

Submission ID: [REDACTED]

Mary Rogers [REDACTED]

Attachments

Thu, Jan 15, 2:00/PM (21 hours ago)

to Green, GREENHILL@planninginspectorate.gov.uk, planning, planning

Dear Green Hill Solar Community Relations Team,

Thank you for your response.

I must formally state that the information provided does not reflect what was previously portrayed to the Highways team.

We were advised that this access would be used only by construction staff vehicles, not by HGVs.

It was made clear that:

The access would not be extended or upgraded

It would not be suitable or viable for HGV use

It would be used solely for light construction staff vehicles

The access point at CR23 is located on a national speed limit road and sits on a sharp bend along with Access-F-2, making it inherently unsafe for HGV movements. Introducing heavy goods vehicles at this location presents a serious risk to road users, residents, and construction staff.

You will be aware of the serious accident that occurred at the A509 development, which highlights the very real dangers of unsuitable access arrangements on fast-moving roads. We are not prepared to see similar risks repeated here.

The attached plan clearly shows the constrained nature of the access, and it is evident that this location is not appropriate for regular HGV movements.

Given this discrepancy between what has now been stated and what was originally presented to Highways, I will be:

Raising this matter directly with the Highways Authority

Requesting a formal site visit

Seeking the involvement of all relevant council members

Escalating this to Parliamentary level

This is a matter of public safety, and it must be treated accordingly.

I would appreciate written clarification on:

Whether HGVs are now definitively proposed to use CR23 & Access-F-2?

Why does this differ from what was previously presented to Highways?

What safety assessments have been carried out specifically for these access points?

The latest drawing of CR23 is attached to this email. We do not propose widening/ changing the access, but instead extend its use to provide flexibility for workers to access this area.

The draft DCO might allow such changes, noting that this drawing is only indicative at this stage.

If you have any further questions, please feel free to get in touch.

Kind regards,

Green Hill Solar Farm- Community Relations Team

I look forward to your urgent response.

Kind regards,

Mary Roger

On Thu, Jan 15, 2026 at 1:09/PM Green Hill Solar <info@greenhillsolar.co.uk>

Good afternoon Ms Rogers,

Thank you for your email.

The previously shared reports provide the details of our environmental impact assessment of construction noise, vibration, cumulative impact and the proposed mitigation measures based on the outcomes of these assessments.

The use of the existing field access at location CR23 from Easton Lane is proposed to facilitate the construction of the cable connection corridor in this area. The duration of use of the access in this location is not yet known, but will be within the overall construction period and utilised to construct the section of cable connection in this area only.

The existing access will be retained as a permanent access to maintain its existing function.

Forecast vehicle movements are defined in the Transport and Access Technical Note [REP2-055], which sets out the peak number of vehicle movements expected for cable route access points.

The Cable Route Corridor is expected to be constructed by up to 5 teams across the Scheme. Each team would generate a peak of 11 HGV arrivals (22 two-way HGV movements) per day during the construction of the Cable Route Corridor haul roads. Each team is expected to have up to 24 construction workers, which have been assessed to generate 9 worker vehicle arrivals (18 two-way worker vehicle movements) per day per team, and these would comprise cars, light vans and minibuses).

The use of the existing field access for the construction of this section of the cable Route Corridor will ensure that safe access to your property is retained.

Compensation

As is the case for all nationally significant infrastructure projects, compensation under the compensation code for residents whose properties are adjacent to access points or construction routes, but where no compulsory acquisition powers are being sought over their land or rights, is only payable in exceptional circumstances and where the construction works can be demonstrated to have directly resulted in a diminution in value of the property.

Structural damage to properties as a direct result of construction activities for Green Hill Solar Farm would be compensated in accordance with the DCO.

However, we do not anticipate any damage to properties as a direct result of the construction activities.

As outlined in our previous correspondence, there is minimal research that suggests solar farms will impact property values, and we are not aware of any studies of comparable local solar farms.

