

From: [REDACTED]

Sent: Wednesday, December 17, 2025 23:11

To: Green Hill Solar <greenhill@planninginspectorate.gov.uk>

Subject: Follow up from Open Floor Meeting of 12th December 25.

To: The Planning Inspectorate

Subject: Greenhill Solar Farm Development

Date: 17th December 2025

Further to speaking at the Open Floor meeting on Friday 12th December 2025; I would like to make the following representations that I believe should be included in any S106 or DCO contract/legislation.

My name is Chris Robinson, a local resident of Mears Ashby. I represent myself and I express my personal view and input into this project.

Essentially, this application is the Wrong deal, with the Wrong company in the Wrong place.

I would like to summarise the points I made at the Open Meeting as a written representation.

1. S106 Obligations

The DCO should include a S106 contract between North Northamptonshire Council and the underlying landowners to support and collateralise the contractual obligations, This is a normal part of the Town and Country Planning Act of 1971.

This is particularly important as the Applicant is a shell company with capital of only £100 and £6 million approximately of short term liabilities due in less than a year. The company holds no long term assets.

The Applicant is essentially making 60 year commitments based on an overdraft.

The applicant is insufficiently capitalised for a project of this size and undertaking.

Clearly they expect to sell this approval on to a third party as a speculative venture. The S106 would bind parties to ensure that commitments are met throughout the life of the project.

It is critical that the participating land owners be held liable for this use of their land.

2. Guarantees

I recommend that the applicant be required to provide a Performance Guarantee from a major UK Bank to cover the commitments made as part of the DCO. This should be in the region of £180 million to £200 million.

The beneficiary should be North Northamptonshire Council. The guarantee should cover significant project milestones through the final termination in 60 years.

This could be a straight forward financial guarantee under ISP98 (Standby Letter of Credit or Demand Guarantee). URDG 758 framework guarantees should be avoided as this is expressly linked to the

underlying contract and it may be disputed. The Guarantee should cover the 60 year life span of the project and include decommissioning.

3. Biodiversity and Area of Natural Beauty.

The commitments offered under Biodiversity appear to be insufficient.

The applicant is offering part of its own project to offset the loss of Biodiversity. This requirement should be formalised with Biodiversity Units created to achieve the required BNG (Biodiversity Net Gain) for a minimum of 30 years. These Units would need to be registered and agreed with a formal institution such as the UK Environment Bank. The value of these units would be specifically agreed with the Government agency as if normal practice.

The BNG Units for waterways that are affected have a higher costs than agricultural Units.

The current market value for agricultural BNG Units is above £20,000 per acre and over £120,000 per acre for waterways impact. The Applicant's current plan allocates over 1000 acres to BNG which should be formalised as true BNG before any project commences.

The applicant should be required to carry out a wider study of adjacent farm and waterways, specifically in the Nene valley that will require additional BNG units to be purchased.

Additionally this project is located within 7 miles of a designated Area of Natural Beauty (AONB), namely Sywell reservoir and lakes. The applicant should be required to make adequate compensation and additional Biodiversity offset beyond the boundaries of the projects.

A solution would be not to grant planning permission for any panels to be located within 7 miles of Sywell AONB. This would eliminate sites C and D from the proposal. The land at these sites could be used as part of their BNG commitments instead.

4. Upgrading Road Infrastructure

The S106/DCO should include a contractual commitment to improve the road to support two passing HGV's without damaging the roadside and verges.

The cost to North Northamptonshire Council of upgrading to a standard two lane road is approximately £8million per mile (Source: Department of Transport). These roads are currently suffering from significant potholes on the edges of the roads.

I estimate that at least 13 miles of country lanes would need to be upgraded, specifically the Wilby Road between Mears Ashby and Wilby, the Kettering road to Moonshine Gap, the Earls Barton road, extending north from Mears Ashby. This totals at £104 million. Additionally there are local bridges that need to be addressed.

The upgrade to local roads should be completed before any development commences.

5. Flood Insurance

The project has a significant flood risk, in areas of the Nene Valley that have flooded recently cf. 2024, 2023. The Applicant should commit to provide sufficient insurance cover for the local community and surrounding areas.

6. Fire Service

The Applicant should commit to provide funding for upgrading the capabilities of the local Fire Service.

7. Community Offset

The Applicant should agree to providing the local community with free or low cost electricity to offset the impact on local community and promote local investment in business. I would suggest a total of 50GW hours per annum (approximately 9% of the output). The Applicant should commit to meeting all future legislation for energy projects to support the impacted local communities.

8 Alternative Sites

The Inspectorate should require the applicant to further evaluate alternative sites such as Corby.

9. Conclusion

As a local resident of Mears Ashby I support the other objections that have been raised.

In short, this application is the wrong deal, with the wrong company in the wrong place.

The applicant should be required to address all of the above points and they should be incorporated in a S106 and within the DCO. These commitments must be attached to the land owners and the Applicant.

It appears to be extraordinary that that a project of this scale can be placed around the historic village of Mears Ashby, utilising over 50% of the acreage of the whole parish.

Thank you for considering these points. I am happy to provide further input as required.

Chris Robinson