management should not rely on calculations demonstrating no flooding.

Reason

To prevent the increased risk of flooding; to improve and protect water quality; and to improve habitat and amenity;

Condition

A Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment (NFW-BWB-ZZ-XX-RP-YE-0001_FRA) has been submitted in writing by a suitably qualified independent drainage engineer and approved in writing by the Local Planning Authority prior to site completion and subsequent use. The details shall include:

1. Demonstration that any departure from the agreed design is in keeping with the approved principles.
2. Any As-Built Drawings and accompanying photos
3. Results of any performance testing undertaken as a part of the application process.
4. Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
5. Confirmation that the system is free from defects, damage and foreign objects.

Reason

To secure the satisfactory drainage of the site in accordance with the agreed strategy, the NPPF and Local Planning Policy.

Condition:

Prior to completion and subsequent use of the development shall take place until a detailed, site specific maintenance plan is provided to the LPA in consultation with the LLFA. Such maintenance plan should

1. Provide the name of the party responsible, including contact name, address, email address and phone number
2. Include plans showing the locations of features requiring maintenance and how these should be accessed.
3. Provide details on how surface water each relevant feature shall be maintained and managed for the life time of the development.
4. Provide details of how site vegetation will be maintaining for the lifetime of the development.
5. Be of a nature to allow an operator, who has no prior knowledge of the scheme, to conduct the required routine maintenance.

Reason:

To ensure the future maintenance of the sustainable drainage structures.

Notice to LPA / Applicant regarding the conditions

Whilst the applicant has demonstrated the principles of an acceptable surface water management strategy at the site, further information is still required as detailed above.

The applicant may prefer to provide these additional details at a later date during the detailed design stage and therefore we have recommended an appropriate pre-commencement condition to ensure that these details will be provided for review and approval by the LPA and LLFA before the development commences.

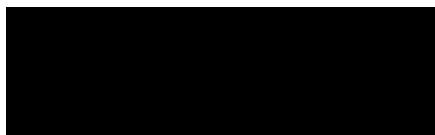
Alternatively, the applicant may wish to avoid any pre-commencement conditions therefore the information set out above should be provided at this stage prior to the determination of the planning application. Subject to the approval of such details, the LLFA would subsequently seek the agreed plans to be included within any 'built in accordance with' type condition.

Informatives for the next stage of design

As outlined within the condition, the strategy should be treated as a minimum at this stage of the design. Further consideration should be given during the next stage of the design to incorporate additional, localised source control SuDS such as green roofs, rain-gardens and tree pits as part of a 'SuDS management train' approach to provide water quality, amenity and bio-diversity benefits and increase the resilience within the design. Reference is also made to our *Flood Risk Guidance for Development* (updated June 2023) with more details and examples of SuDS which can be incorporated at later stages of design.

At the 'discharge of condition' stage proposals for surface water drainage should be approaching a level of detail suitable for tender or construction. Documentation should show the drainage scheme including SuDS features, specific details (e.g. standard details or cross sections) and demonstrate the performance and of the system through calculations and exceedance management respectively. Such scheme should be in line with the original planning application/permission and where significant changes are made, justification should be provided.

Yours sincerely



Flood Risk Management Officer

Approved Documents:

- 11370 Land at Nailcote Farm LVA Rev B.pdf
- 11370 Land at Nailcote Farm LVA Rev B_Part2.pdf
- Application Form.pdf
- Covering Letter_Redacted..pdf
- Drainage Strategy_S2-P05_Part1.pdf
- Drainage Strategy_S2-P05_Part2.pdf
- Flood Risk Assessment_S2_P05_Part1.pdf
- Flood Risk Assessment_S2_P05_Part2.pdf
- General Layout RevF - 09-03-23.pdf
- Landscape Strategy Plan- 09-03-23.pdf
- Planning Statement Feb 23.pdf
- Site location plan.pdf

N.B. On 10th January 2023, the Defra publishedⁱⁱ “the Review for implementation of Schedule 3 to the Flood & Water Management Act 2010;” this recommended implementation of Schedule 3 which the government has accepted. Warwickshire County Council will take on the role of the SuDS Approval Body (SAB), you can read more about this on our website which we will be updating periodically.

<https://www.warwickshire.gov.uk/severe-weather/planning-and-sustainable-drainage/2>

ⁱ <https://api.warwickshire.gov.uk/documents/WCCC-453486374-170>

ⁱⁱ <https://www.gov.uk/government/publications/sustainable-drainage-systems-review>

From: [Jeff Brown](#)
To: [planappconsult](#)
Subject: FW: PAP/2023/0071 - additional ecology reports
Sent: 24/11/2023 08:40:32

Consultation response

Thanks

Jeff

From: [REDACTED]@warwickshire.gov.uk>
Sent: 23 November 2023 16:53
To: Jeff Brown <JeffBrown@NorthWarks.gov.uk>
Subject: Re: PAP/2023/0071 - additional ecology reports

Caution: Warning external email

Hi Jeff,

Re: PAP/2023/0071 - Land 800 Metres South Of Park House Farm Meriden Road - Construction of a temporary Solar Farm providing 47.7 MW output, to include the installation of ground-mounted solar panels together with associated works, equipment and necessary infrastructure.

Thank you for consulting us on the additional ecological surveys for the site. Please could the applicant provide further information on the below queries?

The otter and water vole survey of the two water courses on site found no evidence of otter or water vole, and from the photographs, the existing ditches appear to be poor for water vole. We agree with the conclusion of the report that no impacts are likely to arise from the development on otter or water vole. Precautionary measures including a 5m fenced buffer to the watercourses during construction are recommended in the report. We would recommend these details are secured via a CEMP condition should approval be granted.

Enhancement of the existing water courses including species rich grassland creation is welcomed and should be included in the detailed landscape design.

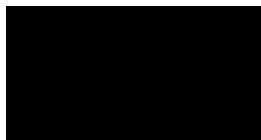
Regarding great crested newt impacts, the surveyors carried out an eDNA survey of one pond within 250m of the application site (Pond 3). Pond 3 was positive for great crested newt presence. However there are five further ponds within 250m of the site which were not surveyed. As such the potential effects of the development on GCN has not been fully

assessed because of the limited survey information. The WBRC holds records of GCN from Pond 1. The population size of the GCN population is Pond 3 is not known as full surveys (comprising 6 survey visits using traditional survey techniques - bottle trapping, torching, egg searching, hand netting) was not carried out.

As such there is limited information to determine the impact of the development on GCN. We would recommend that full justification is provided by the applicant's ecologists if no further surveys are required, to include details of the distance of the development from the ponds within 250m and assuming a "worse case scenario" that GCN are present. Full ecological justification if survey work is not considered necessary should be provided. From the information available, the works would be expected to include fairly major earthworks such as digging trenching for the cabling, foundations, creation of the tracks/roads for construction, and construction is expected to take several months. Whilst I agree with the applicant's ecologist that the proposed habitat enhancements detailed in the LEMP could benefit GCN and other amphibians if present post-construction once established, there are temporary impacts during construction works which will need to be included within the great crested newt impact assessment.

The breeding bird survey was undertaken at an appropriate time of year (June) although three surveys should be undertaken to complete a full scope within the current guidance. With regards to ground nesting birds, the report states that a peak count of eight skylarks were present on site. Please can it be clarified does this mean that were eight breeding territories recorded on site, or were the birds recorded males and females?

Kind regards,



Senior Ecologist
Ecology, Historic Environment & Landscape
Environment, Planning & Transport
Shire Hall
Warwick
CV34 4RL
Tel: 01926 418028
email: [REDACTED]@warwickshire.gov.uk

Please note that I work Monday to Thursday

From: Jeff Brown <JeffBrown@NorthWarks.gov.uk>
Sent: 03 November 2023 11:44

To: [REDACTED]@warwickshire.gov.uk>
Subject: FW: PAP/2023/0071 - additional ecology reports

Louise – this follows on from back in May !

Happy to receive an update in due course

Jeff

From: [REDACTED]
Sent: 03 November 2023 11:24
To: Jeff Brown <JeffBrown@NorthWarks.gov.uk>
Subject: PAP/2023/0071 - additional ecology reports

Caution: Warning external email

Hi Jeff,

As mentioned on Wednesday's call please find attached the breeding bird survey and GCN and watercourse survey report.

Regards

[REDACTED]

[REDACTED]

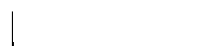
[REDACTED]

Stantec
Rotterdam House, 116 Quayside
Newcastle Upon Tyne NE1 3DY

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From: [Jeff Brown](#)
To: [planappconsult](#)
Subject: FW: PAP/2023/0071 - additional ecology reports
Sent: 08/02/2024 16:05:06

To go as a consultation on PAP/2023/0071 please

Jeff

From: [REDACTED]@warwickshire.gov.uk>

Sent: Thursday, February 8, 2024 3:58 PM

To: Jeff Brown <JeffBrown@NorthWarks.gov.uk>; [REDACTED]
[REDACTED]
[REDACTED]

Subject: Re: PAP/2023/0071 - additional ecology reports

Caution: Warning external email

Hi Jeff and Mark,

Apologies for the delay, I have now spoken with my colleagues regarding the costs for skylark compensatory habitat off-site.

