

Light Valley Solar

The Applicant's Response to Relevant Representations (Part 2) Additional Supplementary Submission

July 2026

Planning Inspectorate Reference: EN0110012
The Infrastructure Planning (Examination Procedure) Rules 2010
Rules 8(1)(c)



Light Valley
Solar

Infrastructure Planning

Planning Act 2008

The Infrastructure Planning (Examination Procedure) Rules 2010

Light Valley Solar

The Applicant's Response to Relevant Representations (Part 2) Additional Supplementary Submission

Regulation Reference	The Infrastructure Planning (Examination Procedure) Rules 2010 Rules 8(1)(c)
Planning Inspectorate Case Reference	EN0110012
Author	Light Valley Solar Limited

Version	Date	Status of Version
1.0	July 2026	Consideration of four additional RRs received by Applicant from PINS

Table of Contents

1	Introduction	4
1.1	Purpose of the Document.....	4
1.2	Interested Parties whose Relevant Representations are Responded to in this Document	5
2	The Applicant's responses to Relevant Representation RR-1444	6
	RR-1444 - Representation by Bidwells on behalf of Wendy Tomlinson.....	6

1 Introduction

1.1 Purpose of the Document

- 1.1.1 An application (the Application) was made to the Secretary of State for Energy Security and Net Zero for a Development Consent Order (DCO) under Section 37 of the Planning Act 2008 (PA 2008) for Light Valley Solar (The Proposed Development). The Application was submitted by Light Valley Solar Limited (the Applicant) on 10 February 2026 and was accepted for examination on 9 March 2026.
- 1.1.2 Light Valley Solar Ltd. (the Applicant) submitted its response to Relevant Representations submitted by Interested Parties in June 2026.
- 1.1.3 This document provides the Applicant's response to additional Relevant Representations that were shared by the Planning Inspectorate on 06 July 2026, after the Applicant submitted **The Applicant's Response to Relevant Representations Part 2 [AS-036]**. As the Relevant Representations were shared with the Applicant after that submission, the Applicant has prepared this additional document to ensure that all matters raised at the Relevant Representations stage have been addressed as part of the Examination.

Table 1.1: List of Acronyms for Submission Document

Term of Abbreviation	Definition
DCO	Development Consent Order
CR	Consultation Report (shorthand for appendices)
EIA	Environmental Impact Assessment
ES	Environmental Statement
BNG	Biodiversity Net Gain
FRADS	Flood Risk Assessment and Drainage Strategy
oCEMP	Outline Construction Environmental Management Plan
oPSRP	Outline Pollution and Spillage Response Plan
oOEMP	Outline Operational Environmental Management Plan
oDEMP	Outline Decommissioning Environmental Management Plan
oSRMP	Outline Soil Resource Management Plan
oMWMP	Outline Materials and Waste Management Plan
oPROWMP	Outline Public Rights of Way Management Plan
oLEMP	Outline Landscape and Ecological Management Plan
oBMAMP	Outline Bird Mitigation Area Management Plan
oSSCEP	Outline Skills, Supply Chain and Employment Plan
oBSMP	Outline Battery Safety Management Plan
oCTMP	Outline Construction Traffic Management Plan

1.2 Interested Parties whose Relevant Representations are Responded to in this Document

1.2.1 The Relevant Representations received by the Applicant on 06 July 2026 are as follows:

- [RR-0173](#) – Representation by Bryn Sage
- [RR-1278](#) – Representation by Shelli Murphy
- [RR-1444](#) – Representation by Bidwells on behalf of Wendy Tomlinson
- [RR-1454](#) – Representation by Woodhaven Boarding Kennels

1.2.2 The Relevant Representations RR-1454, RR-1278 and RR-0173 are not considered in the below table. The matters raised within these representations do not introduce any new issues and reflect concerns that have already been raised in other Relevant Representations to which the Applicant has responded in **The Applicant's Response to Relevant Representations Part 2 [AS-036]**. In addition, some of the matters raised in Relevant Representation RR-1444 have also already been addressed in Part 2 and so are not repeated here.

1.2.3 Accordingly, this document responds only to the new matters raised in RR-1444 that have not previously been addressed, and no separate responses are provided to RR-1454, RR-1278 or RR-0173.

