
From: Mary Rogers

Sent: Friday, September 11, 2026 12:25

To: Green Hill Solar

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

You don't often get email from [REDACTED]

Dear Secretary of State,

I am writing to formally raise my concerns regarding the proposed **Green Hill Solar Farm development at Easton Lane** and to request that the impact on local residents is given greater consideration as part of the planning process.

Having reviewed the proposal and communicated my concerns directly to Green Hill, I remain extremely concerned that insufficient regard has been given to the residents who will be most affected by this development. While I recognise the importance of renewable energy and the transition towards a more sustainable future, this should not come at the expense of the safety, wellbeing, and quality of life of local communities.

My principal concerns are as follows:

- **Road Safety and Increased Traffic:** The proposal appears to underestimate the impact that construction and operational traffic will have on local roads. Easton Lane and surrounding routes already present challenges for motorists, cyclists, pedestrians, and local residents. The increase in heavy goods vehicle movements during construction raises significant safety concerns.
- **Lack of Consideration for Residents:** Many residents feel that their views and concerns have not been given sufficient weight. There is a growing perception that the impacts on those living closest to the development have been overlooked in favor of progressing the project.
- **Impact on the Local Environment and Landscape:** The scale of the proposed solar farm will inevitably alter the rural character of the area. Residents value the existing landscape, open countryside, and local amenity, all of which may be adversely affected.
- **Potential Risks and Long-Term Consequences:** There appears to be a lack of reassurance regarding the long-term management of the site, emergency access arrangements, and the potential risks associated with such a large-scale infrastructure project.
- **Community Consultation:** Whilst consultation has taken place, many residents believe the process has not adequately addressed legitimate concerns or demonstrated how community feedback has influenced the proposal.

I respectfully request that these concerns are carefully considered before any decision is made. Local residents deserve confidence that the planning process has fully assessed the implications of this development, particularly regarding public safety, traffic movements, environmental impact, and the preservation of the local community.

I would be grateful if you could review the concerns raised by local residents and ensure that all relevant factors are thoroughly examined before the project is allowed to proceed.

Thank you for taking the time to consider this matter. I look forward to receiving your response.

Yours sincerely,

Mary Rogers

Re: [REDACTED] - Solar Farm - Feedback on Green Hills Solar Farm Proposal

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

To: Mary Rogers [REDACTED] Green Hill Solar <info@greenhillsolar.co.uk>
Cc: "GREENHILL@planninginspectorate.gov.uk" <GREENHILL@planninginspectorate.gov.uk>, "planning@bozeatparishcouncil.gov.uk" <planning@bozeatparishcouncil.gov.uk>, "planning@wellingborough.gov.uk" <planning@wellingborough.gov.uk>

Good morning,

Thank you for your email.

Please find below the response to the questions you raised:

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

Yes, HGVs will be able to use CR23 and Access F- 2. This is set out in the Environmental Statement Transport Chapter [[REP2-003](#)] and Transport and Access Routes Supporting Document Revision A [[REP1-167](#)]. The Outline Construction Traffic Management Plan (oCTMP) Revision B [[REP3-064](#)] (Table 4.2 & 4.3) allows HGVs to turn Right in / Left out of CR23 and Left in / Right Out of Access- F- 2.

M
o
n,
J
a
n
2
6,
2
0
2
6
at
1
0:
5
6
A
M

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

This does not differ from what has been presented to the Highway Authorities and is the strategy included within the DCO application.

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

Section 5.2 of the oCTMP Rev B [[REP3-064](#)] sets out the requirement for safety audits as part of the detailed design and technical approval prior to construction. CR23 and Access- F- 2 have both been designed in accordance with relevant design standards based off the key safety feature, observed speed limit.

Our plans for HGV access through CR- 23 and Access F- 2 remain unchanged. The latest drawing of CR- 23 is an indicative proposal for extending the use of the access, proving the necessary visibility at the access, and providing flexibility for HGVs and workers to access the area during construction. The DCO process allows such changes to be made.

