

# **Green Hill Solar Farm**

## **EN010170**

### **Change Notification**

Prepared by: Lanpro Services

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Planning Inspectorate, Guidance: Nationally Significant Infrastructure Projects: Changes to an application after it has been accepted for examination, March 2025



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## Issue Sheet

Report Prepared for: Green Hill Solar Farm

Examination

## Change Notification

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# 1 Notification of Intention to Submit a Change Application

## 1.1 Notification

1.1.1 This submission is to notify the Examining Authority ('ExA') that Green Hill Solar Farm Limited (the Applicant) is intending to make a request for changes to the application for a Development Consent Order (DCO) for Green Hill Solar Farm (the Scheme). The changes are expected to comprise:

1. An extension to the Order Limits at Green Hill A to allow a proposed permissive path to connect with the public highway;
2. A change to the compulsory acquisition status of the area of land within Green Hill A.2 on which a communications tower is located;
3. An extension of the Order Limits and change to the compulsory acquisition status at Green Hill A.2 to allow a proposed permissive path to connect with an existing public bridleway;
4. A change to the compulsory acquisition status of access tracks and land around a substation within Green Hill C;
5. A change to the compulsory acquisition status of a Cadent gas distribution site within Green Hill E;
6. An extension to the Order Limits at Green Hill E to allow a proposed permissive path to connect with a byway open to all traffic;
7. An extension of the Order Limits of the Cable Route between Green Hill E and Green Hill BESS at the crossing of the A45 to allow greater flexibility in the detailed design of the cable alignment to the north and south of Grendon Road;
8. A removal from the Order Limits of a parcel of land separated from the remainder of Green Hill F by a watercourse on the northern boundary of Green Hill F;
9. A removal from the Order Limits and a change to the compulsory acquisition status at Green Hill F to provide a greater buffer from the adjoining ancient woodland.

1.1.2 A Change Application will be prepared having regard to the Planning Inspectorate Guidance 'Nationally Significant Infrastructure Projects: Changes to an application after it has been accepted for examination' dated 24 March 2025 (PINS Change Guidance) and to DCLG document 'Planning Act 2008: Guidance on Changes to Development Consent Orders', dated December 2015.

1.1.3 The Applicant considers that Changes 1, 3, 6, 7 and 9 engage the provisions in The Infrastructure Planning (Compulsory Acquisition) Regulations 2010 (the 'CA Regulations').

1.1.4 The Applicant considers that the proposed changes, which are set out below, are not so substantial as to constitute a materially different project.



1.1.5 The Applicant would welcome the ExA's comments on the procedure on the consultation arrangements set out below.

## **1.2 Background**

1.2.1 The proposed changes outlined below have been identified as a result of the Applicant's review of the design of the Scheme as well as ongoing engagement with landowners and other stakeholders and have been designed to address concerns raised regarding the Scheme.



## 2 Intended Changes

- 2.1.1 It is expected that the Change Application will comprise the following discrete changes.
- 2.1.2 The locations and anticipated extents of the changes are shown in **Appendix A: Plan of Proposed Changes**.
- 2.1.3 The Applicant notes that only Changes 1, 3, 6, 7 and 9 engage the procedure for “additional land” set out in the Infrastructure Planning (Compulsory Acquisition) Regulations 2010.

### 2.2 Change 1: Extension of Permissive Path at Green Hill A

- 2.2.1 Change 1 comprises an extension to the Order Limits from the southern end of the proposed new permissive path and Field AF29 within Green Hill A to the public highway named Newland Road approximately 700m to the north of the village of Walgrave. A detailed post-submission review by the Applicant of the proposed permissive paths within the Scheme indicated that the proposed permissive path within Green Hill A did not adjoin a publicly accessible route. This change will allow members of the public to reach the proposed new permissive path from the public highway without having to cross private land. The area of the land to be added to the Order Limits is approximately 0.4ha. This land will be subject to compulsory acquisition of the freehold and shown in pink on the updated Land Plan, save where the land forms part of the public highway where temporary possession powers are required. This ensures that any works to improve the access to the permissive path where it meets the highway can be carried out. This land provides access to land to the southeast and to land to the northeast. The Applicant is in negotiations with the respective landowners to ensure that rights of access across this land are preserved.

### 2.3 Change 2: Change to Compulsory Acquisition Status within Green Hill A.2

- 2.3.1 Change 2 comprises a change to the compulsory acquisition status of plot 03-030 within Green Hill A.2. This plot extends to approximately 0.4ha and contains a telecommunications tower. A post-submission review by the Applicant of land requirements indicated that permanent new rights for this plot are not required, but that temporary access for surveys, such as those related to ecology assessments, may be required. Therefore, the compulsory acquisition status of the land is to be changed from the permanent acquisition of rights (blue) on the previously submitted Land Plan **[AS-003]** to temporary possession powers (yellow). In consequence of this change, the area is to be removed from Work No. 1(d) and from Work No. 5B to reflect that electrical and communications cabling work is not required in this area.

