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**All Interested Parties, Statutory Parties
and any Other Person invited to the
Preliminary Meeting**

Your Ref:

Our Ref:

EN010170

Date:

21 November 2025

Dear Sir/Madam,

The Planning Act 2008 – Section 89 and The Infrastructure Planning (Examination Procedure) Rules 2010 – Rule 9

Application by Green Hill Solar Farm Limited for an order granting development consent for Green Hill Solar Farm

Procedural decision by the Examining Authority (ExA) concerning the applicant's request to make 9 changes to the submitted application

Background

On 10 November 2025 the applicant formally submitted a request to change the submitted application (Examination Library references [CR1-001] to [CR1-040] inclusive). This request has been made further to the applicant giving notice of its intention to submit such a request on 22 October 2025 [[AS-016](#)].

The nine changes included in the formal change request are explained in the applicant's Change Application and Consultation Report [[CR1-039](#)] and in summary are as follows:

Proposed Change 1

Extension to the Order Limits of approximately 0.4ha 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. This land would be subject to compulsory acquisition of the freehold, forming Plot 01-011-b, except where the land forms part of the public highway where temporary possession powers are required, Plot 01-011-c.

Proposed Change 2

Change to the compulsory acquisition status of plot 03-030 within Green Hill A.2 containing a telecommunications tower, from the permanent acquisition of rights to temporary possession powers, as temporary access for surveys may be required. The plot

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would be removed from Work No. 1(d) and Work No. 5B to reflect that electrical and communications cabling work would not be required in this area.

Proposed Change 3

Comprises a) a small extension of the Order Limits of approximately 0.3ha forming new plot 02-029-b 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.

Proposed Change 4

Change to the compulsory acquisition status of access tracks and land around a substation within Green Hill C from freehold acquisition to the acquisition of rights only. The tracks provide access to the solar farm located immediately to the north of Green Hill C and the substation serves the same solar farm. Plots 07-069, 07-070, 07-072 have been split, and the new plots subject to the change in status are 07-069-c, 07-070-b, 07-072-b, 07-072-c and 07-072-d.

Proposed Change 5

Change to the compulsory acquisition status of the compound of a Cadent gas distribution site within Green Hill E from the acquisition of rights to temporary possession. Permanent new rights for Plot 08-088 are not required as no cabling work would be required in this area. The plot would be removed from Work No. 1(d) and from Work No. 5B accordingly.

Proposed Change 6

Extension to the Order Limits on the western side of Green Hill E of approximately 0.03ha to connect the permissive path to Byway Open to All Traffic, reference TN/010. This land, forming new plot 08-089-b, would be subject to compulsory acquisition of the freehold.

Proposed Change 7

Extension to the Order Limits of the cable route between Green Hill E and Green Hill BESS of approximately 0.12ha at the crossing of the A45 to avoid limiting the future development potential of the land between Grendon Road, immediately to the south of the A45, and the River Nene. Plots 12-126-b, 12-128-b, 12-129-b, 12-130-b and 12-131-d have been added to the Order Limits and would be subject to compulsory acquisition of rights only.

Proposed Change 8

Removal of a small parcel of land of approximately 0.03ha from the Order Limits that is severed from the scheme as it is located to the north of the watercourse that forms the northern boundary of Green Hill F.

Proposed Change 9

Changes to the Order Limits and a change to the compulsory acquisition status of land in proximity to Horn Wood within Green Hill F. Realigning the proposed construction and operational access track for Green Hill F to create a larger buffer from the ancient woodland would reduce or eliminate harm to Horn Wood, and this would be enabled by:

- the compulsory acquisition status of an area to the east of Horn Wood is increased from temporary possession powers to permanent acquisition of rights by reducing the size of plot 16-210-a and creating a new plot 16-210-c. This area of approximately 1.07ha is to be included within Work No 8B and would allow for the creation outside of the buffer area of an access for use during the construction, operational and decommissioning phases.
- a section of the existing farm track immediately adjacent to Horn Wood to the southwest, with an area of approximately 0.25ha, is 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.

