

Appendix A Correspondence with Affected Landowners

A.1 Correspondence with the Affected Landowner (the Owner of [REDACTED] Regarding the Removal of Solar PV Array from Field 46

a. Internal Applicant team email dated 19 August 2025 regarding phone call made by a member of the Applicant team to the landowner

From: Oliver Sandles [REDACTED]
Sent: 19 August 2025 13:10
To: Lloyd Sandles; Emma Harling-Phillips; Titley, Neil; Louis Redway; Helen Heward
Cc: Kretschmer, Naomi; fossegreen; Gary Toomey
Subject: Re: Enquiries for review [REDACTED]

Hi All,

I spoke with the landowner [REDACTED] this morning.

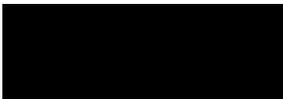
Having only moved into the property in February, he is still familiarising himself with the project and area but was open and constructive in our discussion.

He is agreeable to a Teams call in the coming two weeks to review possible amendments. His main concern is the proximity of the BESS compound, where effective screening and acoustic management will be important in reaching a resolution.

The proposed removal of field 46 was well received, and overall [REDACTED] appears pragmatic and focused on finding a positive outcome.

Best wishes,

Oliver Sandles
Development Director



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b. Internal Applicant team email dated 8 September 2025 regarding phone call made by a member of the Applicant team to the landowner

From: Oliver Sandles [REDACTED]
Sent: 08 September 2025 14:58
To: Titley, Neil
Subject: Grange Cottage

Hi [REDACTED]

Good to catch up in person last week.

I just wanted to drop you a short note to say I have spoken with [REDACTED] today, who was a lot calmer. He acknowledged our efforts to mitigate some of these issues and will indeed look forward to our response in the coming week or so.

I think with continued discussion we will help resolve some of the major anxieties he had around the proposed development.

Best wishes,

Oliver Sandles
Development Director

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c. Email dated 15 September 2025 from the Applicant to the landowner following up from the MS Teams meeting held on 2 September 2025 between the Applicant and the landowner

From: Oliver Sandle [REDACTED]
Sent: 15 September 2025 [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Fosse Green Energy Update

Dear [REDACTED]

Thank you for your time two weeks ago with myself and [REDACTED]

As discussed, the application has now been submitted to - and accepted for examination by - the Planning Inspectorate. The full suite of documents can be viewed in the Examination library here: [EN010154-000223-Fosse Green Energy Exam Library.pdf](#)

We explained that the application currently proposes solar PV in the field nearest to (south / southeast of) your property, Grange Cottage - this is labelled as Field 46 on sheet 6 of the Landscape Mitigation Plan (which is Appendix A of the Framework Landscape and Ecological Management Plan). A photomontage showing the proposed view following completion of construction of the development and with the proposed planting in place is illustrated on the last page of Figure 10-10 (Viewpoint 35 – [REDACTED] pages 18-20)); this is the illustration that we shared on the screen during our meeting.

We went on to mention our intention to alter the application to remove the proposed solar PV in Field 46, which would reduce the potential impact of the project on your views and the setting of [REDACTED]. We will redraw the Landscape Mitigation Plan and share this with you in due course, which will enable you to have sight of and share your feedback on the proposed changes/planting ahead of it being released publicly.

On the point which you raised regarding the query around site access and HGV movements, I enclose a link to the Traffic and Transport assessment below, which is based on a worst-case assessment. This shows up to 13% of the project HGVs (and the abnormal loads) will be allowed to travel past [REDACTED] and access the BESS via Access C-009 on Bassingham Road. The application commits to reducing the speed limit to 40mph during construction on this section of Bassingham Road to help manage the traffic.

DOCUMENT	LINK and NOTES
7.15 Framework Landscape and Ecological Management Plan (Rev 1) [Landscape Mitigation Plan]	nsip-documents.planninginspectorate.gov.uk/published-documents/EN010154-000037-7.15 Framework Landscape and Ecological Management Plan.pdf
Figure 6.2 ES Figure 3-2A Indicative Fixed South Facing Layout (Rev 1)	EN010154-000136-6.2 Fig 3-2A Indicative Fixed South Facing Layout .pdf
Figure 6.2 ES Figure 3-2B Indicative Single Axis Tracker Layout (Rev 1)	EN010154-000137-6.2 Fig 3-2B Indicative Single Axis Tracker Layout.pdf
6.2 ES Figure 10-10 Photomontages (Part 1) (Rev 1) [Viewpoint 35]	6.2 Fig 10-10 Photomontages_Part2
HGV routing plan	EN010154-000199-6.2 Fig 13-4 Heavy Goods Vehicle Routing.pdf