### 2.4 Change 3: Extension of Permissive Path at Green Hill A.2

- 2.4.1 Change 3 comprises a) a small extension of the Order Limits and b) a change to the compulsory acquisition status of part of plot 03-031 at the southern boundary of Green Hill A.2 to allow a proposed permissive path to connect with an existing public bridleway.



- 2.4.2 The Scheme currently proposes the creation of a new permissive path around the western, northern and eastern edges of Green Hill A.2. A public bridleway runs outside the Order Limits along the southern boundary of Green Hill A.2, before crossing the Order Limits within the cable route corridor. A detailed post-submission review by the Applicant of access rights has indicated that there is no connection between the proposed permissive path and the bridleway at the southeastern extent of Green Hill A.2. The compulsory acquisition status of plot 03-031, being the acquisition of rights only, is also insufficient to provide the land interest necessary to enable the Applicant to grant the general public a permissive right of access. The power to compulsorily acquire the freehold of this land is sought as part of this change. The Applicant is also seeking agreement with the landowners to acquire the rights required to link the permissive path with the bridleway in the southeast and southwest corners of the Site to create a loop.
- 2.4.3 In the southeast corner, the Order Limits will be extended to overlap with the bridleway. The area of land required extends to approximately 0.3ha. A short length of hedgerow will be removed to create a gap for users to pass.
- 2.4.4 In the southwest corner, the part of plot 03-031 through which the bridleway runs will be changed from new rights (blue) to freehold (pink) to enable the permissive path to link to the bridleway. This area extends to approximately 0.8ha.
- 2.5 Change 4: Change to Compulsory Acquisition Status within Green Hill C**
- 2.5.1 Change 4 comprises a change to the compulsory acquisition status of access tracks and land around a substation within Green Hill C from freehold acquisition (pink) on the previously submitted Land Plan [AS-003] to the acquisition of rights only (blue). These changes relate to approximately 0.58ha of land. Plots 07-069, 07-070, 07-072 have been split. A post-submission review by the Applicant of land requirements indicated that permanent freehold acquisition for these areas is not required. These tracks provide access to the solar farm located immediately to the north of Green Hill C and the substation serves the same solar farm.
- 2.6 Change 5: Change to Compulsory Acquisition Status within Green Hill E**
- 2.6.1 Change 5 comprises a change to the compulsory acquisition status of the compound of a Cadent gas distribution site. This change affects plot 08-088 only and extends to approximately 0.35ha within Green Hill E. A post-submission review by the Applicant indicated that permanent new rights for this area are not required and that no cabling work is required in this area. Therefore, the compulsory acquisition status of the land is to be changed from the acquisition of rights only (blue) on the previously submitted Land Plan [AS-003] to temporary possession powers (yellow). In consequence of this change, the area is to be removed from Work No. 1(d) and from Work No. 5B to reflect that electrical and communications cabling work is not required in this area.
- 2.7 Change 6: Extension of Permissive Path at Green Hill E**
- 2.7.1 Change 6 comprises an extension to the Order Limits on the western side of Green Hill E. A detailed post-submission review by the Applicant of the proposed





permissive paths within the Scheme indicated that the proposed permissive path within Green Hill E did not adjoin a publicly accessible route. This change is proposed to connect the permissive path to Byway Open to All Traffic, reference TN/010, allowing members of the public to reach the new permissive path from the public highway without having to cross private land. The area of the land to be added to the Order Limits is approximately 0.03ha. This land will be subject to compulsory acquisition of the freehold and shown in pink on the updated Land Plan.

## **2.8 Change 7: Extension of Order Limits at A45 Crossing**

2.8.1 Change 7 comprises an extension to the Order Limits of the Cable Route between Green Hill E and Green Hill BESS at the crossing of the A45.

2.8.2 A detailed post-submission review by the Applicant of the Cable Route indicated that the available alignments of the cable could limit future development potential of the land between Grendon Road (immediately to the south of the A45) and the River Nene. Taking into account restrictions on the radii of bends in cables, in order to allow the Cable Route to follow an alignment towards the eastern edge of the field to the south of Grendon Road, the crossing of the A45 must be moved to the east. It is therefore proposed that an area of approximately 0.12ha be added to the Order Limits. The total length of the Cable Route will not change. This land will be subject to compulsory acquisition of rights only and shown in blue on the updated Land Plan.

## **2.9 Change 8: Removal of Area from Order Limits within Green Hill F**

2.9.1 Change 8 comprises a change to the Order Limits of a small parcel of land located to the north of the watercourse that forms the northern boundary of Green Hill F.

2.9.2 A post-submission review by the Applicant of the land plans along this watercourse indicated that a small area of land extending to approximately 0.03ha was separated from Green Hill F by the watercourse and therefore could not viably be incorporated into the Scheme. It is therefore proposed that this area of land be removed from the Order Limits.

## **2.10 Change 9: Removal of Area from Order Limits and Change to Compulsory Acquisition Status within Green Hill F in proximity to Horn Wood**

2.10.1 Change 9 comprises a change to the Order Limits and a change to the compulsory acquisition status to land in proximity to Horn Wood within Green Hill F.

