

# WRITTEN REPRESENTATION

## Light Valley Solar Development Consent Order Examination

Field House Farm, Skipwith  
Wendy Tomlinson

9<sup>th</sup> August 2026

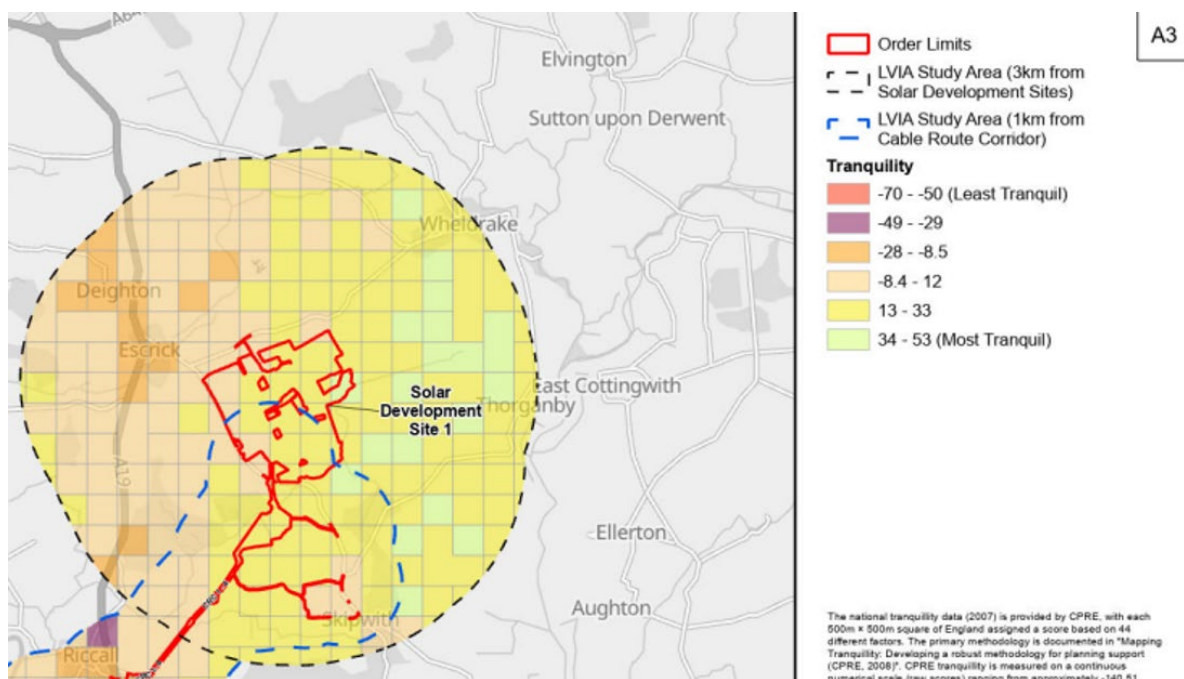
### 1. Introduction and Site Context

I am the owner and operator of Field House Farm, Skipwith. The property is our occupied family home and supports several long-established rural businesses and agricultural activities.

All access is through one single-track lane from Skipwith Road. It is used every day by residents, guests, storage customers, deliveries, agricultural vehicles, walkers and cyclists. Without prejudice to my ownership position and any legal rights affecting the lane, my family has maintained the lane since 1966 and has improved it over the years, including resurfacing the junction in 2015 and arranging the passing places.

The tourism businesses depend heavily on peace, wildlife and rural character. The Applicant's own mapping identifies Field House Farm as being in an area of high tranquility (**Figure 1**). Guest reviews repeatedly say that peace, quiet and wildlife are important reasons for staying and returning. The accommodation and caravan site operate quiet hours between 11.00 pm and 8.00 am.

More than 1,250 independently published guest reviews can be found online for the Caravan and Motorhome Club CL site and self-catering accommodation. The Caravan and Motorhome Club CL site itself currently has an overall rating of 5 out of 5 from 1,250 customer reviews, providing substantial evidence of guest satisfaction and what visitors value about Field House Farm. Representative independent reviews are included in **Appendix A**.



**Figure 1:** Applicant's tranquility map showing Field House Farm

The storage business also depends on controlled access and security. Movement beams monitor the lane and give early warning of access towards the storage area. Existing vegetation helps screen the business and supports the security arrangements. Any widening or opening up of the access at Skipwith Road could also make the entrance more noticeable from the public highway and draw greater attention to the previously discreet storage facility.

My concerns arise because construction traffic would not simply pass somewhere nearby. It would use the same access serving our home and businesses and pass directly beside them.

Nothing in this representation is intended to limit, waive or define any claim for compensation, costs, injurious affection, disturbance or other entitlement arising from the proposed development or the exercise of any statutory powers.