Abnormal load routing plan	EN010154-000200-6.2 Fig 13-5 Abnormal Indivisible Load Routing.pdf
Traffic and transport assessment	EN010154-000127-6.1 Chapter 13 Traffic and Transport.pdf
Noise assessment [Grange Cottage is R26]	<p>EN010154-000125-6.1 Chapter 11 Noise and Vibration.pdf</p> <p><i>Note 1: the chapter currently identifies significant vibration effects from piling the solar PV panel structures into the ground, and therefore the timing of any driven piling within 60m to residential receptors will be delayed until after 10am to avoid more sensitive time periods. It is important to note that construction impacts will reduce following the removal of Field 46 solar, due to the increased distance between construction activity and Grange Cottage.</i></p> <p><i>Note 2: Operational effects are based on several worst-case principles, e.g. the nosiest BESS on the market, with a heat wave coinciding with the BESS operating at full load at night-time. It is predicted to exceed the level above which effects can be detected but is below the threshold that the Council/Government considers to be a significant effect.</i></p>

We will be in touch shortly and would welcome a face-to-face meeting to share the plans; please bear with us whilst we update the design.

Please do not hesitate to contact myself or [REDACTED] in the meantime if you have any queries on the application or revised proposals.

Best wishes,

Oliver Sandles

Development Director

M: [REDACTED]
T: [REDACTED]



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d. Email correspondence dated 25 September 2025 – 29 September 2025 between the Applicant and the landowner regarding access for the Applicant's landscape consultant to attend the property [REDACTED]

From: Lloyd Sandles [REDACTED]
Sent: [REDACTED] 2025 13:46
To: [REDACTED]
Cc: Oliver Sandles; [REDACTED]
Subject: Re: Fosse Green Energy - Grange Cottage

Thanks for confirming [REDACTED] that's much appreciated.

I've been informed that our consultant [REDACTED] is planning to attend [REDACTED] tomorrow (Tuesday 30th September) afternoon.

Just let me know if any issues.

Kind Regards,

Lloyd Sandles
Projects Director



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From: [REDACTED]
Date: Thursday, 25 September 2025 at 15:14
To: Lloyd Sandles [REDACTED]
Cc: Oliver Sandles [REDACTED]
Subject: Re: Fosse Green Energy - Grange Cottage

Afternoon Lloyd
Yes that should be fine.



On 25 Sep 2025, at 14:42, Lloyd Sandles [REDACTED] wrote:

Afternoon [REDACTED]

I hope you're keeping well.

Further to your last correspondence with Oliver, we're proposing for our landscape consultant to go back to [REDACTED] to capture some additional photography from this location. This will support our amended planting proposals following the removal of solar in Field 46 and is therefore something we feel captures both of our interests to ensure any updated proposals are suitable.

I firstly wanted to check whether this was okay with you as our consultant [REDACTED] may need to walk up your drive to get the photography. If acceptable, he aims to get out next week (we can confirm date and time separately).

Is this okay with you?

Kind Regards,

Lloyd Sandles

Projects Director

N
T
[REDACTED]

<image001.png>

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e. Email dated 19 November 2025 from the Applicant to the landowner explaining that the Applicant team has been working on producing updated design documents and offering a MS Teams meeting in relation to these

From: Oliver Sandles [REDACTED]
Sent: 19 November 2025 10:31
To: [REDACTED]
Cc: [REDACTED]
Subject: FGE - Project Update

H [REDACTED]

I hope this email finds you well. As you will be aware we have been working on producing photomontages from your property following our recent discussions and design amendments, in particular removal of solar in field 46.

We now have the material to present to you. Please can you advise me when you would be available for Neil and myself to present the updated design with you on a team's call? We can talk through any further questions you may have in that timeslot.

Best wishes,

Oliver Sandles
Development Director

M [REDACTED]
T: [REDACTED]



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f. Email dated 19 December 2025 from the Applicant to the landowner providing the updated design documents

From: Oliver Sandles [REDACTED]
Sent: 19 December 2025 15:43
To: [REDACTED]
Cc: Titley, Neil
Subject: Re: FGE - Project Update
Attachments: Photosheets_Grange Cottage.pdf; FGE Landscape Proposals_Grange Cottage_Optimized.pdf

H [REDACTED]

Thanks for your email. Please find attached the updated photomontage and the updated FGE landscape plan with the removal of solar from field 46.