However, the design of the Scheme has been informed by the process of environmental assessment and the inclusion of mitigation measures to minimise, where practicable, any impacts to the amenity of the local communities located nearby, as set out in the Design Approach document. The Design Approach is available to view here:

https://nsp-documents.planninginspectorate.gov.uk/published-documents/EN010170-000045-GH7.16_Design Approach

Document.pdf

If you have any further questions, please don't hesitate to get back in touch.

Kind regards,

Green Hill Solar Farm- Community Relations Team

From: Mary Rogers [REDACTED]

Sent: Monday, December 22, 2025 2:38 PM

To: Green Hill Solar <info@greenhillsolar.co.uk>

Cc: GREENHILL@planninginspectorate.gov.uk <GREENHILL@planninginspectorate.gov.uk>

Subject: Re: Easton Lane - Solar Farm - Feedback on Green Hills Solar Farm Proposal

Good afternoon,

Thank you for your response. However, I remain concerned that several material issues directly affecting my property at 80 Easton Lane have not been addressed. In particular, your response does not make any reference to the proposed access point adjacent to my property, as well as the risks arising from construction traffic and vibration.

1. Access point adjacent to 80 Easton Lane

Your response makes no mention of the construction and/or operational access point located immediately adjacent to 80 Easton Lane, despite this being a key concern raised in my correspondence. The proximity of this access point has significant implications for:

Increased HGV movements directly beside my property.

Noise, vibration, dust and light disturbance.

Ongoing safety and amenity impacts.

Potential restrictions or delays to accessing my property.

I require a clear explanation of:

What is the intended use, duration, and intensity of this access point?

Expected daily HGV numbers using this access?

Will this access be temporary or permanent?

How safe, uninterrupted access to my property will be guaranteed at all times?

A general reference to the CEMP does not address the site-specific impacts of this access point.

2. Vibration impacts and risk of structural damage

Your response does not address the risk of vibration from frequent HGV movements, particularly given the narrow, rural nature of Easton Lane and the close proximity of construction traffic to my property.

I am concerned about:

Potential damage to the foundations of my home.

Damage to my driveway, boundary structures, and access surface.

Long-term structural impacts that may not be immediately visible.

Please confirm:

Will vibration monitoring be undertaken at or near my property?

What pre-condition surveys will be carried out to establish a baseline?

What thresholds will trigger intervention or cessation of work?

3. Compensation and remediation for directly affected residents

There is no information provided regarding compensation or remediation for residents who are directly affected by construction impacts.

Please clarify:

What compensation mechanisms are available to residents whose properties are adjacent to access points or construction routes?

How will claims for structural damage, loss of amenity, or access disruption be handled?

Whether a formal property damage or hardship scheme will be put in place?

Who should residents contact should damage occur during construction?

4. Cumulative impact on residential amenity

While noise impacts have been described as "not significant," this conclusion fails to account for the combined effect of noise, vibration, access disruption, traffic movements, and proximity of the access point on day-to-day living conditions at my property.

These impacts must be assessed collectively, not in isolation.

5. Examination process

I note your comments regarding the Examination stage; however, the issues raised above relate to information that should already be defined within the Scheme's proposals and assessments. Redirecting these concerns to the Planning Inspectorate without addressing them substantively does not provide the clarity required by affected residents.

I would therefore request a property-specific response addressing:

The access point adjacent to 80 Easton Lane?

Anticipated HGV movements and vibration impacts?

Monitoring, mitigation, and enforcement measures?

Compensation and remediation arrangements?

Until these matters are transparently and adequately addressed, I do not consider my concerns to have been resolved.

I look forward to hearing back from you.

Kind regards,

Mary Rogers

On Mon, Dec 22, 2025 at 2:12/PM Green Hill Solar <info@greenhillsolar.co.uk>

Good afternoon Ms Rogers,

Thank you for your email.

Please find the response below to the queries raised:

Direct result to your property Noise

Your property, [REDACTED] falls within the assessment of Easton Lane in the Noise & Vibration assessment. The outcomes of the assessments, including the mitigating measures proposed to limit the impact to

residents can be found within the chapters linked here:

EN010170-000211-GH6.2.14_ES Chapter 14_Noise and Vibration.pdf

EN010170-001003-GH8.4.1_Environmental Statement Addendum_Chapter 14_Noise and Vibration.pdf

Additional assessments also show that no significant effects have been identified regarding noise. The following document shows the location of the noise receptor in Green Hill F, located near your property. Figure 14.9 Sensitive Noise Receptors at Green Hill F and Green Hill BESS.pdf.