2.10.2 The proposed construction and operational access for Green Hill F follows the route of an existing farm track from the A509 to the solar panel area. Part of this track is adjacent to Horn Wood ancient woodland and local wildlife site. A detailed post-submission review by the Applicant against page 14 of ES Chapter 27: Commitments Register [APP-064] indicates that the works required to reinforce the track for construction, replacement and decommissioning activities would be required within the buffer around ancient woodland and therefore had the potential to cause harm to the trees of the ancient woodland. Realigning the track





to create a larger buffer from the woodland would reduce or eliminate this harm. Two changes are therefore proposed. Firstly, it is proposed that the compulsory acquisition status of an area to the east Horn Wood is increased from temporary possession powers (yellow) to permanent acquisition of rights only (blue) on the Land Plan by splitting plot 16-210-a. This area will also be included within Work No 8B. This will allow for the creation of a permanent access outside of the buffer area. The affected area extends to approximately 1.07ha.

- 2.10.3 Secondly, it is proposed that a section of the existing farm track immediately adjacent to Horn Wood to the southwest, with an area of approximately 0.25ha, be removed from the Order Limits by removing part of plot 15-207 to ensure that the track is not used in relation to the Scheme.



### 3 Consultation

- 3.1.1 The Change Application includes provision for the compulsory acquisition of land and the CA Regulations are engaged. This is because the Change Request will include a provision authorising the compulsory acquisition of additional land and consent from all persons with an interest in the land will not be obtained in the time available before submitting the Change Request; and due to the fact that there are sections of unregistered land where it has not been possible to identify all persons with an interest in the unregistered land. As such, in accordance with Regulation 4 of the CA Regulations, the procedure in Regulations 5 to 19 will apply. This has been factored into the proposed timetable below. The CA Regulations include a period of consultation with interested parties following acceptance of the Change Application.
- 3.1.2 The Applicant is currently carrying out targeted non-statutory consultation in relation to each of the proposed changes. This will be reported on within the Change Application. As a period of formal consultation is required by the CA Regulations, the Applicant does not believe that there would be a benefit in conducting further pre-application consultation.

**Table 1: Summary of targeted consultation**

Consultee	Change number	Notes
North Northamptonshire Council - Planning	4, 5, 6, 7, 8 and 9	The Applicant sent an email to North Northamptonshire Council on 22 October 2025 setting out the proposed changes and inviting further discussion by phone.
West Northamptonshire Council	1, 2 and 3	The Applicant sent an email to West Northamptonshire Council on 22 October 2025 setting out the proposed changes and inviting further discussion by phone.
J A Knight & Son (Farmers) Limited	1	The Applicant has discussed the unregistered land with the landowner via email in August and September 2025. The landowner's use of the track was confirmed and consent given for its inclusion in the Scheme.
Painesend Farm LLP	1	The Applicant has emailed the Landowner to query if they have any claim to ownership over this unregistered land and whether they have any objections for Green Hill Solar to access and inviting further discussion by phone.
On Tower	2	The Applicant has attempted to make contact with the Landowner via suitable methods of contact where possible.
Jennifer Rosemary Knight	3	The Applicant has reached agreement with the landowner to include a connection from the



Consultee	Change number	Notes
		permissive path to the existing Bridleway on their land.
Acan Developments Ltd	3	The Applicant has approached the Landowner through the allocated agent and discussions are ongoing
Sywell Solar Limited	4	The Applicant has been in discussion with the owner of Sywell Road Solar Farm about the shared access track and cable crossings since September 2024. An email was sent on 20 October 2025 confirming the change of compulsory acquisition powers and inviting further discussion by Teams call.
Cadent Gas Ltd	5	The Applicant has made contact with Cadent Gas Ltd to confirm the change of compulsory acquisition powers and inviting further discussion by Teams call.
TOF Corporate Trustee Limited	6	The landowner has agreed with the inclusion of the additional land. The Applicant has an existing option agreement with the landowner for Green Hill E.
North Northamptonshire Council & West Northamptonshire Council – Highways	7	The Applicant is in discussions with both North Northamptonshire Council and West Northamptonshire Councils as the Title is being transferred between the two parties.
National Highways	7	The Applicant has made contact with National Highways to confirm the change in scope of compulsory acquisition powers and inviting further discussion by Teams call.
Compton Family Trust Corporation Limited	8 and 9	The changes have been agreed in consultation with the Landowner through emails and meetings between August and October 2025.

- 3.1.3 PINS Change Guidance does not set out a requirement to carry out public consultation on environmental information relating to a change request.
- 3.1.4 The information on environmental impacts, set out below, that will accompany the Change Application is anticipated to demonstrate that there will be no materially new or different potential environmental impacts as a result of the proposed changes.
- 3.1.5 The Applicant's position is therefore that it is not necessary or desirable to conduct a public consultation on these changes. This is in line with the decision



of the ExA on change applications made during the Examination of other solar DCOs such as the West Burton Solar Project. However, any consultation that might be required by the ExA could be undertaken in parallel with the period for consultation required by the CA Regulations following acceptance of the Change Application.