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: 15 January 2026 14:01
To: Green Hill Solar <info@greenhillsolar.co.uk>
Cc: GREENHILL@planninginspectorate.gov.uk; planning@bozeatparishcouncil.gov.uk; planning@wellingborough.gov.uk
Subject: Re: Easton Lane - Solar Farm - Feedback on Green Hills Solar Farm Proposal

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:

1. Whether HGVs are now definitively proposed to use CR23 & Access-F-2?
2. Why does this differ from what was previously presented to Highways?
3. 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> wrote:

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 Ea [REDACTED] 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://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010170-000045-GH7.16_Design%20Approach%20Document.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: [REDACTED] - 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 [REDACTED] 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 [REDACTED]

Your response makes no mention of the construction and/or operational access point located immediately adjacent to [REDACTED] 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 [REDACTED]
- 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> wrote:

Good afternoon Ms Rogers,

Thank you for your email.

Please find the response below to the queries raised:

1. 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 [REDACTED] is [REDACTED].

2. 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 [REDACTED]

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://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010170-000911-GH7.1_A_Outline%20Construction%20Environmental%20Management%20Plan_Revision%20A.pdf

3. 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.

4. 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 [REDACTED]

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.

5. 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> wrote:

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%20Approach%20Document.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%20Hill%20Solar%20Farm%20Examination%20Library.pdf>

<https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010170-000031-GH3.1%20Draft%20Development%20Consent%20Order.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%20Chapter%2014_Noise%20and%20Vibration.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%20Chapter%2015_Glint%20and%20Glare.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:

1. A report or evidence from comparable local solar farm projects that demonstrates no adverse impact on nearby property values.
2. Clear information regarding what support or mitigation measures are being offered to residents who are directly affected.
3. 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 [REDACTED] 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]

Community Relations

From: Mary Rogers [REDACTED]
Sent: 17 April 2025 15:00
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.

Subject: Objection to Access on Easton Lane and solar panels

Dear Green Hills Solar Farm Team,

I hope this message finds you well.

I am writing to formally object to the access granted on Easton Lane for the Green Hills Solar Farm. As a direct resident of the area who this impacts, I have serious concerns about the impact this access is having on our community. With the solar farm being right next door to my property, the number of trucks using this access is not suitable, especially considering it is located on a sharp bend with a national speed limit. This poses a significant safety risk for both residents, and my children who's school bus collection them from outside our gates.

Moreover, I am deeply concerned about the potential devaluation of my property due to the presence of the solar farm. In addition to this, the glare from the solar panels will likely affect my living environment. I find it distressing that no one has even made the effort to visit my property to discuss my concerns or offer any support in this matter.

Additionally, I would like to bring to your attention the abuse I have unfortunately received related to this project. This behaviour is unacceptable from your site managers which I have all on cameras located round my property and in the front gate.

Furthermore, I have raised multiple noise complaints with the councils due to the disruptive activities associated with the solar farm's operations. These constant disturbances have significantly affected the quality of life for myself and my neighbors.

I urge you to reconsider the access on Easton Lane and address the noise issues promptly. It is crucial that the concerns of local residents are taken seriously.

Thank you for your attention to this matter. I look forward to your prompt response.

I would also like my objection passed on to all who is involved in the planning. I will also be forwarding a copy of our emails to them all.

Many thanks

Mary

On Thu, 23 Jan 2025 at 13:02, Green Hill Solar <info@greenhillsolar.co.uk> wrote:

Hi Mary,

Happy New Year to yourself, Apologies for the delay getting back to you, thank you for your patience. Let me try and answer these questions as best as I can.

Regarding traffic management, we will include an Outline Construction Traffic Management Plan and a Construction Environmental Management Plan with our application.

These plans will be developed with the council and the council will review and confirm the things such as approved construction hours, and management strategy.

We understand your interest in the specifics of the plan, but we can't provide more details at this time as it is still in development. Rest assured; the finalised plan will be made publicly available.

In terms of Ecological enhancement, this will begin from installation – therefore new plants and screening will be implemented from the first year. We have more information about this on the exhibition boards we had at our consultations, here is the link to those digitally, see slide 6:

https://greenhillsolar.co.uk/wp-content/uploads/2024/consultation-documents/Exhibition_Boards_portrait_Web.pdf

Regarding the maintenance of plants and hedgerows, this will be part of the wider maintenance of the solar farm by the operator. The outline Landscape and Ecological Management Plan (LEMP) that will be submitted with the application will detail how both existing and newly planted hedgerows will be managed for the duration of the scheme. The main objective of the management will be to enhance their value for wildlife by promoting dense, bushy growth (where visibility along roads and other constraints are not an issue), whilst also providing screening where this is required. The LEMP will also include a schedule of monitoring surveys, where ecological consultants will visit the sites and assess whether ongoing management is compliant with the measures detailed in the LEMP, or whether remedial management measures are required.