The reference number associated with 80 Easton Lane is F073.

Construction Noise

In respect to construction noise, the Noise and Vibration assessment results predict that noise levels from the Scheme are predicted to meet relevant threshold criteria at the closest sensitive receptors during the daytime and night-time periods with the appropriate mitigation measures incorporated. This is an indication of a Moderate/ Minor effect and not significant. For clarity, our assessments therefore show there is not a significant impact anticipated, related to noise, on your property at 80 Easton Lane.

Activities undertaken as part of the construction will be managed by the Construction and Environment Management Plan (CEMP), which will detail the movement of HGV vehicles and coordinate the closure of footpaths and roads.

The CEMP is formed in collaboration with the local council's highway officers and will be managed and enforced by the Council.

An Outline CEMP was submitted to PINS as part of the DCO application. This can be found here:

https://nspip-documents.planninginspectorate.gov.uk/published-documents/EN010170-000911-GH7.1_A_Outline

Construction Environmental Management Plan_Revision A.pdf

Property Value

Impacts on property prices have not been assessed as these have been agreed by the Planning Inspectorate to be scoped out of assessment in the Environmental Statement (see ES Appendix 2.2: EIA Scoping Opinion [APP-075]). This is because there is no empirical evidence that industrial-scale solar farms cause significant long-term adverse effects on property prices.

Direct Consultation

Throughout the pre-application consultation, you would have received notifications on the launch of consultation and notification of the Scheme through our letters to landowners. These letters have all been addressed to your property at 80 Easton Lane.

Please refer to our response to CON-001 in The Applicant's Responses to Relevant Representations [REP1-161] with regard to the approach to and adequacy of consultation. The Consultation Report Revision A [REP1-017] details how two phases of community consultation were undertaken to share information and invite feedback at different stages of the Scheme development.

We note Adequacy of Consultation Responses [AoC-001 to AoC-015 in the Examination Library] where consultees provided their feedback on the adequacy of the consultation.

Request for specific information

As the application is currently undergoing Examination by the Planning Inspectorate's (PINS), any request for additional assessments would need to be submitted via the PINS formal process.

The link to the PINS website which includes further information regarding the process:

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010170>

You can read our response to the comments and questions raised by Relevant Representations in the Applicant Response to Relevant Representations.

We trust that the above addresses each of the points you raise in turn. As outlined above, given we are now in Examination any requests for additional information would most likely be more appropriately addressed to the Planning Inspectorate. That said, should you wish to raise any new queries, do get in touch and we will seek to respond as best we can or point you to any other documents included in our submission to provide the clarity you seek.

Kind regards,

Green Hill Solar- Community Relations Team

From: Mary Rogers [REDACTED]

Sent: Friday, December 12, 2025 11:27 AM

To: Green Hill Solar <info@greenhillsolar.co.uk>; GREENHILL@planninginspectorate.gov.uk

<GREENHILL@planninginspectorate.gov.uk>

Subject: Re: Easton Lane - Solar Farm - Feedback on Green Hills Solar Farm Proposal

Good morning,

Thank you for your reply. However, your response does not address the core issue I have raised: the direct and immediate impact this development will have on my home, my daily living, and my ability to enjoy and access my property.

To clarify, I am not raising hypothetical concerns or general questions about the Scheme; I am raising specific impacts on a directly affected resident, and these require an exact, direct response.

1. Direct residential impact

My property sits directly on the proposed access route and will be subject to constant heavy vehicle movements, significant noise pollution, highway safety risks, and disruption to daily access.

This is not a minor or indirect effect; it fundamentally affects my family's daily life, peace, safety, and the ability to use my home without obstruction.

Your response has not explained what a directly impacted resident is entitled to, nor what measures, beyond general project-wide commitments, will be put in place to protect my household.