We have used the costs provided to create a 5 ha size field for skylarks using the countryside stewardship option GS14 *Creation of grassland for target features* which is for the equivalent creation of grassland. This option pays landowners £528 per hectare for the establishment and creation of grassland. The RSPB states that the fields should be more than 5 ha in size and importantly have an open aspect. The BTO study (https://www.bto.org/sites/default/files/shared_documents/publications/research-reports/1993/rr129.pdf) states that territory sizes vary greatly (depending on the habitat suitability) but most territories cover 0.25 - 2 hectares. The existing site supports 8 breeding pairs on arable land and it is reasonable that a 5ha appropriately managed rough grassland field would be of a suitable size to support 8 breeding pairs. Therefore, in this instance, if we calculate the cost to create a minimum of 5 ha of rough grassland creation off-site in an appropriate location the financial contribution is calculated at £79,200 (£528 x 5ha for 30 year period). This figure factors in management of habitat for a 30 year period.

Kind regards,

[REDACTED]

[REDACTED]
Senior Ecologist
Ecology, Historic Environment & Landscape
Environment, Planning & Transport
Shire Hall
Warwick
CV34 4RL
Tel: 01926 418028

[REDACTED]@warwickshire.gov.uk

Please note that I work Monday to Thursday

From: [REDACTED]
Sent: 07 February 2024 13:31
To: [REDACTED]
[REDACTED]
JeffBrown <JeffBrown@NorthWarks.gov.uk>; [REDACTED]
Subject: RE: PAP/2023/0071 - additional ecology reports

Hi Louise,

Tried your line a short time ago.

Do you have any update on the Skylark compensation calculations?

Kind Regards,

[REDACTED]
[REDACTED]@enviromena.com

From: [REDACTED]
Sent: Thursday, February 1, 2024 3:03 PM
To: [REDACTED]@warwickshire.gov.uk; JeffBrown
<JeffBrown@NorthWarks.gov.uk>; [REDACTED]
[REDACTED]
[REDACTED]ogy reports

Hi Louise,

Thanks for coming back to me.

Yes, that should work well for us. If you work out costs any sooner then of course, please let us know. Happy to discuss as needed on the phone.

Kind Regards,

[REDACTED]

[REDACTED] enviromena.com

From [REDACTED] [\[REDACTED\]@warwickshire.gov.uk](mailto:[REDACTED]@warwickshire.gov.uk)>

Sen [REDACTED]

[REDACTED]

[REDACTED]>

Cc: [REDACTED]

Subject: Re: PAP/2023/0071 - additional ecology reports

You don't often get email from [REDACTED] [\[REDACTED\]@warwickshire.gov.uk](mailto:[REDACTED]@warwickshire.gov.uk). [Learn why this is important](#)

Hi Mark,

Sorry I missed your call earlier. We are currently looking at skylark compensation costs for offsite contribution within our team, and working on this at the moment. Would it be possible please to get back to you mid-next week on this with costs? If you have any queries in the meantime though please let me know.

Kind regards,

[REDACTED]

[REDACTED]

Senior Ecologist
Ecology, Historic Environment & Landscape
Environment, Planning & Transport
Shire Hall
Warwick
CV34 4RL
Tel: 01926 418028
email: [REDACTED] [\[REDACTED\]@warwickshire.gov.uk](mailto:[REDACTED]@warwickshire.gov.uk)

Please note that I work Monday to Thursday

From: [REDACTED]
Sent: 31 January 2024 14:33
To: JeffBrown <JeffBrown@NorthWarks.gov.uk>; [REDACTED]
Cc: [REDACTED] <[\[REDACTED\]@enviromena.com](mailto:[REDACTED]@enviromena.com)>
Subject: RE: PAP/2023/0071 - additional ecology reports

Hi Louise,

Do you have a phone number that I can reach you on?

Kind Regards,

[REDACTED]
European Development Director
[REDACTED]

[REDACTED] <[\[REDACTED\]@enviromena.com](mailto:[REDACTED]@enviromena.com)>



Enviromena Project Management UK Limited
T: +44 330 1071415
15 Diddenham Court, Grazeley
Reading, RG7 1JQ, United Kingdom
enviromena.com



From: Jeff Brown <JeffBrown@NorthWarks.gov.uk>
Sent: Wednesday, January 31, 2024 12:47 PM
To: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: RE: PAP/2023/0071 - additional ecology reports

Louise

Could you help them please ?

Thanks

Jeff

From: [REDACTED] >
Sent: Wednesday, January 31, 2024 11:17 AM
To: Jeff Brown <JeffBrown@NorthWarks.gov.uk>
Cc: [REDACTED]
[REDACTED]
Subject: RE: PAP/2023/0071 - additional ecology reports

Caution: Warning external email

Hi Jeff,

We are currently finalising the landscape strategy but we have come up against difficulties in accommodating the skylark plots onsite. In the Ecology Officers comments she notes that an alternative option to on-site enhancements would be to secure an off-site financial contribution for skylark compensatory habitat and management plan via a Section 106 agreement.

Could you provide further details on the costs for this?

Regards

[REDACTED]

[REDACTED]

Stantec
Rotterdam House, 116 Quayside
Newcastle Upon Tyne NE1 3DY

[REDACTED]

[REDACTED]

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From: Jeff Brown <JeffBrown@NorthWarks.gov.uk>
Sent: Thursday, January 18, 2024 11:46 AM
To: [REDACTED] <[\[REDACTED\].com](mailto:[REDACTED].com)>
Subject: FW: PAP/2023/0071 - additional ecology reports

[REDACTED]

Please see the attached

Can you let me know how you are going to react to this – all OK apart from the skylarks ?

Thanks

Jeff

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CONSULTATION RESPONSE FROM WARWICKSHIRE COUNTY COUNCIL: ECOLOGY

DISTRICT OR BOROUGH	North Warwickshire Borough Council
APPLICATION NUMBER	PAP/2023/0071
ADDRESS	Land 800 Metres South Of Park House Farm Meriden Road, Fillongley
PROPOSAL	Construction of a temporary Solar Farm providing 47.7 MW output, to include the installation of ground-mounted solar panels together with associated works, equipment and necessary infrastructure
PLANNING CASE OFFICER	Jeff Brown
DEPARTMENT	ECOLOGY
ECOLOGY OFFICER	
DATE COMMENTS SENT	18/01/2024
RESPONSE:	
No comment	
No objection	
Refusal	
Further information required	✓
Condition	✓
Advice Note	
REASON FOR RECOMMENDATION:	
<p>Biodiversity Net Gain:</p> <p>I have reviewed the amended plans, including the revised planning layout and the Landscape Strategy Plan (11370-FPCR-XX-XX-DR-L-0001 P11). I welcome the proposed landscaping, which includes native hedgerow planting and wildflower grassland creation within the scheme.</p> <p>An updated Defra Biodiversity Metric 3.1 v3 has been completed. Although I have not been able to download the Excel metric, I am satisfied with the information provided in the associated File Note: BNG report for Land at Nailcote Farm (Arbtech, 6th November 2023). This states that due to the proposed creation of modified grassland in moderate condition underneath the PV arrays, the retention of arable margins, neutral grassland and woodland, and planting of a new native hedgerow, there is a +63% gain in habitat units, and +12% gain in hedgerow units overall.</p>	

This is similar to the previous calculation (which resulted in a slightly higher 65% net gain in habitat units). We consider the calculation to be acceptable and a detailed landscape and ecological management plan (LEMP) will be required to be secured by a condition to secure the proposed landscaping and management plan in the long-term.

The submitted LEMP will need to provide long term management of the site (i.e. at least 30 years), reference the Defra Biodiversity Metric calculation habitat target conditions, and include details of decommissioning phase and full details of monitoring.

Skylark

The Ornithological Impact Assessment (24/11/2023) confirms that eight pairs of skylark were recorded within the site during the breeding bird survey. Skylark are a red-listed species and a NERC Act Section 41 Priority Species due to declining populations. Skylark are ground-nesting birds and require large areas of open habitat for nesting, away from hedgerows and trees/structures. Therefore given the proposed layout of the solar panels on site, it does not appear that mitigation can be provided in the current proposed layout of the site as the solar panels are close to the boundaries with areas of open grassland strips being only approx. 20 m wide at the maximum width. As the site supports eight pairs of this species, details of a mitigation plan must be provided to ensure that this red-listed species does not decline/abandon the site.

There appears to be scope to amend the solar array layout to provide suitable gaps between the panels to provide areas of sufficient breeding habitat for this species. Therefore I would recommend that the applicant and applicant's ecologist fully considers amendments to the layout to accommodate this species on-site. If this is not achievable, a habitat creation and management plan for skylark off-site should be provided. This may be possible off-site elsewhere within the landownership of the applicant. An alternative option to on-site enhancements which may be preferable would be to secure an off-site financial contribution from the developer for skylark compensatory habitat and management plan via a Section 106 agreement. I acknowledge that the proposed rough grassland habitat is suitable foraging habitat for skylark, however there is no published research to evidence that skylark will use solar farms for breeding at this current time, and there is a need for research into this subject. Therefore unless any evidence becomes available, our recommendation above remains, to provide compensation off-site due to the impact on this red-listed species.

Great crested newt (GCN)

The great crested newt survey and watercourse assessment (Arbtech, July 2023) made an assessment based on great crested newt breeding in Pond 3 only. As such we still consider there has only been limited information provided to determine the impact of the development on GCN. However, as the majority of the application site comprises arable land, and no woodland, scrub or hedgerows are proposed be removed as part of the proposed works, we agree that the likelihood of presence is low. However, as GCN presence/absence surveys of the remaining ponds has not been undertaken due to access issues, an ecological method statement will be required as a precaution to minimise the likelihood of killing/injury during construction and site clearance. If any GCN are found on site during works, then works will need to stop immediately whilst Natural England are contacted for advice as a GCN mitigation licence is likely to be required. The details of the method statement will be required as part of the CEMP condition.