Regarding noise levels, as mentioned these will be limited to low levels during construction hours, the exact details of which will be agreed with the council. We understand your interest in the specifics of the plan, but we can't provide more details at this time as it is still in development.

At this time, the following Noise and Vibration documents are the most detailed outline we have in regards to those noise impacts:

https://greenhillsolar.co.uk/wp-content/uploads/2024/consultation-documents/PEIR/Volume-1/Vol%201_Green%20Hill%20PEIR%2014.%20Noise%20and%20Vibration.pdf
https://greenhillsolar.co.uk/wp-content/uploads/2024/consultation-documents/PEIR/Volume-2-figures/Vol%20_14.%20Noise%20and%20Vibration%20Figures.pdf

As previously mentioned regarding compensation, there is currently no financial compensation in place if the project is not crossing owned land with any infrastructure, however we have passed your query along to our project team.

We can confirm a glint and glare assessment has been taken out as part of the project. This assessment did take into account impact on local properties, we have more information about glare in our PIER report, see Vol 1: Green Hill PEIR 15. Glint and Glare and Vol 3: Appendix 15 Glint and Glare:

https://greenhillsolar.co.uk/wp-content/uploads/2024/consultation-documents/PEIR/Volume-1/Vol%201_Green%20Hill%20PEIR%2015.%20Glint%20and%20Glare.pdf
https://greenhillsolar.co.uk/wp-content/uploads/2024/consultation-documents/PEIR/Volume-3/Vol%203_Appendix%2015%20Glint%20and%20Glare.pdf

It's also worth noting that reflections from still water and car windscreens are of a similar nature to that produced by solar panels. Therefore, solar panel glare is likely to be comparable to the common outdoor sources when navigating the natural and built environment on a regular basis. However the opaque fencing has been identified so to reduce impact. It is expected that the embedded mitigation (the previously mentioned planting) will take time to reach maturity such that it is tall and dense enough to completely obstruct line of sight. As such, opaque fencing is proposed during this period for properties highlighted as effected.

Regarding community benefits, As previously mentioned the total financial value of the community fund, and additionally what it may include in terms of benefits, has not been confirmed but will be in line with industry recommendations for community benefit funds. As we are collaborating with Northamptonshire Community Foundation to explore their potential role as administrators of the fund, we can't give any more details until it has been finalised.

We intend to maintain engagement with the community, and we will be wanting to understand what local initiatives or projects could be supported as previously mentioned.

We have invited members of the local communities to share their views on how such benefits could be made available through our Scheme, and how a benefit fund could be administered and managed.

Regarding direct benefits, we are not able to subsidise energy bills as energy rates are decided by energy providers and it is not something we can influence. Therefore it is not a benefit we can deliver as part of this scheme.

Regarding the biodiversity and environmental impact, there are mitigation measures proposed in the report below (Section 9.7.6 specifically) and they are measures typically used in a solar farms such as Green Hill Solar Farm:

https://greenhillsolar.co.uk/wp-content/uploads/2024/consultation-documents/PEIR/Volume-1/Vol%201_Green%20Hill%20PEIR%2009.%20Ecology.pdf

Regarding the monitoring of these management measures, as detailed above, a schedule of ecological monitoring visits will be detailed in the LEMP, and will be carried out by professional ecologists. This will ensure that a standardized survey approach is used during each visit, which allows data to be compared over the lifetime of the scheme, and remedial measures to be identified more easily, if required. The monitoring strategy is still in development, but further details will be submitted in the outline LEMP with the application.

In terms of examples from other solar projects where habitat management measures have been implemented, please find below a link to a report – 'Solar Habitat: Ecological trends on solar farms in the UK'. This was prepared in 2023 through collaboration between Solar Energy UK, Lancaster University, Clarkson & Woods (the ecological consultants on the Green Hill Solar Farm project), and Wychwood Biodiversity. It provides a summary of findings from the ecological monitoring of 37 solar farms across the UK, as well as case studies where specific habitat management measures on solar farms have been successful in providing valuable habitats for biodiversity.