To address your request for confirmation of the proposal of traffic control and speed monitoring outside your property I attach the below insert from the technical note produced by Aecom within the application.

Notwithstanding the above, the Framework Construction Traffic Management Plan [AS-102]) commits to a temporary 40 mph speed limit and pre-construction road condition survey along the section of Bassingham Road outside [REDACTED]. This means that construction traffic passing [REDACTED] would not be travelling at a high speed and would be using a road surface in reasonable condition. Under such circumstances, vibration at [REDACTED] as a result of construction traffic is expected to be negligible.

Furthermore, this information has now been submitted by way of Change Notification to the Planning Inspectorate and is now in the public domain.

If you have any further questions, please do not hesitate to contact me.

Best wishes,

Oliver Sandles
Development Director

M [REDACTED]
T: [REDACTED]



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From: [REDACTED]
Date: Thursday, 18 December 2025 at 12:50
To: Oliver Sandles [REDACTED]
Subject: Re: FGE - Project Update

Afternoon Oliver.

I am awaiting the images that you said you would send me with regards to planning changes around my property.

Could you please send these to myself along with confirmation of traffic control for speed limits please.

Have these changes been made to submitted plans as when I was at NKDC councillors planning meeting on Tuesday I could not see any changes on the maps that they were using for approvals??

Kind regards



A.2 Correspondence with the Affected Landowners Regarding the Provision of Additional Hedgerows at [REDACTED]

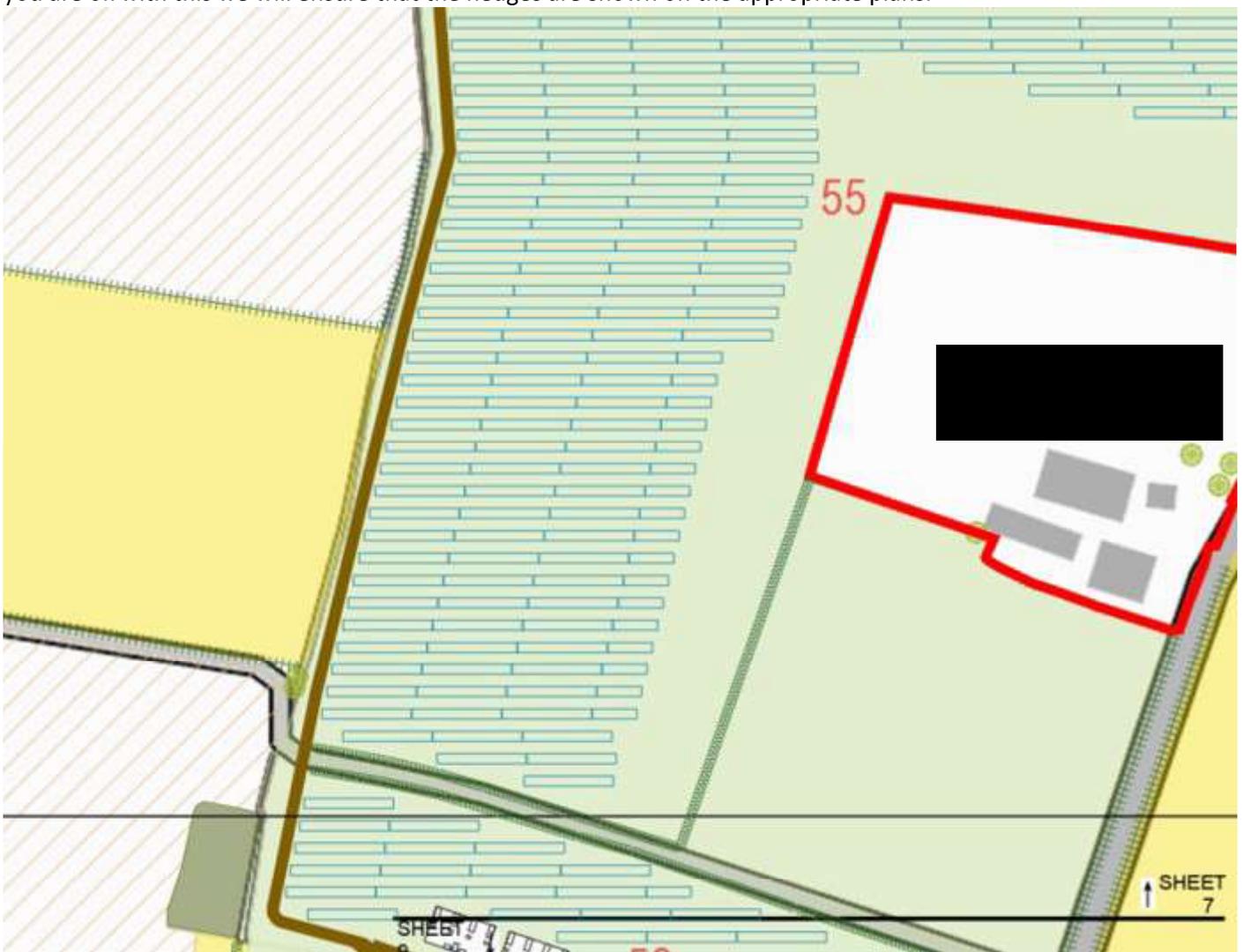
**a. Email dated 23 October 2025 from the Applicant to the landowners,
further to conversations regarding the proposal of hedges**