AMENDMENTS RECOMMENDED:
<ul style="list-style-type: none"> Revised layout to incorporate mitigation for skylark breeding habitat on-site. If this is not possible, off-site compensation is recommended, to be secured by Section 106 (please see below).
DOCUMENTS REVIEWED:
<ul style="list-style-type: none"> Ornithological Impact Assessment (Biodiverse Consulting, 24/11/2023) BNG File Note: BNG report for Land at Nailcote Farm (Arbtech, 6th November 2023) Landscape Strategy Plan (11370-FPCR-XX-XX-DR-L-0001 P11)
RECOMMENDED CONDITIONS TO BE APPLIED:
<p>CEMP:</p> <ul style="list-style-type: none"> The development hereby permitted shall not commence until a Construction and Environmental Management Plan (CEMP) in accordance with BS 42020:2013 has been submitted to and approved in writing by the Local Planning Authority. In discharging this condition the LPA expect to see details concerning measures to protect habitats to be retained, pre-commencement checks for protected and notable species with subsequent mitigation and monitoring, as deemed appropriate. In addition appropriate working practices and safeguards for other wildlife dependent of further survey work, that are to be employed whilst works are taking place on site. The agreed Construction and Environmental Management Plan shall thereafter be implemented in full. <p><i>Reason: To ensure that protected species are not harmed by the development in accordance with National Planning Policy Framework (NPPF), ODPM Circular 06/2005 and Local Plan Policy LP16</i></p> <p>LEMP:</p> <ul style="list-style-type: none"> The development hereby permitted shall not commence until a detailed Landscape and Ecological Management Plan (LEMP) for a 30 year period has been submitted to and approved in writing by the Local Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan should also include details of habitat enhancement/creation measures and management in line with the Biodiversity Metric submitted with the application, such as native species planting, wildflower grasslands, hedgerow creation and enhancements, provision of habitat enhancements for protected species e.g. bird and bat boxes, amphibian/reptile refugia, invertebrate boxes, mammal gaps in fencing. Such approved measures shall thereafter be implemented in full. <p><i>Reason: To ensure a net biodiversity gain in accordance with NPPF.</i></p>
RECOMMENDED SECTION 106 REQUIREMENT (standard clause, contribution amount, trigger for payment)
<ul style="list-style-type: none"> Compensation scheme may be required for loss of skylark breeding habitat

Note for applicants: Please be aware that this specialist advice is provided to the Local Planning Authority through a Service Level Agreement with Warwickshire County Council. If you have any queries about the content of this document, please correspond **directly with the Planning Officer** dealing with the planning application or discharge of condition application. We are unable to respond directly to applicant enquiries regarding the advice that we have provided as part of this service.

Warwickshire County Council also offers a **chargeable support service for applicants** and information can be found about this service here:

<https://www.warwickshire.gov.uk/sdcecolgypreapp>

The following legislation is used to assist in the assessment of planning applications:

Legislation source	Reference
NPPF Dec 2023	Paras 8, 180, 181, 185, 186, 187, 188
Environment Act 2021	Mandatory net gain Biodiversity Duty Local Nature Recovery Plan
District or Borough Local Plan and supporting SPD's	Local Plan policy reference: LP16 Natural Environment
ODPM circular 06/2005: Biodiversity and Geological Conservation	Requirement for species survey work to be carried out prior to the determination of a planning application. Paras. 98 and 99
NERC Act 2006	Biodiversity Duty (see also Environment Act 2021) Section 41, habitats and species of Principal Importance (previously BAP)
Various International, European and National laws in relation to the protection of species and habitats	International and national site protection: Ramsar sites (from Ramsar Convention), Habitat and Birds Directives (Natura 2000 sites include SAC's and SPA's), SSSI's, National Nature Reserves, Local Wildlife Sites, Local Nature Reserves. Habitats and Species protection: Habitat and Species Regulations (protected sites and species). Wildlife and Countryside Act 1981 (as amended including special Schedule 1), Natural England Standing Advice. Badger Act.

From: [REDACTED] [Heather Badham](#)
Sent: 16 February 2024 15:31
To: [planappconsult](#)
Subject: Fillongley Parish Applications

Categories: Mandy

Caution: Warning external email

Dear Sirs

The following comments were made by FPC at their meeting last night;

PAP/2024/0027 109 Coventry Road. Proposal: Erection of front extension, internal alterations and elevation changes. **No objections.**

PAP/2023/0537 The Farmhouse, Fillongley Mill Farm, Tamworth Road. Proposal: New detached double garage **No objections.**

PAP/2024/0036 Fillongley Manor, 4 Adkins Croft. Proposal: Works to trees in Conservation Area. **No objections.**

PAP/2023/0201 Land 12 metres north of Hilltop Church Lane. Proposal; Erection of one dwelling, access and associated landscaping. **Objections**

PAP/2023/0071 Land 800 Metres South Of Park House Farm Meriden Road. Proposal; Construction of a temporary Solar Farm providing 47.7 MW output, to include the installation of ground-mounted solar panels together with associated works, equipment and necessary infrastructure. **Objections.**

Regards

[REDACTED]
Clerk to Fillongley Parish Council
[REDACTED]

For ease of contact, the office is usually manned Monday, Wednesday and Friday afternoons subject to other appointments.

From: [Jeff Brown](#)
Sent: 19 February 2024 08:43
To: [planappconsult](#)
Subject: FW: PAP/2023/0071
Attachments: solar farm objection.pdf

Categories: Mandy

Further representation

Thanks

Jeff

From: [REDACTED] <clerk@fillongleyparishcouncil.co.uk>
Sent: Saturday, February 17, 2024 9:17 AM
To: Jeff Brown <JeffBrown@NorthWarks.gov.uk>
Cc: [REDACTED]
[REDACTED]
Subject: PAP/2023/0071

Caution: Warning external email

Dear Jeff

With my apologies that I didn't get this sent yesterday, please see attached letter from FPC.

Kind Regards

[REDACTED]
Clerk to Fillongley Parish Council

[REDACTED]
For ease of contact, the office is usually manned Monday, Wednesday and Friday afternoons subject to other appointments.

FILLONGLEY PARISH COUNCIL



Clerk to the Council [REDACTED] Mary's Road,
Fillongley, Warwickshire, CV7 8EY

clerk@fillongleyparishcouncil.co.uk [REDACTED]

Mr J Brown
Chief Planning Officer
NWBC
The Council House
South Street
Atherstone
Warks

17th February 2024

Dear Jeff

PAP/2023/0071

This amended application has again been discussed at the Parish Council meeting in February and the Parish Council wish to maintain their OBJECTION to the application.

The PC do not feel that the changes make a material difference to the previous Objections.

There are a number of quotes from Ministers over a long period of time that support solar on brownfield and rooftops and not on prime agricultural land such as is proposed here.

Way back in 2014, the Planning Minister Nick Boles said "The policies in the National Planning Policy Framework are clear that there is no excuse for putting solar farms in the wrong places. The Framework is clear that applications for renewable energy development, such as solar farms, should be approved only if the impact, including the impact on the landscape – the visual and cumulative impact – is or can be made acceptable. That is a very high test'

More recently Ministers have also made the following comments;

The Prime Minister (2022) stated "We must also protect our best agricultural land. On my watch, we will not lose swathes of our best farmland to solar farms. Instead, we should be making sure that solar panels are installed on commercial buildings, on sheds and on properties." This replicates the view of FPC.

Former Secretary of State, George Eustice (June 2023) "planning authorities seem to have either forgotten or started to disregard (planning) advice". He went on to say that advice "created a strong presumption against solar farms on Best and Most Versatile land, and that is classified in law as grade 3a or above'

The Secretary of State for Nuclear and Renewables Andrew Bowie said in Parliament, (July 2023) on the record; "It is therefore essential that we have a robust planning system that not only helps to deliver energy security but protects the environment and local communities and supports wider Government ambitions, such as food security. ... we are not able to create new prime agricultural land".... "It is important to stress that this does not mean seizing large swathes of the countryside and turning them into industrial solar farms and storage units....,and we encourage solar technology that delivers environmental benefits, with consideration for ongoing food production or environmental improvement."

Reinforcing this legally, the National Planning Policy Framework 180; "Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland"

The NPPF requires that poorer quality land should be preferred and this is strengthened by the wording of the National Planning Practice Guidance in relation to Renewable and Low Carbon Energy where it is stated that the focus should be on previously developed or non-agricultural land.

FPC believe that local knowledge is a crucial deciding factor and should not be ignored. FPC know that despite the applicants suggestions the site will be permanently and hugely visible from many, many aspects of the Parish (not just the village centre) including over 1 km away, due to the undulating nature of the site and the Parish, as well as from the adjacent roads, Public Rights of Way and the M6. The Council also know that the applicant has not included any flood mitigation, and that this will contribute to more flood events in the centre of the village and downstream in the Parish from the Bourne Brook.

FPC do not believe that "exceptional circumstances" tests are met and the application should be refused.

For the avoidance of doubt, the original reasons for Objections are recorded below;

Fillongley Neighbourhood Plan (FNP) was created by Parishioners to shape the future of the village. It is in the process of being revised and strengthened to include issues that it has not been robust enough to deal with. In the preparation stages of the FNP there was an application for wind turbines within the Parish and there was comment in the evidence that this was not wanted. Due to the explosion of application for solar energy sites and the overwhelming opinion of the Parishioners against these within our greenbelt countryside, FPC are seeking to widen the scope of the FNP to include all industrialisation of the rural landscape. Furthermore, when creating our FNP there was overwhelming evidence that the Parishioners wished to protect our rural environment. FPC were instructed to remove the Greenbelt Policy as it was deemed unnecessary by NWBC as the NPPF would protect our Green Belt. The proposal is however still contrary to FNP02; It does not enhance or conserve the Natural Environment and it does have an adverse impact on the visual appearance and other rural and natural features in the landscape. FPC would ask that you stand up for the

policies and for that decision taken, protect our Green Belt, and refuse this application.