<https://solarenergyuk.org/wp-content/uploads/2023/06/Solar-Habitat-Report-2023.pdf>

I hope these answers satisfy your questions, and apologies we can't provide more information where mentioned.

Kind Regards,

[REDACTED]

Community Relations Team

From: Mary Rogers [REDACTED]
Sent: Thursday, January 2, 2025 11:28 AM
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 [REDACTED],

Happy New Year.

Thank you for your detailed response and for addressing the concerns I raised regarding the Green Hills Solar Farm proposal. I appreciate the time and effort taken to provide comprehensive information on traffic management, landscaping, noise mitigation, and biodiversity measures.

While I understand the broader objectives of this project, I still have specific concerns and would like to seek further clarification on a few points:

Traffic Management

- The outlined Construction Traffic Management Plan (CTMP) and Construction Environmental Management Plan (CEMP) sound promising, but could you share more detailed timelines or drafts of these plans, particularly concerning traffic flow and access point management?
- Also, I would like to ask for confirmation on whether the access point near my property will be monitored for noise and safety impacts and if restricted working hours will be implemented to mitigate disruption.

Landscaping and Visual Impact

- Thank you for explaining the expected reduction in landscape effects by year 15. However, could you confirm the specific timeline for implementing visual barriers like hedgerows or trees? Will mature planting be considered to provide immediate relief?
- I would also appreciate details on how ongoing maintenance of these barriers will be managed throughout the project's lifecycle.

Noise Mitigation

- The Noise and Vibration Assessment report offers helpful insights. Still, I would like more specific information on how construction-phase noise impacts will be minimised for properties closest to the site.
- For operational noise, can you confirm if soundproofing measures or barriers will be placed near the site access to mitigate long-term noise for adjacent residences?

Compensation

- As my property's proximity to the site and its access point is likely to affect its market value, could you confirm when I will be contacted about any compensation measures or financial mechanisms?
- Are there plans to conduct an independent assessment of the potential impact on property values for homes adjacent to the project site?

Glare from Solar Panels

- Could you confirm whether a glint and glare assessment has been conducted for the site and, if so, whether properties near it are expected to be impacted?
- If glare is anticipated, what mitigation strategies will be implemented to reduce its effect on nearby residences?

Community Benefits

- The potential community benefit fund is encouraging. How will local residents be involved in deciding which initiatives or projects to prioritise?

- Additionally, will the fund include direct benefits, such as energy discounts for residents living near the site?

Biodiversity and Environmental Impact

- The proposed buffer zones and habitat management measures are reassuring. Could you share examples from similar projects where such measures have been successfully implemented?
- How will the local community be involved in monitoring and ensuring these measures achieve their intended outcomes?

I really appreciate your commitment to continuing engagement with the local community and your willingness to address these concerns. I look forward to reviewing the statutory consultation documents this winter and would appreciate any further updates regarding the points outlined above.

Thank you for your continued transparency and collaboration.

Best regards,
Mary Rogers

On Thu, Dec 12, 2024 at 1:48 PM Green Hill Solar <info@greenhillsolar.co.uk> wrote:

Hi Mary,

Thank you for your email and feedback. We have logged your concerns.

With regards to your concerns about traffic management, during the construction phase, traffic will be managed using an agreed upon, comprehensive Construction Traffic Management Plan (CTMP) and Construction Environmental Management Plan (CEMP). These plans will set out how construction activities will be appropriately controlled. This will be developed in partnership with the local councils in Northamptonshire and Milton Keynes, therefore the construction traffic will be continually monitored and assessed for impact to surrounding areas. Once operational, the traffic to and from the site would be from the occasional maintenance vehicle. These plans will be available during the statutory consultation period this winter, and We will ensure construction activities are appropriately controlled to an acceptable level and continually monitored for impact on the surrounding areas.

It is expected that the landscape effects will reduce by year 15 of the operational phase to moderate/minor, and minor adverse by

the decommissioning phase, as the landscape planting matures. The effects from Year 15 are considered not significant. The Non-technical summary, Chapter 8, has more information on the landscape and visual. Please also find our Indicative Site Masterplans on our website. We have uploaded one of our webinars to the website, providing more information on the proposals.