From: [REDACTED]
Sent: 23 October 2025 12:40
To: [REDACTED]
Cc: Lloyd Sandles; Oliver Sandles; [REDACTED]
Subject: Hedge Boundaries. River farm and Church Farm

Dear [REDACTED]

Further to our conversations regarding the proposal of hedges for screening, attached is a screen shot showing where new hedges are planned.

Please can you confirm that this is where you envisaged the hedges being planted. (light green block hatched line) If you are ok with this we will ensure that the hedges are shown on the appropriate plans.



Many thanks

Kind Regards

Richard

Richard Green

Development Partner

M



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b. Email correspondence dated 28 October 2025 between the Applicant and the landowners confirming the agreement of the plans reflecting the provision of additional hedgerows

From: [REDACTED]
Sent: 28 October 2025 17:26
To: Richard Green
Cc: Lloyd Sandles; Oliver Sandles
Subject: Re: Hedge Boundaries. River farm and Church Farm

Hi Richard

Thank you for the reply and sorting out the plans for the hedging around the solar.
[REDACTED]

Sent from my iPhone

On 28 Oct 2025, at 4:48 pm, Richard Green [REDACTED] wrote:

Dear [REDACTED]

Thank you for confirming the hedge position and your comments are noted.

With regards to your hedge proposal, we will leave this off our plans as I am sure you don't wish for it to be included in any consent. Its better to leave it as your choice as to whether to plant.

Kind Regards

Richard

Richard Green
Development Partner

M: [REDACTED]

<image001.png>

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From [REDACTED]
Date: Tuesday, 28 October 2025 at 07:26
To: Richard Green [REDACTED]
Subject: Re: Hedge Boundaries. River farm and Church Farm

Morning Richard

Yes those plans look as we discussed with the hedge running alongside the track and a continuation from our hedge boundary to the track to join up with the new hedge alongside the track.

I have sketched in blue where we would like to put a hedge along our boundary on the trackside to join up to yours. When you plant hedges was it mentioned that they are planted two meters in from the trackside to allow growth and maintenance?



A.3 Correspondence with the Affected Landowners Regarding the Proposed Reduction of the Redline Boundary

a. Email dated 24 September 2025 from the landowners' solicitor to the Applicant's solicitor raising a query with regards to the land included in the plans for the Option Agreement

From: [REDACTED]
Sent: 24 September 2025 13:38
To: [REDACTED]
Subject: (1109788/1) - SOLAR OPTION
Attachments: Roly Freeman_202509241329.pdf

[REDACTED]

I have just met with the [REDACTED] they have signed the options but the plan for the [REDACTED] and is wrong. Please see attached, I have hatched the area in question. This appears to be option land. I think this was agreed but that it could only be used for cables. The colouration (it is quite difficult to make out) seems to indicate solar panels could be put on this land.

Can you check and amend.

Thanks

[REDACTED]



[REDACTED]

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b. Email dated 25 September 2025 from the Applicant's solicitor to the landowners' solicitor providing revised plans for the Option Agreement

From: [REDACTED]
Sent: 25 September 2025 15:00
To: Roly Freeman
Subject: RE: (1109788/1) - SOLAR OPTION [REDACTED]
Attachments: FGE Option Plans - 25.09.2025_R [REDACTED]

Afternoon [REDACTED]

Further to our exchange of e-mails below, our clients have produced a revised option plan for the [REDACTED] and showing the area which may only be used for cabling coloured (rather than edged) orange.

Can you liaise with your clients and let me know if this is approved please?

If it is, if you can incorporate this into the option agreement which you hold, I will re-engross the option agreement for execution by our clients.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 24 September 2025 14:58
To: [REDACTED]
Su

Afternoon [REDACTED]

Thanks for your e-mail - that's understood. I will liaise with our clients on the option plan – leave this with me.