Openness of the Green Belt. We are in a large rural parish surrounded by open farmland. We are led to believe that the surrounding land is protected Green Belt legislation. The size and scale of the proposal is completely inappropriate development. The solar park would overwhelm the area. For an idea of scale please see the picture adjacent. This is the same size and approximately the same shape as the solar park, superimposed onto the heart of our village. It completely dominates it. The solar park is just to the south of the outline and due to the topography of the land would be visible to many, many properties.



Much has been made of the **soil grade standard** on the targeted land. We know that the land is graded as 2a, 2b and 3. It is the same soil that is predominant in the whole of the Borough and the same soil that has been farmed and produced food for generations and generations. It is known within the Councillors' memory that this has been a good wheat field, a good potato field and also has cropped onions successfully. The loss of this land (assuming an easily achievable yield of 4 tons of wheat per acre) would be the loss of 600 tonnes of wheat per year adding up to 24,000 tonnes in the proposed lifespan of the application. To put it into context that would be a loss of approximately 1,090,800 800g wholemeal loaves of bread per year, or an incredible loss of 43,632,000 loaves of bread over the proposed lifespan. The NPPF (para 170) suggests that solar farms should preferably use land in areas of poorer quality (grades 3b, 4 and 5). This is not poor soil and therefore the application should be refused.

There has been great discussion as to the term **solar “farm”** when the result is a physical blot on the landscape which pays business rates just as any other business does. Farming produces food that we need to survive. Food cannot be grown on factory rooves, school rooves or warehouse rooves; most food needs to be grown in the ground. We have already established that this is good fertile land. Further loss of farmland and reduction in crops is unnecessary and will lead to a further lack of **food security** and **increase in prices of food** in the shops. The application should be refused.

Fillongley is a large rural parish with dispersed settlements. We are centred around a **medieval castle** and have another, older castle site in the village too. We are proud of **our historic settings and our Conservation Area**. The proposal will have a significant detrimental impact to the setting both of the Castle (which is 545 metres away and an Historic England site) and the wider village. The scale of the proposal will dwarf the Parish – most of it will be very visible from properties, from footpaths and roadways. It is contrary to FNP01 in that it will affect the setting of the Church as it will dominate the view of the Church on the approach into the Parish from Meriden which is the main view of the Church. It is also contrary to FNP06. This proposal will **change the character** of the village and should be refused.

North Warwickshire appears to have been targeted by solar park developers who are wishing to profit from the ease of developing our open countryside rather than fitting solar panels to existing buildings. There are already other, **significant sized solar parks** which have been given permission within a small radius of Fillongley. It is an ongoing situation and gathering pace with constant new applications. The cumulative impact on our local area is horrific and overwhelming and the application should be refused.

There are ongoing issues with “**glint and glare**“. This is the name given to the light effects reflecting on the panels. This is a no-win location. Either they will face the motorway (providing distraction to the drivers), or they will face residents houses providing them with an inherent nuisance. Any direction will cause problems, specifically for nocturnal birds being confused by glint from the lights of traffic on the motorway reflecting off the panels.

Increasing “**bio-diversity**“ is a real buzzword of the moment. When you carefully examine the proposals, there are no new hedges and only some screening trees that will be so small they would not be likely to support the birdlife that is frightened away during the construction process, will not grow fast enough to provide any screening and then will need to be chopped down after the 40 year period. Furthermore, the applicant has said in a public meeting that the site would be “sheep ready, and if the farmer chooses to diversify and have sheep that is up to him“. Of course, if it were grazed that may produce some food, but this is unlikely as the farmer lives a significant distance away and is unlikely to want to come to the site every day to check on his livestock. If the site were not grazed, the likelihood is that the grass and weeds would have to be sprayed off with herbicide to prevent the weeds and grass growing over the panels. This does not benefit bio-diversity or the water quality of the surround brook. The application should be refused.

Fillongley has suffered from 2 “one in a hundred year“ **flooding events**, plus other smaller flooding events in the last 12 years. These have caused untold harm to residents in the affected zone. We are in an unusual situation due to the topography of the parish. A lot of the water is from “flash flooding“, when it rains very quickly either on to saturated ground or onto very dry ground, and is exacerbated by significant run off from the motorway. The passage of water to the village goes directly over the application site. The LFA have already, rightly, objected to the proposal. It would exacerbate the run off from the motorway as there would not be as much absorption across the ground that would normally absorb it as it runs across. There would be additional run off, pooling and rivulets as the rain hits the panels – this would mimic the run off from the motorway and the “flash flooding“ effect. The proposal is contrary to FNP03 as it will exacerbate the flood risk within the village.

For all of the above reasons, FPC would urge that you heed the wishes of the majority of the Parish and the Fillongley Neighbourhood Plan and reject this application.

Yours sincerely

A solid black rectangular box used to redact the signature of the Clerk to Fillongley Parish Council.

Clerk to Fillongley Parish Council

From: [Jeff Brown](#)
Sent: 19 February 2024 08:45
To: [cpc@corley.co.uk](#)
Subject: FW: FW: Fillongley Solar Farm - PA/2023/0071

Further representation

Thanks

Jeff

From: [cpc@corley.co.uk](#)
Sent: Sunday, February 18, 2024 9:40 AM
To: Jeff Brown <JeffBrown@NorthWarwick.co.uk>; cpc@fillongleywarwickcouncil.co.uk
Subject: Re: FW: Fillongley Solar Farm - PA/2023/0071

Caution: Warning external email

Corley Parish Council have reviewed the amended plans you distributed and see absolutely no reason to change their position of objecting to this application.

All their previously submitted objections stand and they continue to oppose the use of perfectly good agricultural land for this purpose.

The overall green credentials of the proposal are questioned and the statement that the land after 40 years will be returned to its current state - this will never happen.

We are aware of other proposals where even if granted there is no near connection point to the grid for the generated power to connect into. What issues does this application pose and is there potential for further disruption in order for this site to become a contributor?

It is found a little distasteful that money is offered to parish councils in order to remove objections. A planning application should be judged on its merits without any financial inducements.

In summary please take this as maintaining Corley Parish Council's objections and hope our stance is recognised and carries weight.

Regards

Link to Corley Parish Council

On 04/02/2024 12:02, Jeff Brown wrote:

We have today received amended plans for this proposal as attached

There are also amended documents attached to the case file on the website (those received on 1/2/24)

I would be grateful to receive your Council's comments on these amendments **BEFORE 16th FEBRUARY if possible**, as the application is likely to be referred to the Planning Board at its next meeting on 4th March

Many thanks

Jeff

Website - [www.northwarwick.gov.uk](#)
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Link & RFO Corley Parish Council Tel: [REDACTED]

From: [Jeff Brown](#)
Sent: 19 February 2024 14:03
To: [planappconsult](#)
Subject: FW: PAP/2023/0071 CONSTRUCTION OF TEMPORARY SOLAR FARM

Categories: Mandy

Further representation to be added

Thanks

Jeff

From: [REDACTED] <clerk@fillongleyparishcouncil.co.uk>
Sent: Monday, February 19, 2024 1:52 PM
To: Jeff Brown <JeffBrown@NorthWarks.gov.uk>
Subject: FW: PAP/2023/0071 CONSTRUCTION OF TEMPORARY SOLAR FARM

Caution: Warning external email

Regards

[REDACTED]
Clerk to Fillongley Parish Council

[REDACTED]
For ease of contact, the office is usually manned Monday, Wednesday and Friday afternoons subject to other appointments.

From: [REDACTED] <[@btinternet.com](#)>
Sent: Wednesday, February 14, 2024 6:00 PM
To: [REDACTED] <[clerk@fillongleyparishcouncil.co.uk](#)>
Subject: PAP/2023/0071 CONSTRUCTION OF TEMPORARY SOLAR FARM

Dear [REDACTED]

With regards to the new proposals that have been added to the above application; a picnic area, tree planting etc. we comment as follows:

Please would you kindly inform the Parish Council that our strong objections still apply to this application and that the new proposals have not made any difference to our thinking. To take 150 acres of prime agricultural land out of farming, which is to the greatest extent grade 2 with only an acre of grade 3 land, is in our opinion a disastrous blow to British Farming, the local community and not in line with more recent Government thinking. Since our previous objections were written, we noted with interest, a Government debate on BBC Parliament tabled by Dr Caroline Johnson MP (Lincs) on 19th July, 2023. Lincolnshire is heavily targeted for solar farms but the debate covered this problem generally as applications for solar farms is on the increase throughout the UK as we can clearly see in our own local area.

The debate by Government Members concluded that there was general consensus that solar farms, (which are often Wall Street and Chinese led) are consuming large amounts of UK Agricultural land. Concerns were raised about national food security, when the

majority of new solar initiatives could and should be put on buildings, industrial and brown field sites or lower grade agricultural land. Grade 1 to grade 3a land, inclusive, should not be used at all, some Members thinking that grade 3b land should also be excluded. Communities should have more say in where solar farms are sited. Although Government is behind in renewable energy targets and has been encouraging applications to go through as they may get through on appeal and therefore Local Authorities do not want to fund wasted appeals, Members agreed that good grade land needed for food production is certainly not an acceptable place for solar. General agreement being, that solar used land will never return to agriculture and that there should be a move away from ground mounted solar farms where possible. The Members further thought that this matter should remain at the forefront of Government thinking as the solar farm situation has escalated out of control and profiteering companies are taking advantage.