The ExA's reasoning and procedural decision

The ExA has assessed the applicant's change requests in line with paragraphs 109 to 115 of the Government's Guidance "Planning Act 2008: examination of applications for development consent" (2015) (the Guidance) and the Planning Inspectorate's advice concerning the making of changes to accepted applications (the Advice)¹. The Guidance and Advice both recognise that applicants may need to change elements of a proposal after an application has been accepted.

The ExA has had regard to the nature and scale of the proposed changes and the information provided by the applicant in the proposed change documentation. The ExA notes from the Supporting Environmental Information Report [CR1-040] submitted that the proposed changes have not altered the conclusions in respect of likely significant effects reached by the applicant in the Environmental Statement (ES) which accompanied the originally submitted application. Given the scale and nature of the proposed changes the ExA considers the applicant's assessment of the implications for the submitted ES to be reasonable.

With respect to the applicant's proposed changes, the ExA considers the nature and scale of changes 1 to 9 either individually or collectively would not be so substantial as to constitute a materially new project.

Additionally, in considering whether or not the proposed changes would be material, the ExA notes that the making of changes 1, 3, 6, 7, and 9 would engage the Infrastructure Planning (Compulsory Acquisition) Regulations 2010 (the CA Regulations). The acceptance of changes 1, 3, 6, 7 and 9 might require the holding of additional hearings should any of the owners and/or occupiers of the land subject to the additional requests for compulsory acquisition, referred to as a "proposed provision" under the CA Regulations, object to the inclusion of one or more of the proposed provisions. Notwithstanding the potential for additional hearings being needed the ExA considers that there would be sufficient time remaining within the examination period to enable any such hearings to be held.

As required by regulation 5 of the CA Regulations the applicant has submitted a supplement to the book of reference [CR1-022], accompanied by a land plan identifying the land required as additional land, or affected by the proposed provisions [CR1-005] and an updated statement of reasons as to why the additional land is required [CR1-018] and

¹ [Nationally Significant Infrastructure Projects: Changes to an application after it has been accepted for examination](#) (August 2024)

an updated funding statement as to how the CA of the additional land is to be funded [[CR1-020](#)]. The Planning Inspectorate will publish 'Proposed provision checklist' alongside the issuing of this procedural decision.

The ExA is therefore content to accept changes 1 to 9 inclusive into the examination provided that issues of fairness can be satisfactorily addressed. The ExA recognises that in considering whether or not to accept the proposed changes 1 to 9 it needs to act reasonably and in accordance with the principles of natural justice. The ExA has had regard to the Guidance and Advice and is satisfied that prior to the examination's close any party affected by changes 1 to 9 inclusive would have fair opportunities to make their views on the changes known and to have their views properly taken into account.

With some variations to the extant examination timetable the ExA considers that there would be sufficient time remaining within the examination for changes 1 to 9 inclusive to be accommodated as part of the Planning Act 2008 examination process, most particularly to enable interested parties and affected persons to make comments on changes 1 to 9 within the examination should they so wish.

Having regard to the above-mentioned considerations the ExA has made the procedural decision to accept changes 1 to 9 inclusive for examination. Under regulations 7 and 8 of the CA Regulations the applicant must give notice and publicise the ExA's acceptance of the proposed provisions so that any party that may be affected by them can submit representations (which for the purposes of the CA Regulations are to be treated as relevant representations) about the changes to the application to the ExA during a period of not less than 28 days. Within the period of 10 working days immediately following that deadline the applicant must then address the requirements of regulation 9 of the CA Regulations.

Following the receipt of any representations relating to the proposed provisions the ExA will make an initial assessment of the issues arising in those representations. Thereafter the ExA will give consideration to and make procedural decisions about how the proposed provisions are to be examined, including making any changes to the examination timetable as necessary.

Yours faithfully,

Mark Harrison

Lead Member of the Examining Authority

This communication does not constitute legal advice.

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