## 2. Why This Route Was Chosen

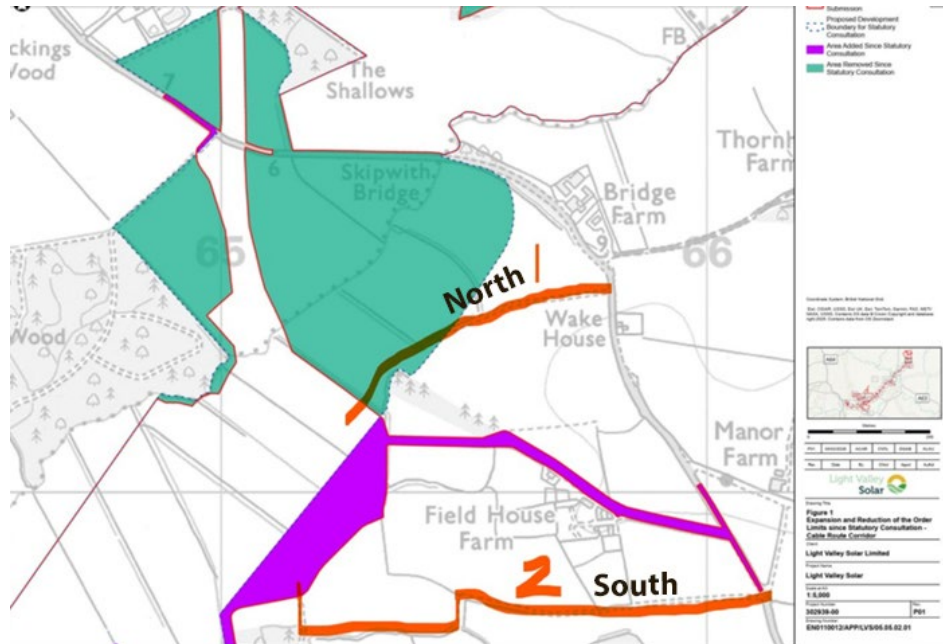
I have not been given a clear, detailed explanation of why the Field House Farm lane was selected or how it was compared with other routes.

The lane already serves an occupied home, holiday accommodation, a caravan site and a secure storage business. It is narrow, privately maintained and used by pedestrians as well as vehicles. It also contains utilities, security equipment, established signs, trees and hedges.

The lane should not be treated as though it were a freely available or naturally suitable construction route. Its present condition is the result of decades of private maintenance and investment by my family. I repair and top up the surface regularly as conditions require, depending on use, rainfall and frost, because it serves our home and established businesses, including guests, storage customers, deliveries and other members of the public. If it served only a private dwelling, it might not have been maintained to the same standard.

The Applicant therefore appears to be relying upon an access made serviceable through private expenditure by my family and businesses for entirely different purposes. I have not been given any explanation of what weight was given to this private investment when the route was selected, or why the Applicant considers it reasonable to impose construction traffic upon it rather than provide or improve an alternative route for its own development. The fact that the lane is currently usable does not demonstrate that it is suitable for construction traffic.

As shown in **Figure 2**, the indicative northern and southern alternatives I have identified make use of existing lanes and do not appear to serve an occupied home, holiday accommodation or storage business. On the information available to me, the southern lane has also recently been reinforced to enable large articulated lorries to collect timber from the adjoining woodland following felling, which suggests that it has already accommodated substantial heavy-vehicle use. This reinforcement would make this lane capable of further assessment and comparison.



**Figure 2:** Applicant's proposed access and indicative northern(1) and southern(2) alternatives

There may also be further options involving Track 2 that could shorten the route, although these could require a new temporary track across part of the field. However, whichever route is chosen, substantial temporary surfacing or stone is likely to be required because only the section of the Field House Farm lane between the house and Skipwith Road currently has a formed surface. The need to construct or reinforce a temporary haul route would therefore not be unique to the alternatives and should form part of a fair comparison between them.

I remain unclear about:

- what criteria was used to compare the routes;
- what surveys or assessments were undertaken on the alternative routes, when they were carried out, what existing vehicle movements and physical constraints were recorded, and how that evidence was used when rejecting those routes in favour of the Field House Farm access;
- whether the effects on homes and existing businesses were given proper weight;
- whether a temporary haul road along or beside the cable route was considered, similar to the approach understood to have been used for the earlier Yorkshire Water pipeline;
- whether the adjoining woodland could be used to reduce or avoid taking part of my field;
- what weight was given to the private maintenance and investment that has made the Field House Farm lane usable for its existing home and businesses; and
- why a lane with many existing users was preferred to routes that appear to have far fewer sensitive users.

The fact that the Field House Farm lane may be a convenient route does not explain why rights should be taken over it and the adjoining land. I would expect the Applicant to show clearly why this route is genuinely needed, why the other options shown in **Figure 2** were rejected, and why the effects on our home, businesses and land are justified. At present, I do not believe that has been shown.