Yours sincerely,



From: [Jeff Brown](#)
Sent: 04 March 2024 17:28
To: [planappconsult](#)
Subject: FW: PAP/2023/0071
Attachments: CT Letter.pdf

Categories: Mandy

Representation

Thanks

Jeff

From: [REDACTED]
Sent: Monday, March 4, 2024 5:24 PM
To: Jeff Brown <JeffBrown@NorthWarks.gov.uk>
Subject: PAP/2023/0071

Caution: Warning external email

Dear Mr Brown,

Please find attached a letter from Craig Tracey MP regarding the plans submitted by Enviromena Power Systems for the construction of a temporary solar farm on land 800 Metres South Of Park House Farm Meriden Road, Fillongley (PAP/2023/0071).

Kind Regards

[REDACTED]
Constituency Support Officer for Craig Tracey MP
North Warwickshire and Bedworth

76 Station Street Atherstone Warwickshire CV91BU
[REDACTED]

Data:

Thank you for emailing the office of Craig Tracey MP. In line with data protection regulations, this office processes constituents' data for casework and policy query purposes under the lawful basis of public task. In instances where this lawful basis is not sufficient and explicit consent is required, a member of the office will get in touch with you to establish consent.

Please note that this office uses data from the open electoral register for referencing and filing purposes.

As a data subject, you have the right to request access to all personal data that we hold on you by making a subject access request to this office. If the data we hold on you is no longer necessary for the casework or policy query purposes for which it was collected, you have the right to erasure of that data. You also have the right of rectification of the data that we hold on you is no longer correct. This office will not use your personal data in a way that goes beyond your reasonable expectations in contacting us.

CRAIG TRACEY MP



HOUSE OF COMMONS

LONDON SW1A 0AA

Mr Jeff Brown
Head of Development Control Service
North Warwickshire Borough Council
The Council House, South Street
Atherstone
Warwickshire
CV9 1DE

Our Ref: ZA19914

1st March 2024

Dear Mr Brown,

I recently met with constituents who have raised their concerns regarding the plans submitted by Enviromena Power Systems for the construction of a temporary solar farm on land 800 Metres South Of Park House Farm Meriden Road, Fillongley (PAP/2023/0071).

In the meeting they raised a number of concerns as to why they feel this development is inappropriate for Fillongley, which I wanted to echo and add my voice to.

Firstly, this proposed site would be on land which is designated as green belt. As I am sure you are aware government guidance in the National Planning Policy Framework (NPPF) on the usage of greenbelt land states that it is the responsibility of local planning authorities to define and maintain greenbelt land in their local areas. The NPPF makes clear that using this greenbelt land for renewable energy projects, such as a solar farm in this case are not "appropriate" except in "very special circumstances". This role of protecting the greenbelt was also recognised in the North Warwickshire Borough Local Plan. With this in mind, I would not deem this a very special circumstance and as an ardent campaigner for protection of our greenbelt, would suggest that this alone would be grounds for refusing the application.

Another major concern presented by residents was the issues this site may cause to the residents of Fillongley in relation to flooding. Constituents are concerned that the placement of a site of this size in proximity to homes and businesses in the village, as well as other in the surrounding area, will result in increased runoff of water during periods of high rainfall due to the land sloping from this site towards the village, particularly with the nearby culvert water channel which residents have informed me often already becomes overwhelmed and blocked. There were also concerns raised regarding any runoff and/or chemicals which may be used when cleaning the solar panels which would also run towards the village in this same way, potentially contributing further to flooding.

Furthermore, from an environmental aspect, this land is currently used for agricultural purposes and constituents raised their concerns that the loss of a section like this could cause significant damage to the local wildlife, potentially cause issues for the biodiversity of this area. Especially, with a number of concerns being raised surrounding the presence of skylarks in this area which are on the "red list" of endangered birds in the UK. Residents have also raised concerns with me that this agricultural land is particularly high grade, with the vast majority being grade 2 which if farmed could be important for future usage for growth and food security.

MEMBER OF PARLIAMENT FOR NORTH WARWICKSHIRE & BEDWORTH

Constituency Office 76 Station Street Atherstone Warwickshire CV9 1BU

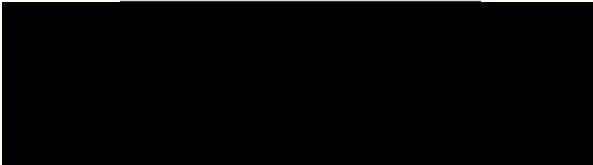
Tel 01827 715243 Email craig.tracey.mp@parliament.uk

www.craigtracey.co.uk www.facebook.com/craig4nwarks

A number of constituents have also raised their concerns that this proposed project could cause detrimental visual impacts on their nearby properties. They have stated that not only could this site be an eyesore from their views but also this change to the local environment could decrease the value of their properties and cause issues when wanting to sell their property. Whilst I appreciate that this does not constitute a valid objection in isolation, but when coupled with the development being proposed in the greenbelt, I feel that it does also need to be part of the Council's considerations when looking at the application.

So, I trust that you will take on board these comments when giving this planning application your full consideration. I feel greenbelt land must be protected across my North Warwickshire and Bedworth constituency wherever possible. In view of this, I wholeheartedly agree with the views presented by my constituents that this plan for a site of this size on greenbelt land is not suitable for a development of this type and this application does not present the "very special circumstances" required for the usage of this land in this way, with very little being offered in way of benefits to local constituents.

Yours sincerely,



Craig Tracey MP
North Warwickshire & Bedworth



SENT BY EMAIL

Flood Risk Management
Warwickshire County Council
Shire Hall
Warwick
Warwickshire
CV34 4RL
Tel: 01926 412982

FRMPlanning@warwickshire.gov.uk
www.warwickshire.gov.uk

FAO Jeff Brown

03 April 2024

Dear Mr Brown

PROPOSAL: Construction of a temporary Solar Farm providing 47.7 MW output, to include the installation of ground-mounted solar panels together with associated works, equipment, and necessary infrastructure

LOCATION: Land 800 Metres South Of Park House Farm, Meriden Road, Fillongley

The Flood Risk Management Team as Lead Local Flood Authority have been asked to provide a brief report on their stance for the planning application 'Land 800 Metres South Of Park House Farm, Meriden Road, Fillongley'. As part of our role as statutory consultee in the planning process, we are consulted by Local Planning Authorities (in this instance North Warwickshire Borough Council) to comment on all 'major' applications from a flood risk and surface water drainage perspective.

Location

The proposed development site is on the land 800 meters south of Park House Farm, Meriden Road, Fillongley. The site is directly north of the M6 motorway and at its northern most boundary approximately 1km from the centre of Fillongley Village.



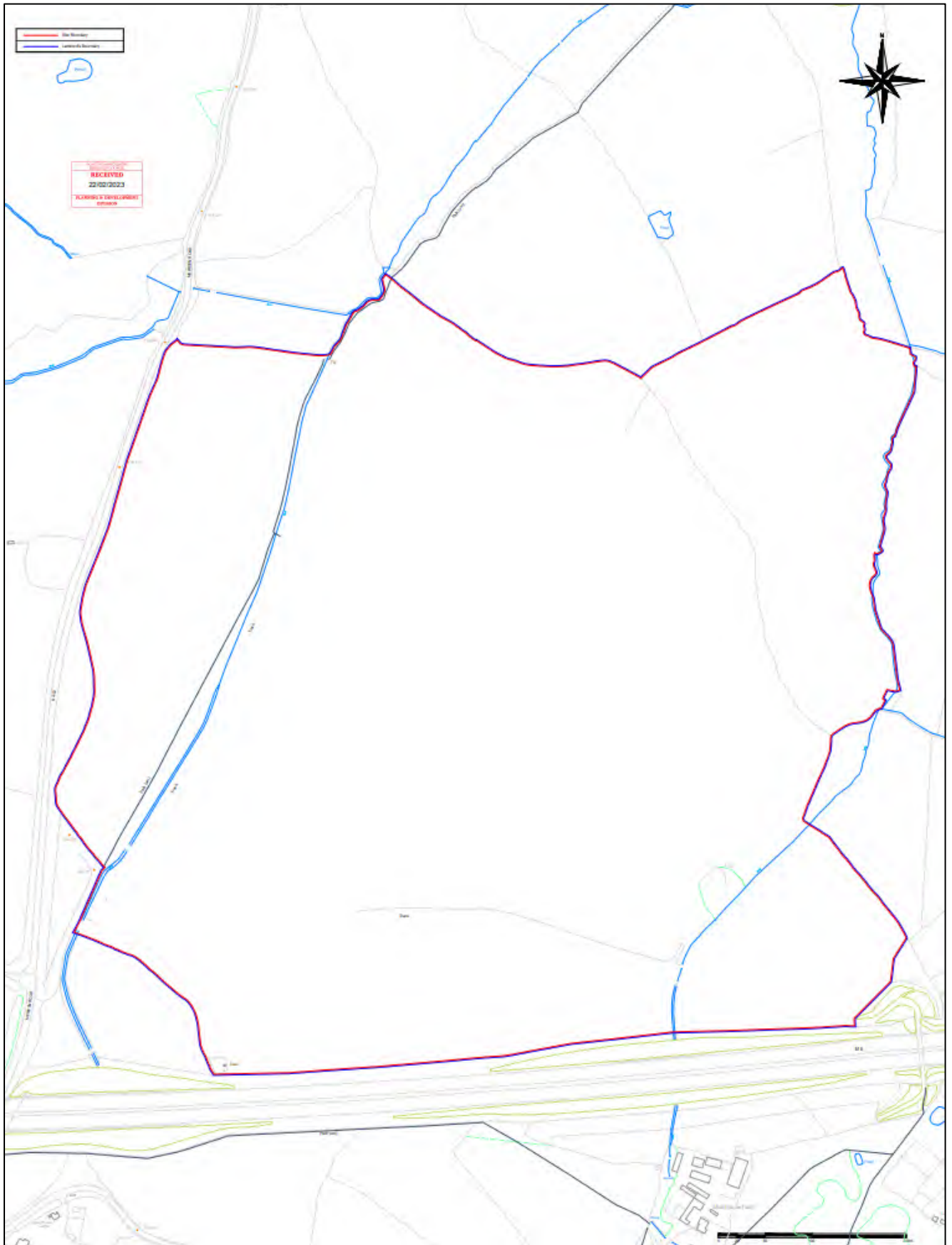


Figure 1: The red line boundary of the proposed solar farm, Fillongley.