Typical construction noise levels across the overall duration of the construction programme will likely be limited to a low magnitude impact. For receptors of high sensitivity (i.e., residential property) this equates to a moderate adverse effect which is not significant. Notwithstanding this, all reasonable steps will be taken to mitigate and minimise the effects through adoption of BPM. We have included a noise and vibration assessment report in our PEIR document, this can be found in Volume 1 Chapter 14, where we detail the likely noise effects and our proposals to mitigate the impact.

https://greenhillsolar.co.uk/wp-content/uploads/2024/consultation-documents/PEIR/Volume-1/Vol%201_Green%20Hill%20PEIR%2014.%20Noise%20and%20Vibration.pdf

With regards to financial compensation, there is currently nothing in place, however we will pass this concern along to the project team.

The total financial value of the community fund has not been confirmed, however, it is likely to be a significant amount, which will be in line with industry recommendations for community benefit funds. We are collaborating with Northamptonshire Community Foundation to explore their potential role as administrators of the fund.

Through our ongoing engagement with the community, we want to understand what local initiatives or projects could be supported. These could include:

- on-site benefits which focus on improvements directly related to the project location, such as habitat creation.
- off-site benefits which involve broader community support, including funding local charities or educational programmes.

Community benefits can be immediate, offering short-term advantages, or could be longer-lasting, with investments spread over a period of time to ensure continued positive impact and support. We have invited members of the local communities to share

their views on how such benefits could be made available through our Scheme, and how a benefit fund could be administered and managed. We also continue to welcome any further suggestions for local schemes and initiatives that we could support.

To answer your query about biodiversity,

An outline Construction Environmental Management Plan (CEMP) will be produced to accompany the Environmental Statement. The CEMP will detail measures and approaches to be adopted which will limit the likelihood of impacts upon retained habitats through damage, pollution and disturbance during the construction phase. A Landscape and Ecological Management Plan (LEMP) will be prepared for the Scheme, setting out the buffer zones and habitat management options to provide net gains for biodiversity. Landscape planting will be provided as part of the proposals, and the LEMP will specify how this

will be maintained. Habitats under operational arrays will be either managed through grazing or cutting. The proportion of grazing and cutting will be balanced to maximise the ecological benefits which can arise from a sensitively-timed cutting regime. Enhancement opportunities will be sought

which target particular receptors with local, regional or national significance.

Kind regards,

Francesca

Community Relations

From: Mary Rogers [REDACTED]
Sent: Thursday, November 28, 2024 1:52 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 Consultation Team,

As a resident whose property is directly adjacent to the proposed Green Hills Solar Farm site access, I appreciate the opportunity to provide feedback. While I understand the

importance of renewable energy, I have serious concerns about how this project will impact my property, lifestyle, and the local community.

Site Access and Construction Disruption

The proposed site access is located next to my property, which raises significant concerns regarding noise, safety, and disruption during the construction period. The plan to accommodate 850 construction vehicles over several months will undoubtedly result in the following:

- **Excessive Noise:** The proximity of the access point means I will face constant noise from construction traffic, which will affect my family's quality of life.
- **Increased Safety Risks:** The increase in heavy vehicle traffic on local roads near my home poses safety risks for residents, particularly pedestrians and cyclists, especially as the access point may overlap with or utilise our driveway.
- **Road and Property Damage:** Constant truck movements may damage nearby roads and potentially affect the structural integrity of properties close to the access point.
- **Mud on Roads:** The large volume of construction vehicles will likely cause mud and debris to accumulate on local roads, increasing hazards for road users and requiring regular cleaning to prevent accidents.

I urge you to consider relocating the site access to minimise disruption to nearby residents. Additionally, traffic management plans should include restricted working hours, regular road maintenance, designated routes, and a robust strategy to address the issue of mud and debris on roads.

Visual and Landscape Impact

The transformation of this rural area into an industrial site is a significant concern. From my property, the infrastructure will be highly visible and detract from the natural landscape. To mitigate this:

- Please provide detailed landscaping plans, including tall hedgerows and trees to screen the solar farm from view.
- Specify a timeline for implementing these visual barriers and maintaining them over the project's 60-year lifespan.