## **4 Information on Environmental Impacts**

- 4.1.1 Assessments are currently being undertaken to determine any changes to the potential environmental impacts set out in the Environmental Statement.
- 4.1.2 Based on these assessments, the Applicant will submit a report of supporting environmental information relating to the changes proposed. In addition, a revised version of any document forming part of the Environmental Statement or that is referred to in the draft Development Consent Order, incorporating the proposed changes, will be submitted with the Change Application.
- 4.1.3 It is not currently anticipated that findings relating to any topic will need to be updated as a result of the changes to the Order limits and no materially new or different environmental effects are anticipated.



## 5 Examination Procedure and Timing

- 5.1.1 Having had regard to PINS Change Guidance, a Proposed Timetable for the examination of this Change Application is set out in Table 2, below.
- 5.1.2 The Proposed Timetable is in line with the timetable issued by the ExA for change application for other DCO applications such as West Burton Solar Project under Regulation 12 of the CA Regulations relating to Written Representations at the same time as acceptance of the application (letter of 18 December 2023, Cottam Solar Project Examination Library reference PD-014).
- 5.1.3 In its letter to the ExA of 7 October 2025 **[PDA-002]**, the Applicant requested that Deadline 1 be moved to 7 November 2025. The Applicant proposes that the date for Submission of the Change Application is the same date as Deadline 1. If the ExA is minded to accept the request to move Deadline 1, it is proposed that the date for Submission of the Change Application in timetable below be amended to the same date. The Applicant does not consider that any further amendments to the proposed timetable would be required.

**Table 2: Proposed Timetable**

Stage	Proposed Date	Source
Submission of Change Notification	22 October 2025	PINS Change Guidance
Submission of Change Application	5 November 2025 (Deadline 1 as per Rule 6 letter)	CA Reg 5
Acceptance by ExA of Change Application, ExA issues timetable	19 November 2025	CA Regs 6 and 12
First press notice / Start of consultation period (local newspaper publishes on a Thursday only)	27 November 2025	CA Regs 7 and 8
Second press notice (local newspaper publishes on a Thursday only)	4 December 2025	CA Reg 8
CA Regs Deadline 1 – Closing date for consultation - Submission of Relevant Representations and Written Representations on Change Application	7 January 2026	CA Regs 7, 8, 12 and 13
Submission of Certificate of Compliance	9 January 2026	CA Reg 9
CA Regs Deadline 2 - Deadline for requests to speak at OFH, ISH and CAH	13 January 2026	CA Regs 14, 15 and 16
ExA issues notices of hearings and Initial Assessment of Principal Issues	20 January 2026	CA Regs 11, 14, 15 and 16
Deadline 5 (as per Rule 6 letter) - Comments on submissions received at CA Regs Deadline 1	5 February 2026	CA Regs 12 and 13



Stage	Proposed Date	Source
Additional hearings (OFH, ISH, CAH), if required	week commencing 23 February 2026	CA Regs 14, 15 and 16
Deadline 6 (as per Rule 6 letter) – Comments on submissions received at Deadline 5 and written summary of oral submissions at hearings (if required)	10 March 2026	CA Regs 12 and 13

## 5.2 Supporting Documents

5.2.1 It is expected that the following additional and updated documents will be provided in support of the Change Request.

### Additional Documents

1. Change Request Application, incorporating a Consultation Report
2. Supporting Environmental Information Report

### Revised Documents – with Tracked Changes Version when Required

3. Guide to the Application
4. Location Plan
5. Land Plan
6. Works Plan
7. Streets Plan
8. Public Rights of Way Plan
9. Hedgerow and Tree Protection Order Plan
10. Draft Development Consent Order
11. Explanatory Memorandum
12. Statement of Reasons [required by CA Regs]
13. Funding Statement [required by CA Regs]
14. Book of Reference [required by CA Regs]
15. Environmental Statement Figure 4.10 Landscape and Ecology Mitigation Plan A
16. Environmental Statement Figure 4.11 Landscape and Ecology Mitigation Plan A.2
17. Environmental Statement Figure 4.14 Landscape and Ecology Mitigation Plan E Sheet 1
18. Environmental Statement Figure 4.15 Landscape and Ecology Mitigation Plan E Sheet 2





19. Environmental Statement Figure 4.17 Landscape and Ecology Mitigation Plan F Sheet 1
20. Environmental Statement Figure 4.19 Landscape and Ecology Mitigation Plan F Sheet 3