LLFA Stance on the Development

The LLFA has been consulted on the proposed development since March 2023 and provided their last formal response on 27 October 2024. During this time the LLFA had multiple meetings with the applicant to discuss our initial objection and a telephone call with the Fillongley Flood Group to discuss their concerns with the proposal. Based on the information submitted in October 2024 the LLFA had no objection subject to the following conditions.

Condition

No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

- 1. Undertake infiltration testing to clarify whether or not an infiltration type drainage strategy is an appropriate means of managing the surface water runoff from the site.*
- 2. Provide drawings / plans illustrating the proposed sustainable surface water drainage scheme. The strategy agreed to date may be treated as a minimum and further source control SuDS should be considered during the detailed design stages as part of a 'SuDS management train' approach to provide additional benefits and resilience within the design.*
- 3. Provide detail drawings including cross sections, of proposed features such as infiltration structures, attenuation features, and outfall structures. These should be feature-specific demonstrating that such the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753.*
- 4. Provide detailed, network level calculations demonstrating the performance of the proposed system. This should include:*
 - Suitable representation of the proposed drainage scheme, details of design criteria used (incl. consideration of a surcharged outfall), and justification of such criteria where relevant.*
 - Results should demonstrate the performance of the drainage scheme including attenuation storage, potential flood volumes and network status. Results should be provided as a summary for each return period.*
- 5. Provide plans such as external levels plans, supporting the exceedance and overland flow routing provided to date. Such overland flow routing should:*
 - Recognise that exceedance can occur during any storm event due to a number of factors therefore exceedance management should not rely on calculations demonstrating no flooding.*

Reason

To prevent the increased risk of flooding; to improve and protect water quality; and to improve habitat and amenity;

Condition

A Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment (NFW-BWB-ZZ-XX-RP-YE-0001_FRA) has been submitted in writing by a suitably qualified independent drainage engineer and approved in writing by the Local Planning Authority prior to site completion and subsequent use. The details shall include:

- 1. Demonstration that any departure from the agreed design is in keeping with the approved principles.*
- 2. Any As-Built Drawings and accompanying photos*
- 3. Results of any performance testing undertaken as a part of the application process.*
- 4. Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.*

5. Confirmation that the system is free from defects, damage and foreign objects.

Reason

To secure the satisfactory drainage of the site in accordance with the agreed strategy, the NPPF and Local Planning Policy.

Condition

Prior to completion and subsequent use of the development shall take place until a detailed, site specific maintenance plan is provided to the LPA in consultation with the LLFA. Such maintenance plan should

1. *Provide the name of the party responsible, including contact name, address, email address and phone number*
2. *Include plans showing the locations of features requiring maintenance and how these should be accessed.*
3. *Provide details on how surface water each relevant feature shall be maintained and managed for the life time of the development.*
4. *Provide details of how site vegetation will be maintaining for the lifetime of the development.*
5. *Be of a nature to allow an operator, who has no prior knowledge of the scheme, to conduct the required routine maintenance.*

Reason

To ensure the future maintenance of the sustainable drainage structures.

Informatives for the next stage of design

As outlined within the condition, the strategy should be treated as a minimum at this stage of the design. Further consideration should be given during the next stage of the design to incorporate additional, localised source control SuDS as part of a 'SuDS management train' approach to provide water quality, amenity and bio-diversity benefits and increase the resilience within the design. Reference is also made to our Flood Risk Guidance for Developmentⁱ (updated June 2023) with more details and examples of SuDS which can be incorporated at later stages of design.

At the 'discharge of condition' stage proposals for surface water drainage should be approaching a level of detail suitable for tender or construction. Documentation should show the drainage scheme including SuDS features, specific details (e.g. standard details or cross sections) and demonstrate the performance and of the system through calculations and exceedance management respectively. Such scheme should be in line with the original planning application/permission and where significant changes are made, justification should be provided.

Whilst the applicant had demonstrated the principles of an acceptable surface water management strategy for the proposed site, further information is still required to be submitted to the LLFA as detailed above before any development can take place. If the LLFA is not satisfied with the information submitted, they will not recommend that the Local Planning Authority (LPA) discharge the conditions.

Decision Meeting

The Board deferred determination on Monday 04 March 2024, on the grounds that clarification was required of the LLFA's response on the potential flood impacts arising from the development. The Flood Group circulated a letter on the morning of the Monday 04 March 2024, outlining their concerns with the proposed development. The applicant met the Group's

representatives on site later on in the afternoon, however requested a second site visit was carried out with the LLFA present.

At the Board meeting there were concerns that the LLFA had not visited the site and therefore the formal responses submitted by the LLFA were “desk-based”. The LLFA have no obligation to visit proposed development sites prior to reviewing the application. A decision was made that the LLFA would make an exception for this site given the relationship between the team and the Flood Action Group. It should be noted that this is not something the team typically do.

LLFA's Requirements and the Applicant Response.

Whilst it is widely considered that greenfield solar farms have negligible impact regarding surface water runoff, the LLFA raise a number of points in Warwickshire County Council's 'Flood Risk & Sustainable Drainage Local guidance for developers'. The key points from this document and the applicant's response and/or requirements are as follows:

- **Infiltration Testing**

Infiltration testing was carried out on site at 7 locations mutually agreed by the applicant and LLFA. The results of the infiltration testing showed that surface water naturally drains from the site via infiltration at varying rates.

- **Attenuation Features**

The LLFA require multi-functional above ground surface water attenuation features to be incorporated into the sites drainage scheme, with the purpose of capturing runoff from the solar panels. Ideally gravel filter trenches positioned under the drip line of each solar panel would be proposed to capture and store runoff from the panels. However, at a minimum there is a requirement to include above ground swales positioned strategically around the development to capture surface water runoff from the solar panels as water flows downslope.

The applicant has proposed the latter in that surface water runoff from impermeable areas will be captured by the proposed cut off swales located upstream from any offsite receptors of surface water runoff. Surface water captured by runoff swales will slowly infiltrate into the ground.

It is proposed that the interception swales will have 1:4 internal side slopes with a maximum design water depth of 300mm. The material excavated to install the swales will be applied to the downstream edge of the features to create an earth bund.

The proposed swales have been positioned outside of Flood Zone 3 and are also not anticipated to adversely displace any existing floodplains within the site as no level raising will be associated with the construction of the swales.

The inclusion of the swales within the development will act to provide a betterment to the existing surface water runoff rate and volume that will leave the site onto surrounding land and watercourses post-development.

- **Watercourse buffer strips**

Within the 'Flood Risk Recommendations' section of the SFRA it states that 'An appropriate buffer strip must be maintained along fluvial corridors respectively, to ensure that maintenance of the channel can be undertaken;'. This has been agreed with the applicant.

- **Construction activities and soil compaction**

The applicant has stated they aim to restrict vehicular movements on site to designated access tracks. In doing so, the risk of soil compaction is minimised and limited to specific locations. The vehicular access tracks are also proposed to be permeable.

- **Vegetation management**

The applicant has specified what type of vegetation will be planted across the site and will provide details of how this will be maintained. The ideal situation is that vegetation is grassed and is kept reasonably high or grazed by livestock. Good vegetation cover will limit the transfer of sediments and slow the flow of water. The LLFA are waiting further details of how this will be maintained appropriately on site to ensure that no debris enters the watercourses.

Fillongley Flood Action Group

Following on from the COVID-19 pandemic, the Flood Risk Management Team at Warwickshire County Council contacted Fillongley Parish Council in February 2022 expressing our desire to reengage and to support the Flood Action Group in order to improve community engagement. Since then the LLFA have had a close working relationship with the group, attended the village on numerous occasions and held multi-agency meetings to discuss flood related issues with other partners. Therefore, as stated by the Flood Action Group, we as a team are aware of the flood risk in Fillongley.

One of the primary concerns of the Flood Action Group which the LLFA are fully aware of is the build-up of debris at the trash screen situated next to The Manor House Pub in the village. As part of our formal response, we have included a maintenance condition which requires the applicant to provide an in-depth site-specific plan providing details of how surface water and each feature will be maintained and managed for the lifetime of the development, along with details of who is responsible. This also includes a sub-point of how vegetation will be maintained. If during any point, there are concerns that the site is not being maintained as agreed, the LLFA will be able to contact the parties responsible to ensure that all works are being carried out.

LLFA's Site Visit

As previously stated the LLFA have no requirement to attend site visits for proposed developments, however an exception for this site was made.

An updated Landscape Strategy was presented to the LLFA on arrival at the site visit. This had not been submitted to the LLFA for review as the changes made did not have an impact on the proposed drainage strategy. It is worth noting that the updated Landscape Strategy Plan illustrated additional hedgerows and vegetation planting across the site which further mitigate flood risk by slowing the flow off run off travelling across the site towards the watercourses.