Noise from Operations

Post-construction, operational noise from equipment such as inverters and battery storage units remains a concern. Living directly next to the site access amplifies this issue.

- Can you provide details on noise mitigation strategies, particularly for residents nearest to the operational areas?

Property Value Concerns

As someone living directly next to the solar farm and its primary access point, I am deeply concerned about the potential devaluation of my property. The industrialisation of the area and the significant disruption caused by the proximity to construction traffic may negatively affect the desirability and market value of my home. Additionally, the long-term visual and operational impacts could further deter prospective buyers.

The financial implications of these changes are worrying. To address this:

- Will you establish a compensation mechanism for homeowners whose property values are directly impacted?
- Can you provide case studies or evidence from similar solar projects where measures were implemented to offset property value losses?

Such assurances are critical for maintaining community confidence in this project.

Environmental and Community Benefits

While the emphasis on biodiversity improvements is encouraging, the long-term benefits to the immediate community remain unclear.

- How will you ensure biodiversity measures are implemented effectively, and what role can the local community play in monitoring these efforts?
- Will local residents receive tangible benefits, such as energy discounts or funding for community projects, to offset the disruption caused by the project?

Final Remarks

I urge you to balance the goals of this renewable energy initiative with the needs and well-being of the local community. Addressing the concerns of those living closest to the site, particularly regarding disruption, noise, and property impacts, should be a top priority. I look forward to detailed responses and updates on these matters. I'm also taking legal advice and reserve the right to raise any further objections.

Thank you for your time and consideration.

Sincerely,
Mary Rogers

On Mon, Jun 17, 2024 at 12:02 PM Green Hill Solar <info@greenhillsolar.co.uk> wrote:

Dear Mary Rogers,

Thank you for your email and raising your concerns. We have noted your feedback. We are currently in the early stages of the proposal.

Solar panels are less reflective than many common building features – such as windows, and they are designed to absorb light rather than reflect it. However, we will be assessing glint and glare and our DCO application will be accompanied by a report. Our design process is landscaped and seeks to take advantage of natural screening due to contours in the land and existing hedgerows and woodland. As solar panels are low-profile compared to other forms of infrastructure they can be easily screened. Screening would be improved with reinforcement or new planting utilising native species of hedgerows and trees.

There will be very minimal noise emitted by the arrays. Similarly, the supporting electrical equipment emits only very low levels of noise which would not be audible from outside the confines of the site boundaries. A noise report will also be submitted to support the application.

We will be holding a public consultation in autumn/winter 2024 - please do let us know if you would like to be mailing list to be kept informed of the progress of our application. It would be a good opportunity to find out about the proposals, meet the project team and discuss the local needs and how the community benefit fund could help. Please also consult our website to stay up to date with the project, www.greenhillsolar.co.uk

Kind regards,

[REDACTED]

Community Relations

From: Green Hill Solar <info@greenhillsolar.co.uk>
Sent: Monday, June 10, 2024 9:32 AM
To: Mary Rogers [REDACTED]
Cc: Green Hill Solar <info@greenhillsolar.co.uk>
Subject: RE: Easton Lane - Solar Farm

Dear Mary,

Thank you for your email, we have received it and will be in touch as soon as possible.

Kind regards,

Community Relations

From: Mary Rogers [REDACTED]
Sent: Friday, June 7, 2024 1:37 PM
To: Green Hill Solar <info@greenhillsolar.co.uk>
Subject: Easton Lane - Solar Farm

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.

Good Afternoon,

I wonder if you could help me, I have just found out in the last month that there is a plan for a solar farm right next to my home on [REDACTED] and I haven't even been contacted by you to discuss this or the plans or any meetings. I have been in touch with the local planning office who has pointed me into your direction as they to understand my concerns.

I'm very concerned due to how the sun rises and sets i will always have a glare from the panels on my property, i have also looked into this and this would reduce the value of my property quite a bit, how are you planning on supporting residents affected by these plans?

Also the entrance for this will be right next to mine from the proposed plans, so there will be a lot of noise that will affect me and my family.

I look forward to hearing from you.

Best Wishes

Mary Rogers

