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PINS ref: EN010170

Application by Green Hill Solar Farm Ltd. for an Order granting Development Consent for a proposed solar development on land between Northampton and Wellingborough

**CPRE Northamptonshire
Feedback on Applicant's Responses to Written Representations
Deadline 4, 14th January 2026**

Introduction

This document contains CPRE Northamptonshire's reactions to the responses submitted by the Applicant in their document **REP3-73** that respond to our comments in Deadline 2 submissions from **REP2-068** and **REP-069**.

The table below shows columns:

- the Applicant's reference from **REP3-073**,
- CPRE's comment from **REP2-068** or **REP-069**,
- their response from **REP3-073** and
- our feedback on that response.

Reference	CPRE comment	Applicant response	Feedback
CPRE-001	<p>In relation to Q.16.0.3ExA First Questions.</p> <p>In our Representation we suggested that VP1 was not representative of the views experienced by visitors to Lamport Hall. We believe that the view from the hall or from the first floor function rooms and not at a lower point in the gardens should be provided to properly represent the impact on receptors at this heritage asset. The potential difference in visibility of the scheme is illustrated within the submission document where the DCO photograph from VP1 can be contrasted with a stitched photograph of the view from the Yellow Room of Lamport Hall.</p>	<p>The ES Chapter 8 Landscape and Visual Impact [APP-045] utilise a 'Receptor' based assessment, using viewpoint photography and photomontage to support the understanding of effects upon receptors within the receiving landscape. Viewpoint photography locations were identified through desk studies and verified through fieldwork to illustrate visual baseline conditions in and around the Scheme. Views selected are representative of different receptors to aid the description of effects on both Landscape and Visual receptors.</p> <p>Positions of viewpoint photography were agreed in consultation with Landscape Officers from North Northamptonshire, West Northamptonshire and Milton Keynes and fixed prior to verified photography being undertaken. Consultation with the relevant consultees and planning authorities has played an important part in selecting the viewpoints to support the Landscape and Visual Impact Assessment (LVIA) process. Viewpoint selection follows good practice guidance and in particular paragraphs 6.18 to 6.20 of GLVIA3. The viewpoints proposed are used to</p>	<p>Our photograph showed that it is risible to suggest that the Lamport Hall viewpoint (VP1) presented in the LVIA may be the worst - case scenario for a receptor when visiting the Hall.</p> <p>As we have mentioned before, it is common for busy landscape officers to be persuaded to accept developer-suggested viewpoints, particularly multi-purpose viewpoints, without appreciating that they have restricted views of the scheme.</p> <p>We have seen a particularly egregious case where the agreed viewpoint was just a few metres from a barn and only showed the barn doors.</p>

		<p>aid the description of effects on both Landscape and Visual resources and have been utilised for visual assessment purposes. For the purposes of ES Chapter 8 Landscape and Visual Impact [APP-045] and in keeping with the approach set out within GLVIA3, all viewpoints have been taken from publicly accessible land during both summer and winter months to ensure a worst-case scenario is assessed and illustrated.</p> <p>As detailed in Appendix 1 of Appendix 12.1: Heritage Statement [APP-110 to APP-120] the Grade I Listed Lamport Hall was scoped out of the heritage assessment as the asset does not have any visual or historic relationship with land within the Scheme. Appendix 1 of ES Appendix 12.1 Heritage Statement [APP-110 to APP-120] was used during consultation and assets scoped out of assessment are considered to be agreed with the Historic England and the Local Planning Authorities (see ES Appendix 12.8 Consultation Tables [APP-148])</p>	
CPRE-002	<p>EN010170-001021-GH8.1.5_Applicant Responses to Relevant Representations.</p> <p>We were surprised to see that this refers to our Relevant Representation but note that it only superficially addresses the contents. We trust there</p>	<p>The Applicant notes this comment and refers to the Applicant's Responses to Written Representations [REP2-048] at Deadline 2 for an updated response.</p>	<p>The CPRE submission to Deadline 3 [REP3-095] responds to [REP2-048].</p>

	will be updates in due course that address the substantive issues raised by CPRE.		
CPRE-003	<p>We are pleased to note that the Local Impact Reports support our conclusions that:</p> <ul style="list-style-type: none"> • there would be an adverse impact upon the landscape • there would be an adverse change to the landscape character • they judge that the landscape impacts would be greater than the applicant suggests • local roads need to be assessed for glint and glare not least because some are heavily used • the community benefit scheme should form a part of the DCO • a bond or other mechanism is required to secure decommissioning <p>However, we believe that WNC para 4.169 mistakenly suggests that the permissive paths could be a legacy because the Outline Decommissioning Statement states that they would be removed.</p>	<p>The Applicant notes this comment and refers to the Applicant's Responses to Local Impact Reports [REP2-049].</p> <p>The Applicant refers to WNC 4.170 to 4.175 in the Applicant's Responses to Local Impact Reports [REP2-049] regarding the permissive path and the Applicant has prepared an update to the Public Rights of Way Plan Revision C [EX3/GH2.6_C] as we have now been provided with the definitive map data layer.</p>	<p>Noted.</p> <p>This response and the response in REP2-049 do not acknowledge that the permissive paths will be removed and so must not be considered a legacy.</p>