The Flood Action Group discussed possible Natural Flood Management (NFM) measures including attenuation ponds, that could be installed within the development site boundary. The LLFA would be willing to support the group in any future projects moving forward. Although mitigation measures here would not eliminate flood risk to Fillongley village, they may reduce the risk by an unknown quantity by holding back the volume of water entering the watercourses at times of significant rainfall. Any NFM projects would need to be discussed and agreed with

the landowner, It is believed that the applicant (Environmena) will take over ownership rights for the lifetime of the development.

Summary

A site visit to the land 800 meters south of Park House Farm, Meriden Road, Fillongley was made on Monday 18 March 2024 with attendance from the LLFA, the applicant (Enviromena), the drainage designers (BWB) and members of Fillongley Flood Action Group. The attendees walked the boundary of the site and discussed various concerns from the Flood Group, these were largely addressed on site by the applicant with the exception of a small number of questions which were taken away.

The LLFA were requested in attendance due to the Flood Groups concern that the no objection subject to conditions response submitted by the LLFA to the LPA on the 27 October 2023 was based solely on 'desk-based' assessment. The LLFA have no formal requirement to undertake site visits, however it was felt that the site visit was benifital for all parties to better understand the concerns of Fillongley Flood Action Group.

The National Planning Policy Framework (NPPF) and supporting Planning Practice Guidance (PPG) provides the overarching national policy and guidance relating to flood risk and sustainable drainage. It states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.

Given this the LLFA position remains unchanged following on from the site visit to the proposed development site. The applicant has addressed all of the LLFA's points adequally at this stage in the planning process. Further details and information are still required to be submitted. If the LLFA are not satisfied with the information submitted, they will not recommend that the Local Planning Authority (LPA) discharge the conditions and no development should take place.

Yours sincerely,


Flood Risk Management Officer

From: [Jeff Brown](#)
To: [planappconsult – Planning Support Team](#)
Subject: FW: Fillongley Solar Farm
Sent: 22/05/2024 09:20:39

Representation please – PAP/2023/0071

Thanks

Jeff

From: [REDACTED] <[REDACTED]clerk@fillongleyparishcouncil.co.uk>
Sent: Wednesday, May 22, 2024 9:17 AM
To: Jeff Brown <JeffBrown@NorthWarks.gov.uk>

[REDACTED]

Subject: RE: Fillongley Solar Farm

Caution: Warning external email

Dear Jeff

Thank you for your email which was circulated to the Council before its recent meeting and discussed at the meeting.

Councillors understand the alterations and are of course pleased that the applicant is seeking to mitigate the flood issues but maintain their strong objections to the application.

FPC do not believe that this is appropriate development for BMV land in the green belt and that this land should be left as agricultural land, providing food security for the nation. Councillors are particularly concerned given recent Government advice/declaration that planning laws have not been interpreted correctly and that BMV land (such as this) should not be considered for solar farms. It was also said that solar farms should not be in clusters, which is again what appears to have happened in our part of North Warwickshire. FPC would hope that, particularly given the most recent communications from Parliament, the recommendation would be for refusal of this application and FPC maintain their strong objections.

Regards

[REDACTED]
Clerk to Fillongley Parish Council

[REDACTED]

For ease of contact, the office is usually manned Monday, Wednesday and Friday afternoons subject to other appointments.

From: Jeff Brown <JeffBrown@NorthWarks.gov.uk>

Sent: Tuesday, May 14, 2024 2:57 PM

To: clerk@fillongleyparishcouncil.co.uk

Subject: Fillongley Solar Farm

[REDACTED]

Since deferral of the determination of this planning application at the March Board meeting, the applicant has engaged with both the Fillongley Flood Group and the LLFA. This resulted in an updated response from the LLFA as attached.

The applicant has also elected to add further measures – three on-site detention ponds. These are now included in amended plans which have been formally submitted along with an updated Flood Risk Assessment. These can all be found on the case file on the web site using the reference PAP/2023/0071 and are the documents received on 14 May 2024.

There is also an updated landscaping plan which adds further planting along the northern and eastern site boundaries.

These amendments are to be referred to the Planning Board on 10 June.

I would therefore welcome your Council's comments before 24 May so that they can be included in the written report. If not, then they will be reported verbally to the Board.

Many thanks



Jeff Brown

Head of Development Control
North Warwickshire Borough Council

Phone: 01827 719310

Web: www.northwarks.gov.uk

Social:     



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Your ref: PAP/2023/0071
Our ref: WCC002749 R2/FRM/SR/002
Your letter received: 14/05/2024



SENT BY EMAIL

Mr Jeff Brown
Head of Development Control
North Warwickshire Borough Council
The Council House
South Street
Atherstone CV9 1DE

Flood Risk Management
Warwickshire County Council
Shire Hall
Warwick
Warwickshire
CV34 4RL
Tel: 01926 412982
FRMPlanning@warwickshire.gov.uk
www.warwickshire.gov.uk

FAO Jeff Brown

30 May 2024

Dear Mr Brown

PROPOSAL: Construction of a temporary Solar Farm providing 47.7 MW output, to include the installation of ground-mounted solar panels together with associated works, equipment and necessary infrastructure

LOCATION: Land 800 Metres South Of Park House Farm, Meriden Road, Fillongley

Warwickshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the application which was received on the 14 May 2023. It understood that the applicant has update the drainage strategy to now include additional SuDS features. The LLFA's last response on 22 November 2023 was no objection subject to conditions, given that the drainage scheme on the proposed site has been improved, the LLFA has **No Objection** subject to the following conditions which remain.

Condition

No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

1. Undertake infiltration testing to clarify whether or not an infiltration type drainage strategy is an appropriate means of managing the surface water runoff from the site.
2. Provide drawings / plans illustrating the proposed sustainable surface water drainage scheme. The strategy agreed to date may be treated as a minimum and further source control SuDS should be considered during the detailed design stages as part of a 'SuDS management train' approach to provide additional benefits and resilience within the design.
3. Provide detail drawings including cross sections, of proposed features such as infiltration structures, attenuation features, and outfall structures. These should be feature-specific demonstrating that such the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753.
4. Provide detailed, network level calculations demonstrating the performance of the proposed



*Working for
Warwickshire*

system. This should include:

- a. Suitable representation of the proposed drainage scheme, details of design criteria used (incl. consideration of a surcharged outfall), and justification of such criteria where relevant.
 - b. Results should demonstrate the performance of the drainage scheme including attenuation storage, potential flood volumes and network status. Results should be provided as a summary for each return period.
5. Provide plans such as external levels plans, supporting the exceedance and overland flow routing provided to date. Such overland flow routing should:
- a. Demonstrate how runoff will be directed through the development without exposing properties to flood risk.
 - b. Recognise that exceedance can occur during any storm event due to a number of factors therefore exceedance management should not rely on calculations demonstrating no flooding.

Reason

To prevent the increased risk of flooding; to improve and protect water quality; and to improve habitat and amenity;

Condition

A Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment (NFW-BWB-ZZ-XX-RP-YE-0001_FRA, rev P07) has been submitted in writing by a suitably qualified independent drainage engineer and approved in writing by the Local Planning Authority prior to site completion and subsequent use. The details shall include:

1. Demonstration that any departure from the agreed design is in keeping with the approved principles.
2. Any As-Built Drawings and accompanying photos
3. Results of any performance testing undertaken as a part of the application process.
4. Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
5. Confirmation that the system is free from defects, damage and foreign objects.

Reason

To secure the satisfactory drainage of the site in accordance with the agreed strategy, the NPPF and Local Planning Policy.

Condition:

Prior to completion and subsequent use of the development shall take place until a detailed, site specific maintenance plan is provided to the LPA in consultation with the LLFA. Such maintenance plan should

1. Provide the name of the party responsible, including contact name, address, email address and phone number
2. Include plans showing the locations of features requiring maintenance and how these should be accessed.
3. Provide details on how surface water each relevant feature shall be maintained and managed for the life time of the development.
4. Provide details of how site vegetation will be maintaining for the lifetime of the development.
5. Be of a nature to allow an operator, who has no prior knowledge of the scheme, to conduct the required routine maintenance.

Reason:

To ensure the future maintenance of the sustainable drainage structures.

Notice to LPA / Applicant regarding the conditions

Whilst the applicant has demonstrated the principles of an acceptable surface water management

strategy at the site, further information is still required as detailed above.

The applicant may prefer to provide these additional details at a later date during the detailed design stage and therefore we have recommended an appropriate pre-commencement condition to ensure that these details will be provided for review and approval by the LPA and LLFA before the development commences.

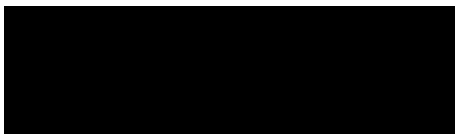
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Informatives for the next stage of design

As outlined within the condition, the strategy should be treated as a minimum at this stage of the design. Further consideration should be given during the next stage of the design to incorporate additional, localised source control SuDS such as green roofs, rain-gardens and tree pits as part of a 'SuDS management train' approach to provide water quality, amenity and bio-diversity benefits and increase the resilience within the design. Reference is also made to our *Flood Risk Guidance for Development* (updated June 2023) with more details and examples of SuDS which can be incorporated at later stages of design.

At the 'discharge of condition' stage proposals for surface water drainage should be approaching a level of detail suitable for tender or construction. Documentation should show the drainage scheme including SuDS features, specific details (e.g. standard details or cross sections) and demonstrate the performance and of the system through calculations and exceedance management respectively. Such scheme should be in line with the original planning application/permission and where significant changes are made, justification should be provided.