2 The Applicant's responses to Relevant Representation RR-1444

Reference	Theme(s)	Comment	Applicant's Response
RR-1444 - Representation by Bidwells on behalf of Wendy Tomlinson			
1444-01	De-vegetation	Respondent expressed concern that any removal or pruning of vegetation near Field House Farm (including the holly bush) may expose existing security beams, potentially compromising site security. Respondent requested confirmation that this will be taken into account.	The submitted Works Plans [APP-008] show where powers are being sought on the road and track adjacent to Field House Farm to facilitate temporary construction, maintenance and decommissioning access. This may include some vegetation removal. The trees within the landowner's property included within the Order Limits along access CA2 (see the Access to Works Plans, sheet 3 of 22 [AS-006]) are identified within the Arboricultural Impact Assessment [APP-184] (linked here) as T2147, T2145 and T2144. These trees are not anticipated to be felled as part of the Proposed Development. Trees may require pruning to facilitate access which will be controlled by the measures set out in Table 3-6 of the Outline Construction Environmental Management Plan (oCEMP) [APP-192]. Table 3-11 of the oCEMP (socio-economics) at page 48, notes that "provision will be made for a dedicated Community Liaison Officer, responsible for managing relationships with community groups (including the establishment of the Community Liaison Group (see also Requirement 3)), and elected members to ensure community concerns

Reference	Theme(s)	Comment	Applicant's Response
			are being addressed and actioned by the construction Contractor(s). This role should also be used as an intermediary between the construction Contractor(s) and members of the public for the provision of construction information, availability for consultation on construction activities, and for complaints or compliance issues to be raised." The oCEMP also notes at section 2.14.2 that "Prior to commencing works on-site, the Contractor(s) will develop and implement a Stakeholder Communications Plan that includes community engagement (including taking account of the proposed Community Liaison Group to be set up) and will detail a complaints procedure."
1444-02	Project Description	Respondent reported that the lane to Field House Farm contains several utilities including overhead electricity, telecommunications, and water infrastructure which do not appear to be clearly shown on the Applicant's utilities mapping. Respondent stated this raises questions about whether existing infrastructure constraints have been fully considered.	The Applicant notes the representation and confirms that utility interests have been correctly identified and included within the relevant land in the Book of Reference (BoR) [APP-022]. Specifically, plots 03-008, 03-008a and 03-011 identify the relevant utility provider in respect of underground and overhead electricity apparatus. This information has been informed by the fact that, as part of the pre-application process, the Applicant obtains digital utility asset information from statutory undertakers and overlays this information against the digital plots. The utility interests shown are based on the information provided by the statutory undertakers and represent assets that intersect with plots within the BoR.

Reference	Theme(s)	Comment	Applicant's Response
			The Applicant notes the respondent's references to water and telecommunication apparatus, However, based on the utility responses obtained and spatially mapped by the Applicant, no water or telecommunication assets are shown as intersecting the plots identified above. The Applicant therefore considers that the affected utility interests have been appropriately captured within the land referencing for the Proposed Development. Notwithstanding this, should the respondent hold any additional information relating to water, telecommunications or other utility assets within the Order Land, the Applicant would welcome its provision and will review such information accordingly. The Applicant considers that its proposals will not affect the apparatus of the utility companies but notes in any event that any impacts would be managed by the Protective Provisions in the draft DCO [APP-017].
1444-03	Transport and Access	Respondent expressed concern that a nearby path (Broad Lane) appears to have been omitted, which is used by guests of Field House Farm. The potential impact if the estate were to withdraw permissive access elsewhere could push more people onto the lane and even Skipwith Road to access Broad Lane Wildlife observations.	Broad Lane is part of the adopted highway, connecting to Bonby Lane. The Proposed Development will not impact on Broad Lane.

Reference	Theme(s)	Comment	Applicant's Response
1444-04	Transport and Access	Respondent requested that the Applicant clarify the specific rights being sought over the private Field House Farm Lane, including: • whether these relate to temporary construction access only, or • whether permanent rights are proposed (e.g., for future cable maintenance).	The Applicant can confirm that access at Field House Farm would be used solely for access into the Cable Route Corridor during the construction period and only for the period required to install this section of the cable. Construction activities associated with this access would therefore be temporary in nature. The access point CA2 is shown on ES Volume 2, Figure 14.4: Construction Routing [APP-113].
1444-05	Transport and Access	Respondent expressed concern about potential conflicts between construction vehicles and regular lane users, including guests of the caravan site, lodge, and glamping pod, residents and farm traffic, pedestrians and dog walkers, particularly in poor weather when the lane is used more heavily. Respondent also reported the presence of their chickens which roam freely near the lane. Respondent further stated that it is unclear whether traffic and collision risks along the lane itself have been assessed, as the submitted transport assessments appear to focus primarily on the solar sites rather than the cable access routes.	The Cable Route Corridor access adjacent to Field House Farm has been developed through the design process taking account of highway suitability, safety, access to the site and the need to connect to the existing road network in an efficient and appropriate manner. Alternative access arrangements were considered; however, the identified access is considered to represent an appropriate solution having regard to the characteristics of the local highway network and the overall construction strategy. The Transport Assessment [APP-178] does only assess road safety on the public highway network, serving both the Solar Development Sites and Cable Route Corridor. However, the Outline Construction Traffic Management Plan (oCTMP) [APP-201] includes measures to manage traffic movements, including the use of banksman who will ensure vehicle movements are safely controlled, which are able to be applied across all road types