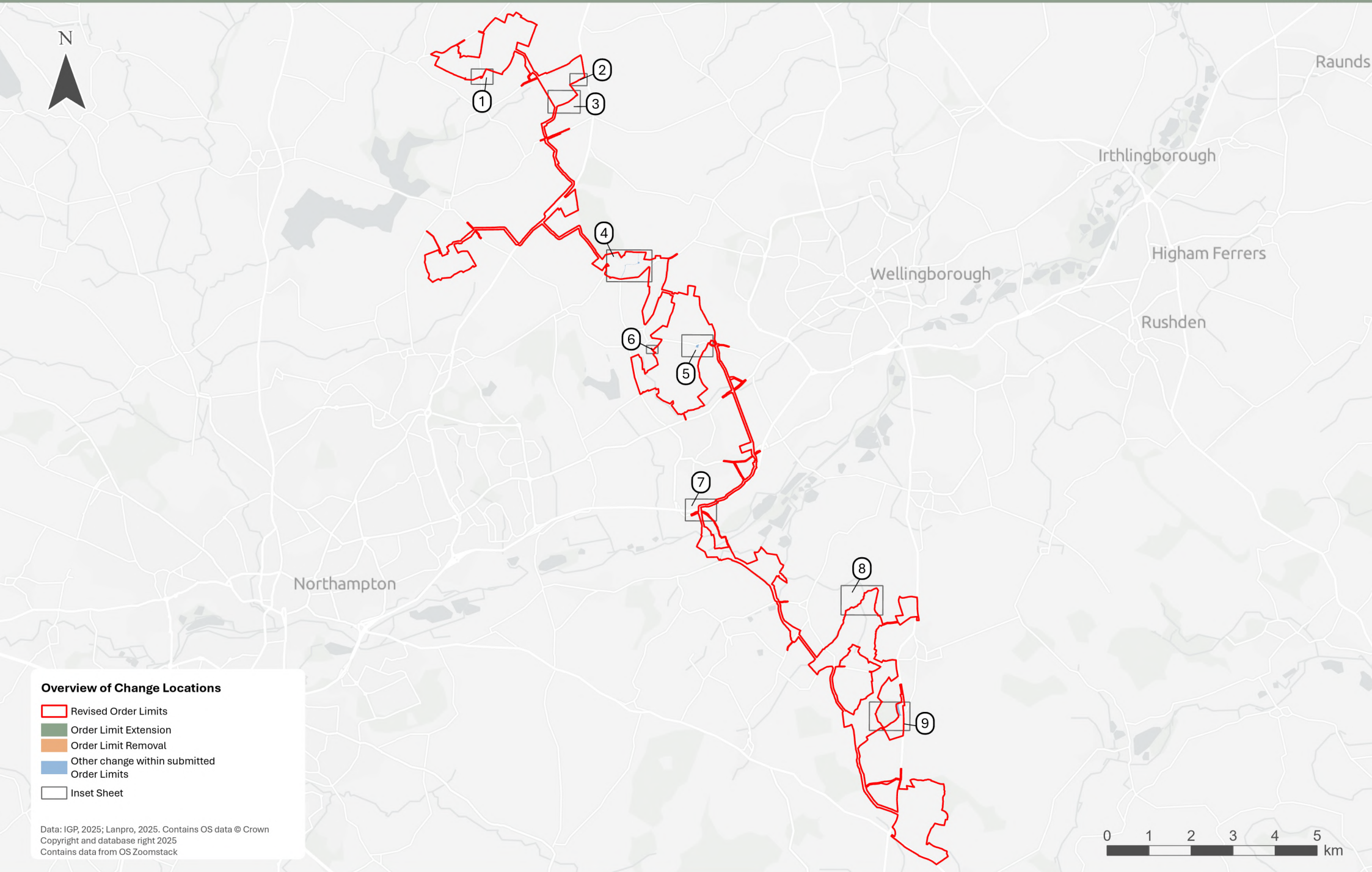
## **6 Conclusion**

- 6.1.1 The proposed Change Application enables the Applicant to respond to feedback from key stakeholders, and the proposed timetable and procedure ensures the Examination of the DCO application and Change Application remains inclusive and efficient, with all parties having the opportunity to participate, and Examination completed within the time remaining.
- 6.1.2 The Applicant would welcome the ExA's comments on the Proposed Timetable, on the proposed consultation arrangements and on any other matter relating to this proposed Change Application.



## Appendix A: Plan of Proposed Changes



# Change Application



# Change Application



## Change Number 1

-  Revised Order Limits
-  Order Limit Extension

Data: Ordnance Survey, 2025; IGP, 2025; Lanpro, 2025.