2. Noise and vehicle access

You state there will be "very low levels of noise," but this does not reflect the reality of construction traffic and HGVs passing my property repeatedly each day which I have already experienced when the historical part of the application where I had to get the council involved due to diggers being started up outside my bedroom at 6am and left running along with welfare units looking directly into my property. Not only that, the abuse I was subject to by work men when blocking my driveway.

I have already received professional advice that the expected noise levels and traffic disruption will have a significant

negative impact on my living environment.

I request a specific mitigation plan for my property, including:

Traffic management and HGV restrictions

Noise mitigation for construction phases

Assurances regarding safe and uninterrupted access to my home

Direct contact procedures for urgent issues affecting my residence

3. Property value

While you state that property value is not assessed in the DCO process, that does not remove the real-world consequences for homeowners whose properties are directly affected by the scheme.

I have already been advised that the proximity of heavy traffic, noise, and disruption will likely have a significant impact on my property value as well as having to overlook solar panels from my property, Maybe you need to attend the site to understand the direct impact this will have on us directly as well as the value.

Your answer does not address what support, if any, is available to residents who will suffer demonstrable financial loss as a result of the development.

4. Lack of direct consultation

I would also like to point out that I have never been contacted individually, despite my property being among the most directly affected by construction access and traffic.

This lack of direct engagement is unacceptable and raises concerns about the adequacy of the consultation process.

Both ITV News and the BBC have been informed of the situation and are awaiting your response, at which point they will consider covering the matter more widely.

5. Request for a specific, resident-focused response

I am not seeking general statements about the Scheme; I am requesting clear, specific information on:

What support or compensation is available to directly impacted residents?

What bespoke mitigation measures will be applied to my property?

How will my daily access, safety, and living conditions be protected?

How the applicant intends to address the disruption caused by HGVs and construction traffic directly outside my home?

I'm looking forward to hearing back from you that addresses these points in full.

Kind regards,

Mary Rogers

On Tue, Sep 16, 2025 at 11:48/AM Green Hill Solar <info@greenhillsolar.co.uk>

Good morning Ms Rogers,

Thank you for your email. Please accept our apologies for the misunderstanding regarding a member of our team getting back in touch. The responses to your queries are set out below:

1. Regarding solar farm projects' impact on property values, there is minimal research that suggests solar farms will impact property values, and we are not aware of any studies of comparable local solar farms. As property value is not a consideration for decision-making on DCO applications, impacts on property values have not been specifically assessed as part of the application. However, the design of the Scheme has been informed by the process of environmental assessment and the inclusion of mitigation measures to minimise, where practicable, any impacts to the amenity of the local communities located nearby, as set out in the Design Approach document.

https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010170-000045-GH7.16_Design Approach Document.pdf

2. For support measures, the Applicant has committed to appointing a Community Liaison Officer during construction, replacement activities, and decommissioning phases, to whom any comments, concerns, or complaints about the development of the Scheme can be raised, either directly by members of the public, or via elected representatives on parish or town councils, councillors, and Members of Parliament. During operation, a dedicated community contact within the operational team will take on these responsibilities.

3. In relation to mitigation measures, the Scheme provides direct public benefit with regard to renewable energy production, landscaping enhancements, ecology and biodiversity enhancements, improvements to PRoW network connectivity, and economic benefits to communities. These are described throughout the Environmental Statement [APP-038 to APP-064] and secured through the relevant mitigation and management plans by requirement in Schedule 2, the Draft DCO Revision A [EX1/GH3.1_A]. Both links to these documents are listed below.

<https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010170-000607-Green Hill Solar Farm Examination Library.pdf>

<https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010170-000031-GH3.1 Draft Development Consent Order.pdf>

4. The Applicant is also committed to ensuring that communities benefit from the Scheme by receiving direct funding for important causes in the local area. During the development of the proposals for Green Hill Solar Farm, we have consulted on community benefits and, based on feedback, will determine how best to distribute funding. The Applicant anticipates that government-supported best practice guidance on community benefits will be issued later this year and will incorporate this guidance in its approach. The Scheme will also generate business rates that are paid to the local authority and support local services.