Kind regards

[REDACTED]

c. Email dated 28 October 2025 from the landowners' solicitor to the Applicant's solicitor setting out the issues discussed between the landowners, their land agent, and their solicitor

From: [REDACTED]
Sent: 28 October 2025 09:51
To: [REDACTED]
Subject: (1109788/1) - SOLAR OPTION
Attachments: FGE Option Plans - 25.09.2025_R7 [REDACTED]
202510231638.pdf

[REDACTED]

Please note I have recently met with the [REDACTED] and their Land Agent [REDACTED]

A number of issues were discussed.

1. The land coloured orange on the Option Plan attached should not be included in the Option land or Landowners Property. If your clients need cabling across this area then this should be by separate negotiation.
2. They also now insist that two separate options fees are paid [REDACTED] for each option.
3. The land shown hatched on the scan attached should not be in the option either. To be honest the plans sent through are not easy to read. The lines need to be much clearer.

Can you take instructions.

Many thanks

[REDACTED]



[REDACTED]

Partner

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d. Email dated 31 October 2025 from the Applicant's solicitor to the landowners' solicitor providing amended plans for the Option Agreement

From: [REDACTED]
Sent: 31 October 2025 09:10
To: Roly Freeman [REDACTED]
Subject: Solar Option - Messrs [REDACTED]
Attachments: FGE Option Plans - 30.10.2025 [REDACTED] Option Plans - [REDACTED]

Morning [REDACTED]

Further to our exchange of e-mails below, I attach updated option plans for the options to be granted by [REDACTED] and [REDACTED]. Changes have been made to these to address the concerns raised by your clients by removing the areas in question. Our clients have advised that they are dealing with the issue of two separate option payments directly.

Can you liaise with your clients and confirm that the revised option plans are agreed please?

Many thanks

From: [REDACTED]
Sent: 28 October 2025 10:13
To: [REDACTED]
Subject: [REDACTED]

Morning [REDACTED]

Thanks for your e-mail - that's understood. Having spoken to my clients earlier today, I know that revised plans are being considered for the land owned by the [REDACTED]. I will relay your comments on the plans and the option terms and will let you know as soon as I receive their instructions.

Kind regards

e. Email dated 3 November 2025 from the landowners' solicitor to the Applicant's solicitor confirming that the amended plans are agreed

From: [REDACTED]
Sent: 03 November 2025 14:23
To: [REDACTED]
Subject: RE: Solar Option - [REDACTED]

[REDACTED]

The plans are agreed!

[REDACTED]



[REDACTED]

Partner

DDI
Mobile
Email

[REDACTED]

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You will be aware from recent press coverage email scams and cybercrime are becoming more prevalent and despite security measures being in place, emails can be hacked and the contents altered. This email has been checked for potential computer viruses using Mimecast technology. You should carry out your own virus check before opening any attachment. We accept no liability for any loss or damage, which may be caused by software viruses or interception or interruption of this email.

For payments to us:

Before transferring any money to us electronically, please call the individual who has conduct of the matter on the telephone number you regularly use, to verify that you have the correct bank account details. We will never notify you of a change to our bank details by email. If you receive an email of this nature, do not make any payment to the account stated and please immediately contact our Accounts Department on 01472 262626. We will not be liable if you transfer money to an incorrect bank account.

For payments to you:

If you wish to notify us of a change to your bank details to those originally provided, please note we will not accept this information by email without speaking to you to confirm the change and we will also need a bank statement or other evidence to confirm the account details.

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f. Email dated 3 November 2025 from the Applicant's solicitor to the landowners' solicitor issuing engrossments of the Option Agreements in preparation for signing

From: [REDACTED]
Sent: 03 November 2025 14:45
To: Roly Freeman [REDACTED]
Subject: RE: Solar Option - [REDACTED]
Attachments: Complete Engros [REDACTED]
31.10.25(2187774 [REDACTED]
31.10.25(2187775 [REDACTED]

[REDACTED]

Further to our exchange of e-mails below, I attach revised engrossments of the two option agreements for signing by your clients.

Can you let me have:

1. The 1954 Act notices and draft statutory declarations for swearing in readiness for completion; and
2. A completion statement confirming the amount required to complete the options

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 03 November 2025 14:30
To: [REDACTED]
Su [REDACTED]

Excellent news.

Thanks for confirming [REDACTED] - I will reissue the option agreements this afternoon.

Kind regards

[REDACTED]