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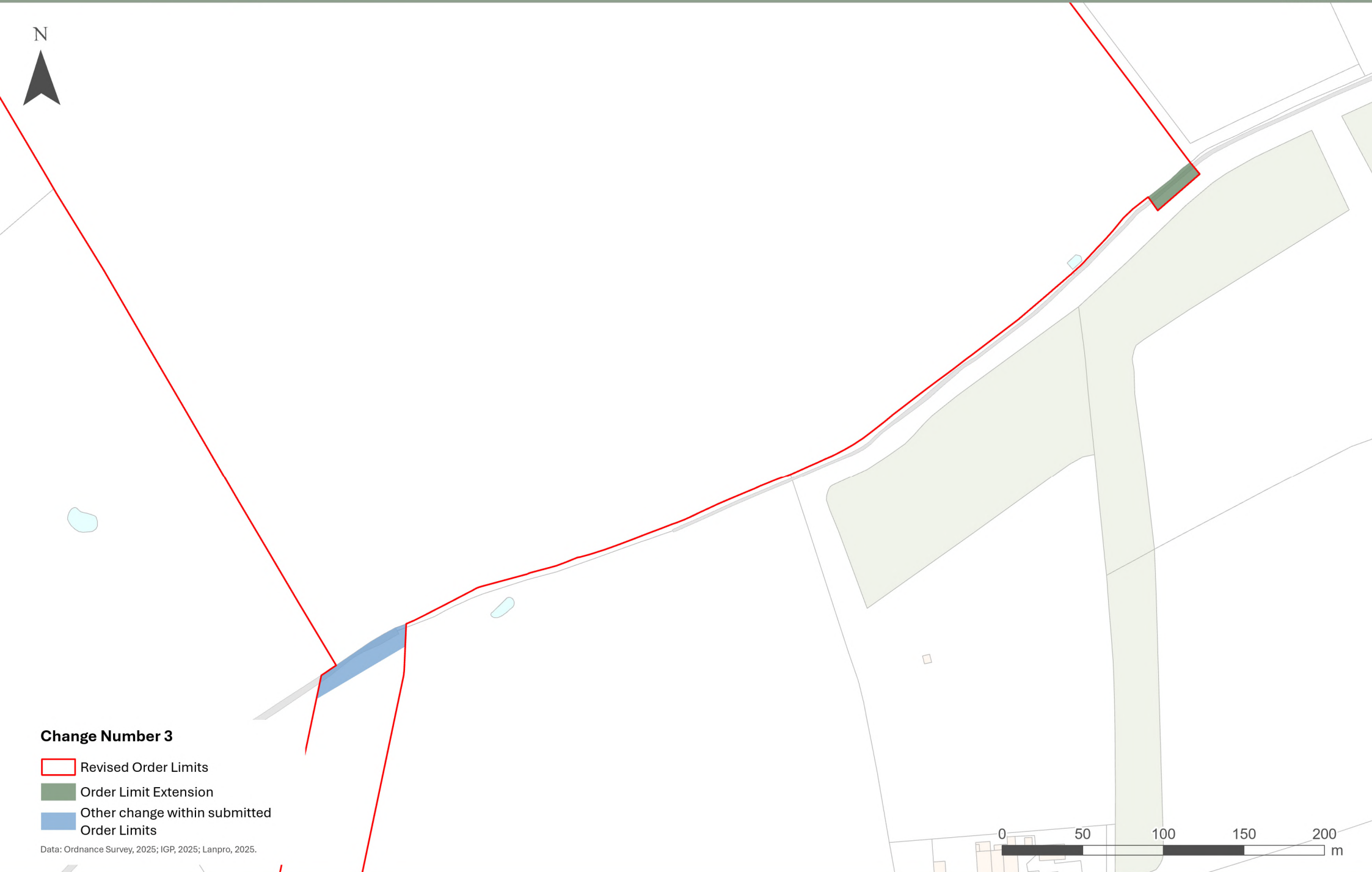
## Change Number 2

-  Revised Order Limits
-  Other change within submitted Order Limits

Data: Ordnance Survey, 2025; IGP, 2025; Lanpro, 2025.