Reference	Theme(s)	Comment	Applicant's Response
			affected by the Proposed Development. A site visit to the lane has identified that a banksman would have sufficient visibility to ensure the lane is clear of pedestrians or vehicles before making a construction movement. The access at Field House Farm would be used solely for construction of the Cable Route Corridor and only for the period required to install this section of the cable. Construction traffic will be associated only with authorised site activities and managed in a controlled manner. Appropriate traffic management measures will be implemented to minimise disruption to local users, including maintaining access for existing users throughout construction wherever reasonably practicable. Field House Farm has also been assessed as part of the Socioeconomic Receptors Impact Assessment, presented within ES Volume 3, Appendix 13.1 [APP-177], which recognises that temporary disruption associated with Cable Route Corridor construction access may result in minor adverse, but not significant, effects. The Outline Construction Environmental Management Plan (oCEMP) [APP-192] also provides for a Stakeholder Communications Plan and Community Liaison Officer to ensure affected businesses receive advance notice of works and a dedicated point of contact during construction.

Reference	Theme(s)	Comment	Applicant's Response
1444-06	Transport and Access	Respondent reported that Skipwith Road has a history of several accidents, yet the assessment appears to reference only two incidents. Local residents are aware of additional accidents and near misses not reflected in the documentation. Respondent requested clarification on the scope of the assessment and data sources.	Accident statistics included in ES Volume 3, Appendix 14.1: Transport Assessment [APP-178] relate only to collisions on public roads that are reported to the police, and subsequently recorded, using the STATS19 collision reporting system. If a collision or near miss has not been reported to the police then this cannot be included in the assessment.
1444-07	Lands	Respondent reported that they previously requested to be notified of any survey activity requiring access via the lane to Field House Farm. However, there have been several instances, most recently an ecology survey in January 2026, where no notification was provided. This resulted in security systems being triggered by unauthorised vehicles. Respondent asked that, moving forward, all survey access is communicated in advance as a courtesy.	The Applicant notes the comment. The Applicant has worked collaboratively with the respondent throughout the survey programme and will provide prior notification before any surveys take place.
1444-08	Lands	Respondent expressed concern that plans appear to include a corner of an adjoining field at Field House Farm that the respondent was previously unaware of being included. This area contains mature hazel trees that support local wildlife. Respondent requested clarity as to why this land is required.	The Applicant is seeking rights over the land (plot number 03-009, 03-010) for the purpose of an access route to the cable corridor for construction. The trees within the landowner's property included within the Order Limits along access CA2 are identified within the Arboricultural Impact Assessment [APP-184] as T2147, T2145 and T2144. These trees are not anticipated to be felled as part of the Proposed Development,

Reference	Theme(s)	Comment	Applicant's Response
			although they may require pruning to facilitate access, which would be undertaken in accordance with the measures set out in the Outline Construction Environmental Management Plan (oCEMP) [APP-192] to minimise impacts. The Cable Route Corridor access adjacent to Field House Farm has been developed through the design process taking account of highway suitability, safety, access to the site and the need to connect to the existing road network in an efficient and appropriate manner. Alternative access arrangements were considered; however, the identified access is considered to represent an appropriate solution having regard to the characteristics of the local highway network and the overall construction strategy. The access at Field House Farm would be used solely to facilitate construction of the Cable Route Corridor and only for the period required to install this section of the cable. The land use for the Cable Route Corridor would therefore be temporary in nature and, once the cable has been installed, the land would be reinstated to its previous state and use. The Applicant would welcome the opportunity to discuss any concerns regarding existing trees and vegetation with the respondent.

Reference	Theme(s)	Comment	Applicant's Response
1444-09	Lands	Respondent stated that the single-track lane leading from Skipwith Road to Field House Farm is a private access maintained by them and their predecessors for decades. Their use of the lane has been open, continuous and without permission from any outside party for many decades. No rights, easements or permissions exist in favour of the Applicant. Respondent stated that a CT1 Caution against First Registration has been lodged with HM Land Registry over the lane and verges, confirming the respondent's long-standing possession and legal interest.	The Applicant acknowledges the concern expressed by the respondent. As a responsible developer, the Applicant remains committed to meaningful engagement with all affected parties. The Applicant is seeking a voluntary agreement for the rights being sought, notwithstanding the fact that as of the date of this response, the respondent has not granted them. The Applicant however notes that a CT1 has been lodged and so will continue to work with the respondent collaboratively. During construction, the appointed Contractor(s) will ensure that the impacts from construction traffic on the local community (including local residents and businesses and users of the surrounding transport network) are minimised where reasonably practicable, by implementing the measures set out in the Outline Construction Traffic Management Plan [APP-201].
1444-10	Lands	Respondent reported that the Applicant's land agents have not been updating them as they should be, and requested that this changes and they receive better communication.	The Applicant has had extensive communications with the respondent's agent and the Applicant remains committed to meaningful engagement with all land interests and confirms that negotiations are reported in the Land and Rights Negotiations Tracker [APP-023]. The Applicant welcomes the opportunity for further meetings.