5. In reference to issues surrounding potential noise, the solar PV panels do not make any noise. However, the supporting electrical equipment emits very low levels of noise. A noise report has been submitted to support the application. More information can be found in Chapter 14 of the Environmental Statement;

https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010170-000211-GH6.2.14_ES Chapter 14_Noise and Vibration.pdf

6. Regarding your concerns related to panel glare - solar panels are less reflective than many common building features, such as windows. They are designed to absorb light rather than reflect it. A glint and glare assessment has been submitted as part of the DCO application, which contains further details about the potential glint and glare impacts of the Scheme during the operation and maintenance phase. Please find further information in chapter 15 of the Environmental Statement: https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010170-000212-GH6.2.15_ES Chapter 15_Glint and Glare.pdf

If you have any further questions, please don't hesitate to get back in touch.

Kind regards,

Green Hill Solar Farm- Community Relations Team

From: Mary Rogers [REDACTED]

Sent: Thursday, September 4, 2025 12:50 PM

To: Green Hill Solar <info@greenhillsolar.co.uk>

Subject: Re: Easton Lane - Solar Farm - Feedback on Green Hills Solar Farm Proposal

CAUTION: This email originated from outside the Organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Green Hill Solar Farm Team,

I am writing further to previous communication where I was advised that someone from your team would be in contact with me. To date, I have not received any follow-up.

I have recently been notified that, should this development proceed, it may negatively impact the value of my property as it is directly affected by the proposed site. As such, I would like to request the following:

A report or evidence from comparable local solar farm projects that demonstrates no adverse impact on nearby property values.

Clear information regarding what support or mitigation measures are being offered to residents who are directly affected.

Details on how issues such as potential noise, panel glare, and general disruption will be addressed.

I have not been included in any discussions with the council on this matter and feel that, as a directly affected resident, there has been a lack of communication and engagement from your side.

I would appreciate a timely response and copies of any relevant reports or assessments so I can fully understand the implications of this development

Best wishes

Mary & Matt Rogers

On Fri, 25 Apr 2025 at 16:01, Green Hill Solar <info@greenhillsolar.co.uk> wrote:

Good afternoon Mary,

Thank you for your email and for sending through Grendon Parish's response to our Targeted Consultation. We have logged your feedback and will pass it on to the project team.

Many Thanks,

[REDACTED] Relations



- NOTES**
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- LEGEND**
- SITE BOUNDARY
 - TRAFFIC SURVEY LOCATION
 - HIGHWAY BOUNDARY
 - VISIBILITY DISPLAY EXTENT
 - EXISTING LAYOUT
 - PROPOSED EDGE OF ACCESS
 - EXISTING VEGETATION
 - EXTENT OF VEGETATION REMOVAL
 - EXISTING CONTOURS

VEHICLE PROFILE

WIND MAX LOWBED - 35.60m	0.00m
TRACTOR WIDTH	2.85m
TRAILER WIDTH	2.35m
TRACTOR TRACK	2.55m
TRAILER TRACK	2.48m
LOCK TO LOCK TIME	8.0
STEERING ANGLE	40.0
ARTICULATING ANGLE	70.0

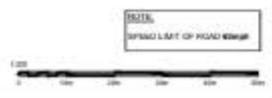
- VEHICLE ANALYSIS KEY**
- VEHICLE PATH & DIRECTION
 - VEHICLE BODY ENVELOPE
 - VEHICLE FRONT SHIRT PATH
 - CAR VEHICLE BUFFER ZONE AROUND TRACKING

Item	1	2	3	4	5	6	7	8	9
1. Proposed									
2. Existing									
3. Proposed									
4. Existing									

GREEN HILL SOLAR FARM LTD
 GREEN HILL SOLAR FARM
 GREEN HILL
 CARAVAN ROUTE, ROAD 22
 GENERAL ARRANGEMENT & VEHICLE TRACKING

DATE	2024-08-01	2024-08-01	2024-08-01	2024-08-01
BY	ICF	ICF	ICF	ICF

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Slype House

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