Yours sincerely



Flood Risk Management Officer

Approved Documents:

- Application Form.pdf
- Covering Letter_Redacted..pdf
- Planning Statement Feb 23.pdf
- Site location plan.pdf
- 3D Basins and Sections_S2-P01.pdf
- 11370 Land at Nailcote Farm, LVA Rev E.pdf
- Conceptual Drainage Strategy_S2-P07..pdf
- Drainage Strategy_S2-P07.pdf
- Flood Risk Assessment_S2_P07.pdf
- P17-Landscape Strategy Plan.pdf

N.B. On 10th January 2023, the Defra publishedⁱⁱ “the Review for implementation of Schedule 3 to the Flood & Water Management Act 2010;” this recommended implementation of Schedule 3 which the government has accepted. Warwickshire County Council will take on the role of the SuDS Approval Body (SAB), you can read more about this on our website which we will be updating periodically.

<https://www.warwickshire.gov.uk/severe-weather/planning-and-sustainable-drainage/2>

ⁱ <https://api.warwickshire.gov.uk/documents/WCCC-453486374-170>

ⁱⁱ <https://www.gov.uk/government/publications/sustainable-drainage-systems-review>

From: [Jeff Brown](#)
Sent: 08 July 2024 10:35
To: [planappconsult – Planning Support Team](#)
Subject: FW: PAP/2023/0071 - OBJECTION
Attachments: WCC002749_R2_FRM_SR_003.pdf

Categories: Mandy

Please add the email to PAP/2023/0071 – public

Thanks

From: FRM Planning <frmplanning@warwickshire.gov.uk>
Sent: Monday, July 8, 2024 10:30 AM
To: Jeff Brown <JeffBrown@NorthWarks.gov.uk>
Subject: Re: PAP/2023/0071 - OBJECTION

Caution: Warning external email

OFFICIAL

Good Morning Jeff,

I am somewhat disappointed at the late nature of information being submitted once again, but the LLFA are committed in ensuring the planning decision is delayed no further and can be properly assessed at the planning board.


The LLFA do not currently have any objection to this site. We recommended conditions be applied should approval be granted. Please see attached our most recent formal response.

Section 4 (LLFA recommended Planning Conditions dated 30th May 2024) of the review provided states *'The three recommended conditions which require soakaway testing and detailed design, verification report and maintenance schedule to be approved are welcomed. These should be incorporated in the Decision Notice if approved, and Discharged appropriately following assessment.'*

We fully support this stance and will ensure that the site will be fully assessed and reviewed at the discharge of condition stage should permission be granted.

If you have any further questions do not hesitate to contact me.

Kind regards,


Best regards

Flood Risk Management

Please send responses to FRMplanning@warwickshire.gov.uk

Our updated Flood Risk Guidance for Development was published in June 2023. The [new guidance is available here](#) and [our website details the changes](#) within this update.

Flood Risk Management
Planning Delivery
Environment Services
Warwickshire County Council

Tel. 01926 412982
Email: FRMplanning@warwickshire.gov.uk
www.warwickshire.gov.uk

Emails sent to individual FRM officers may not be logged or processed promptly.

From: Jeff Brown <JeffBrown@NorthWarks.gov.uk>
Sent: 05 July 2024 16:03
To: FRM Planning <frmplanning@warwickshire.gov.uk>
Subject: FW: PAP/2023/0071 - OBJECTION

I apologise for this urgent consultation

██████████ will have been heavily involved with this case – her last letter of 30 May refers.

We have received the attached from the Fillongley Flood Group in response

This case is being referred to our Planning Board on **MONDAY THE 8th at 1830.**

We would really appreciate an urgent update please – particularly if you think that the continuing objection is significant

Many thanks



Jeff Brown
Head of Development Control
North Warwickshire Borough Council

Phone: 01827 719310

Web: www.northwarks.gov.uk

Social:     



Any opinions expressed in the email are those of the individual and not necessarily those of North Warwickshire Borough Council.

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From: [REDACTED]
Sent: Friday, July 5, 2024 3:51 PM
To: Jeff Brown <JeffBrown@NorthWarks.gov.uk>; [REDACTED]

[REDACTED]
clerk@fillongleyparishcouncil.co.uk
Subject: Fwd: PAP/2023/0071 - OBJECTION

Caution: Warning external email

eff,

I am forwarding my email again from my sent box. It looks like the Report was attached by way of pdf.

Catherine

----- Original Message -----

From: [REDACTED]
To: jeffbrown@northwarks.gov.uk; [REDACTED]

Subject: PAP/2023/0071 - OBJECTION

With regard to the above application and also to the exchange of emails between the Fillongley Flood Group (FFG) and Jeff Brown, FFG is now in receipt of its expert report from Edenvale Young Limited and a copy is attached.

FFG maintains its objection to the application and in particular upon the grounds clearly set out in the attached report.

FFG appreciate the assistance of NWBC in moving the date of the Planning Board (PB) to enable FFG to obtain an expert hydrologists report. Regrettably obtaining a report was not as straightforward or as speedy as it would have wished and in this regard a timeline of actions is attached. FFG trust that you will agree FFG has not been dilatory but has used its best endeavours to obtain the report without undue delay.

Given the proximity of the PB meeting next Monday, and to enable both NWBC and the Applicant to have an opportunity to consider the attached report, FFG respectfully requests that consideration of this application be deferred.

Yours faithfully,

[REDACTED]
Secretary for the Fillongley Flood Group

Website - www.northwarks.gov.uk
Follow us on X - [North Warks BC](#)
Like us on Facebook - [northwarksbc](#)
[Privacy Notice](#)

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Your ref: PAP/2023/0071
Our ref: WCC002749 R2/FRM/SR/002
Your letter received: 14/05/2024



SENT BY EMAIL

Mr Jeff Brown
Head of Development Control
North Warwickshire Borough Council
The Council House
South Street
Atherstone CV9 1DE

Flood Risk Management
Warwickshire County Council
Shire Hall
Warwick
Warwickshire
CV34 4RL
Tel: 01926 412982
FRMPlanning@warwickshire.gov.uk
www.warwickshire.gov.uk

FAO Jeff Brown

30 May 2024

Dear Mr Brown

PROPOSAL: Construction of a temporary Solar Farm providing 47.7 MW output, to include the installation of ground-mounted solar panels together with associated works, equipment and necessary infrastructure

LOCATION: Land 800 Metres South Of Park House Farm, Meriden Road, Fillongley

Warwickshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the application which was received on the 14 May 2023. It understood that the applicant has update the drainage strategy to now include additional SuDS features. The LLFA's last response on 22 November 2023 was no objection subject to conditions, given that the drainage scheme on the proposed site has been improved, the LLFA has **No Objection** subject to the following conditions which remain.

Condition

No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

1. Undertake infiltration testing to clarify whether or not an infiltration type drainage strategy is an appropriate means of managing the surface water runoff from the site.
2. Provide drawings / plans illustrating the proposed sustainable surface water drainage scheme. The strategy agreed to date may be treated as a minimum and further source control SuDS should be considered during the detailed design stages as part of a 'SuDS management train' approach to provide additional benefits and resilience within the design.
3. Provide detail drawings including cross sections, of proposed features such as infiltration structures, attenuation features, and outfall structures. These should be feature-specific demonstrating that such the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753.
4. Provide detailed, network level calculations demonstrating the performance of the proposed



*Working for
Warwickshire*

system. This should include:

- a. Suitable representation of the proposed drainage scheme, details of design criteria used (incl. consideration of a surcharged outfall), and justification of such criteria where relevant.
 - b. Results should demonstrate the performance of the drainage scheme including attenuation storage, potential flood volumes and network status. Results should be provided as a summary for each return period.
5. Provide plans such as external levels plans, supporting the exceedance and overland flow routing provided to date. Such overland flow routing should:
- a. Demonstrate how runoff will be directed through the development without exposing properties to flood risk.
 - b. Recognise that exceedance can occur during any storm event due to a number of factors therefore exceedance management should not rely on calculations demonstrating no flooding.

Reason

To prevent the increased risk of flooding; to improve and protect water quality; and to improve habitat and amenity;

Condition

A Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment (NFW-BWB-ZZ-XX-RP-YE-0001_FRA, rev P07) has been submitted in writing by a suitably qualified independent drainage engineer and approved in writing by the Local Planning Authority prior to site completion and subsequent use. The details shall include:

1. Demonstration that any departure from the agreed design is in keeping with the approved principles.
2. Any As-Built Drawings and accompanying photos
3. Results of any performance testing undertaken as a part of the application process.
4. Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
5. Confirmation that the system is free from defects, damage and foreign objects.

Reason

To secure the satisfactory drainage of the site in accordance with the agreed strategy, the NPPF and Local Planning Policy.

Condition:

Prior to completion and subsequent use of the development shall take place until a detailed, site specific maintenance plan is provided to the LPA in consultation with the LLFA. Such maintenance plan should

1. Provide the name of the party responsible, including contact name, address, email address and phone number
2. Include plans showing the locations of features requiring maintenance and how these should be accessed.
3. Provide details on how surface water each relevant feature shall be maintained and managed for the life time of the development.
4. Provide details of how site vegetation will be maintaining for the lifetime of the development.
5. Be of a nature to allow an operator, who has no prior knowledge of the scheme, to conduct the required routine maintenance.

Reason:

To ensure the future maintenance of the sustainable drainage structures.

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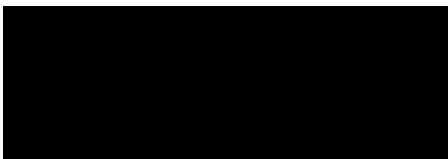
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Yours sincerely



Flood Risk Management Officer

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