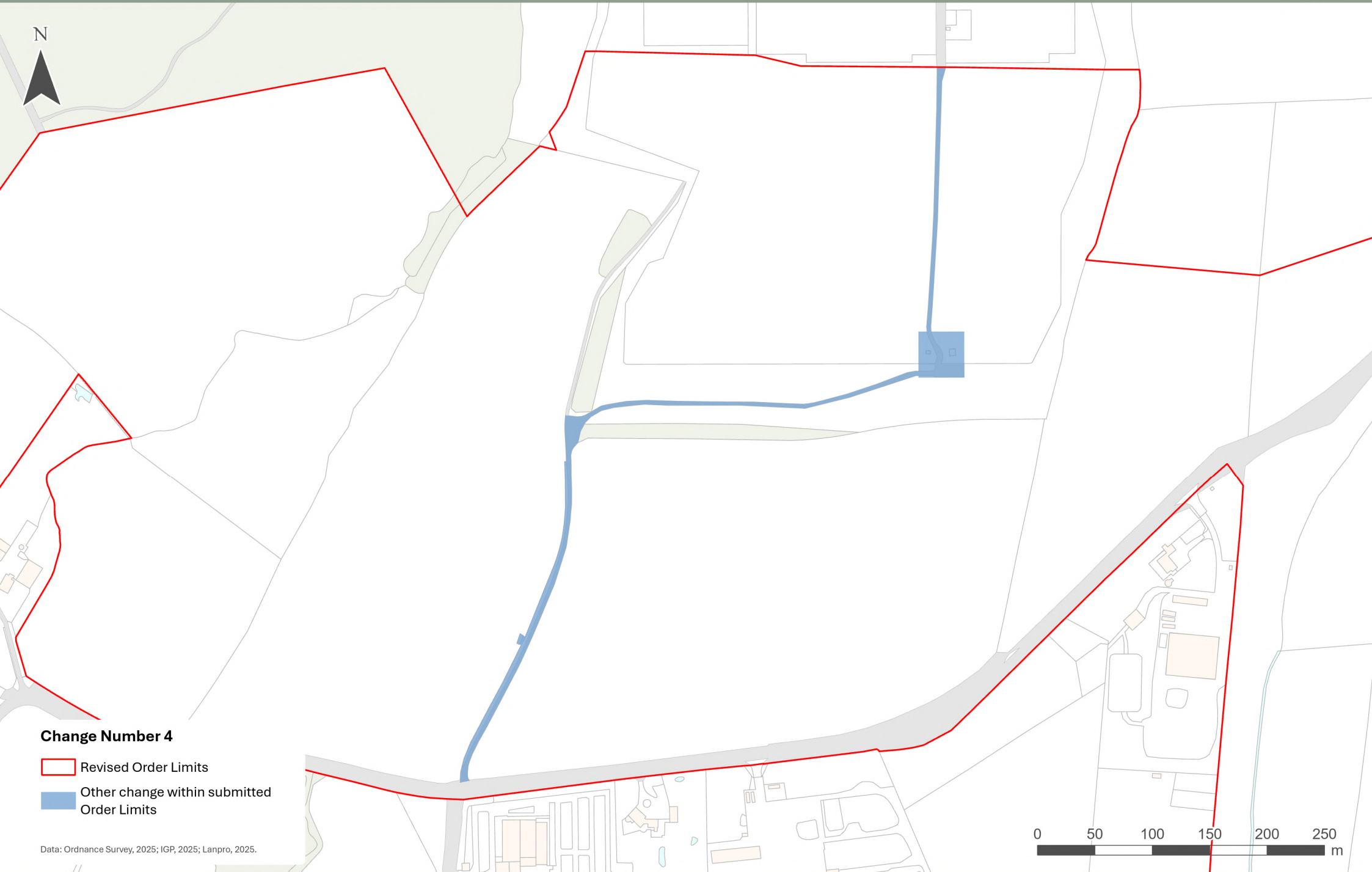


# Change Application





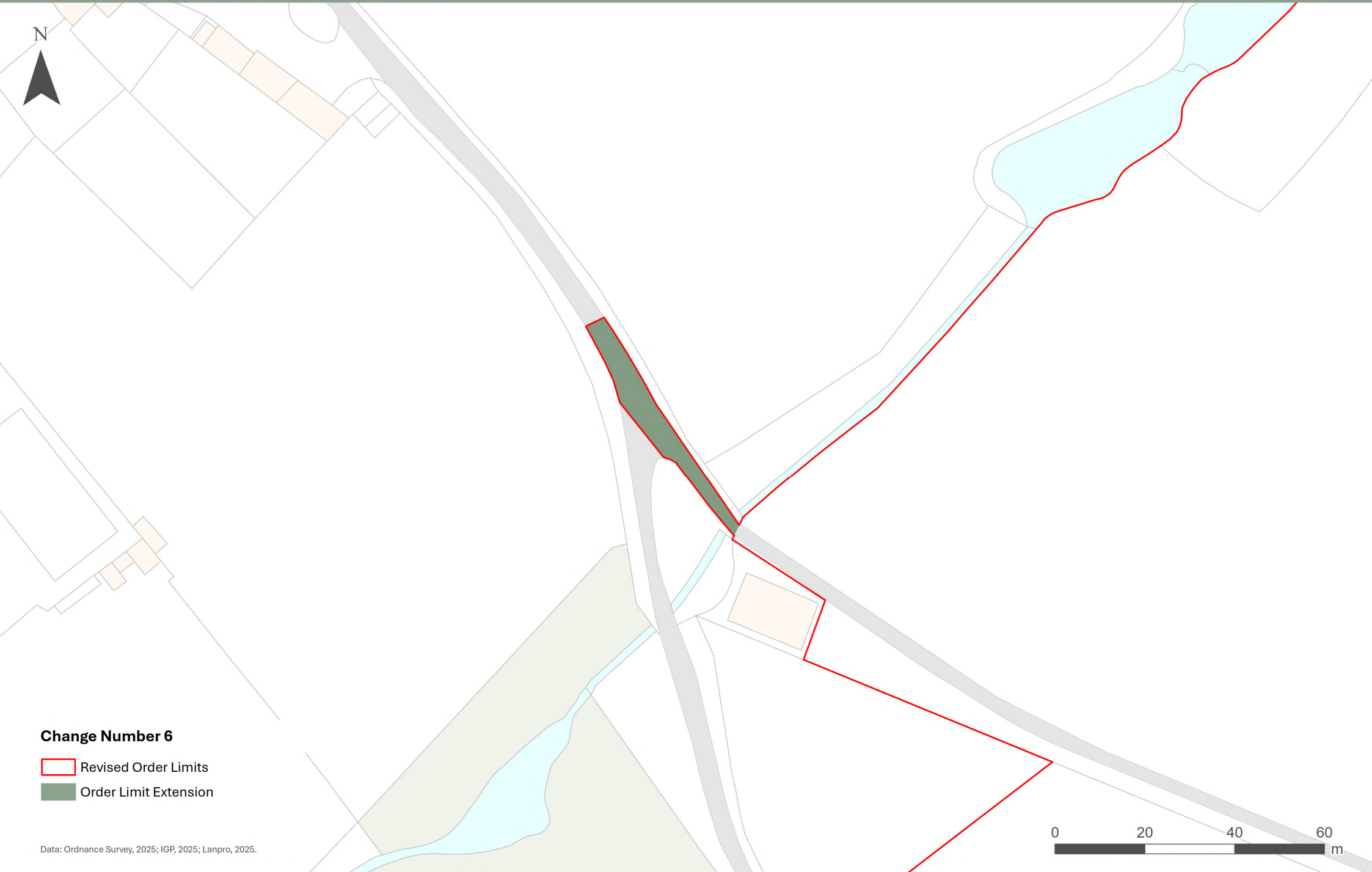
# Change Application



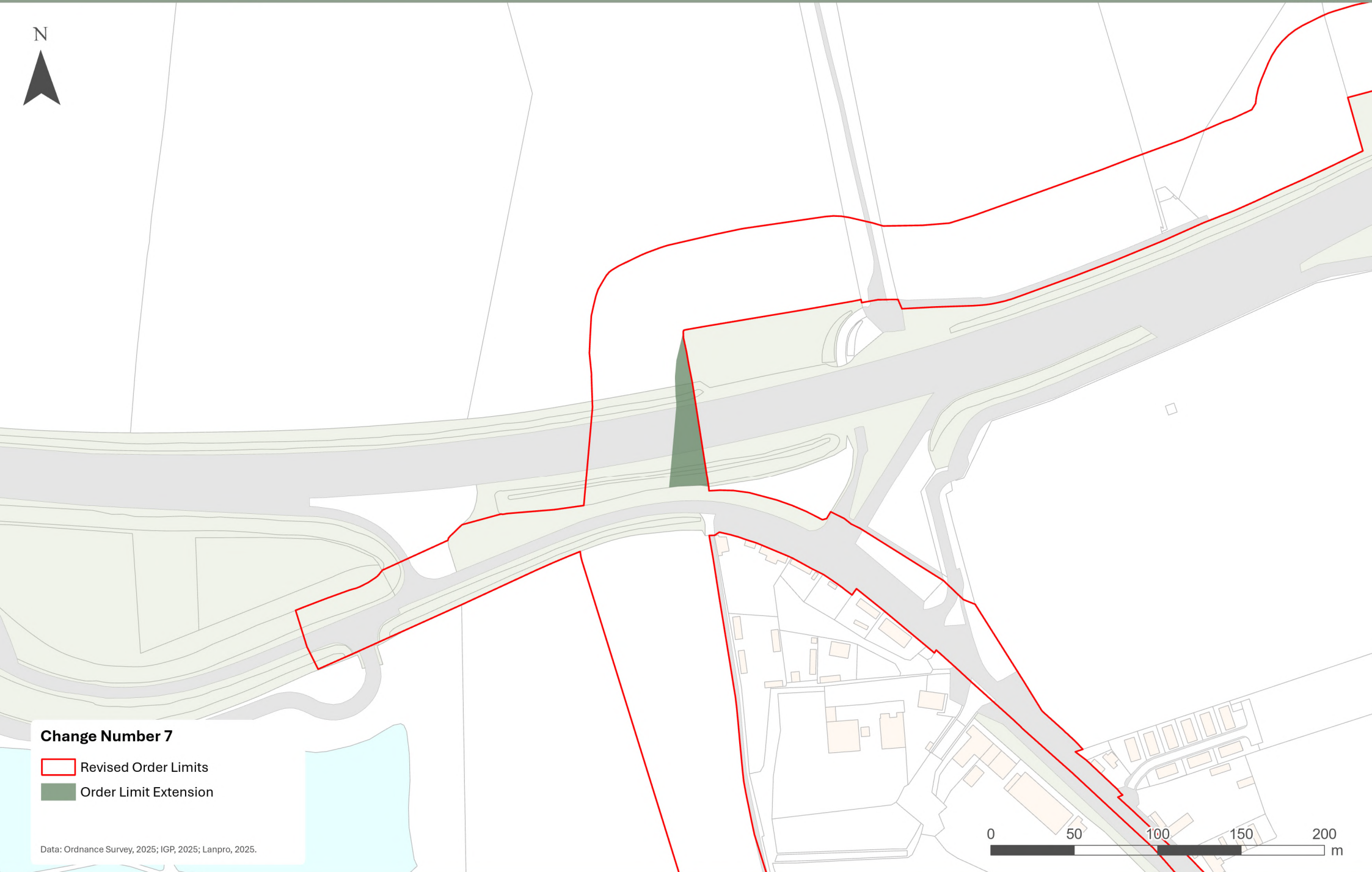
# Change Application





# Change Application



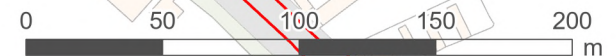
# Change Application



## Change Number 7

-  Revised Order Limits
-  Order Limit Extension

Data: Ordnance Survey, 2025; IGP, 2025; Lanpro, 2025.



# Change Application