### 3. What the Applicant Says and What the Draft Licence Says

The Applicant's formal response says that the Field House Farm access would be used only during construction and only for the period needed to install this section of cable. However, another part of the same response refers to access for construction, maintenance and decommissioning. I do not understand how these statements fit together.

The draft construction-access licence also appears wider than the simple temporary access I had understood. It refers to "Abnormal Load Deliveries" and allows vehicles, machinery and equipment to pass along the access route. It also refers to possible works such as widening or upgrading the route, opening hedges or fences, installing gates, placing hardstanding, cutting vegetation, removing objects, erecting temporary fencing and laying temporary surfacing.

I am not qualified to interpret the legal effect of this document. I have not been given a plain-English explanation of which of these rights and works are actually intended at Field House Farm. This is exactly why I need my land agent to be properly involved and funded.

Although the draft licence has been sent to me, I have not had a direct and meaningful discussion with the Applicant about how the lane would work in practice. This has been made more difficult because my land agent had to suspend work when their fees were not being met. As a result, I have not had the professional support needed to understand and discuss the proposed rights properly. In particular, I have not been clearly told:

- whether abnormal loads would use the lane;
- the maximum size, weight and number of vehicles;
- which parts of the lane and adjoining land would be occupied;
- which alterations would actually be carried out;
- when the use would begin and end;
- whether the lane could be required for later maintenance or decommissioning; or
- how the use would be managed alongside the home and businesses.

A CT1 caution against first registration has been lodged with HM Land Registry in relation to the lane, and the Applicant is aware of it.

The Applicant's response also confirms that I have not granted the rights being sought. I therefore remain concerned that the practical and legal position has not been clearly resolved or explained to me, including the justification and necessity for any compulsory acquisition of rights or temporary possession sought over the access lane or my adjoining land.

## 4. Lane Use, Traffic and Safety

### 4.1 Existing use of the lane

The lane already carries regular daily activity connected with the home, businesses and farm. Security-beam records show between **9** and **53** activations per day during the monitoring period. An activation may be caused by a vehicle, pedestrian, cyclist or other movement, so it is an indication of activity rather than a formal traffic count. The records are summarised in **Appendix B**.

The lane is single track and includes established passing places (**Figure 3**). It is used by guests walking to local routes, storage customers, delivery vehicles, agricultural traffic and family vehicles. Vehicles have also been parked beside the property for many years as part of the normal



use of the home. Bins and recycling are stored and collected from this area (**Figure 3**), so it must remain safely accessible for residents and collection vehicles.



**Figure 3:** lane, passing places, yard entrance and existing parking

The Applicant accepts that its Transport Assessment only assessed road safety on the public highway network, not the privately maintained Field House Farm lane itself. It relies on a banksman to check that the lane is clear. In my view, this does not amount to a full assessment of how the lane actually operates, including pedestrians, parked vehicles, passing places, business traffic and people arriving who are unfamiliar with the site. I also regularly walk our dogs off lead along the lane, partly to keep them away from guests and caravans within the site. This is part of the normal day-to-day use of the property and would need to be considered if unfamiliar construction vehicles were introduced.

Without a proper survey and accurate baseline of the existing use of the lane, it is difficult to understand how the Applicant can assess the additional risk or demonstrate that rights over this particular route are necessary and proportionate. By comparison, the indicative alternative routes appear mainly to serve agricultural land and generally experience far fewer and less varied movements.

## 4.2 Vehicle types, abnormal loads and operating hours

During a verbal conversation with one of the Applicant's engineers, I was told that abnormal loads were not expected to use the Field House Farm lane. I understood that the engineer was not responsible for deciding or managing abnormal-load routes and that another person or team would deal with that matter, although I did not catch or record who that was.

However, the draft licence refers to Abnormal Load Deliveries (AILs). I therefore need a clear written answer about whether abnormal loads, articulated HGVs, low loaders, cranes or other specialist vehicles could use CA2. I have not been able to identify any drawing, swept-path analysis or other plan showing how an AIL would turn from Skipwith Road into the Field House Farm lane, travel along the lane, or pass the existing signs, vegetation, utilities and other constraints. I would be grateful for clarification as to whether AILs are genuinely proposed to use this route and, if so, where the relevant drawings and assessment can be found.

If AILs are proposed to use the lane, this would create even greater concerns because of the restricted width, turning arrangements, existing signs, vegetation, utilities, passing places, parked vehicles and regular use by residents, guests, customers and pedestrians.

I also need to understand the likely number of vehicles, the times they would arrive and leave, whether vehicles would wait or queue, and whether any movements could take place during our quiet hours of 11.00 pm to 8.00 am.

Without this information, I cannot judge whether the lane can safely accommodate the proposed traffic or warn guests and customers accurately.

### 4.3 Junction, signs and flooding

During periods of rainfall, water regularly collects at the end of the Field House Farm lane (**Figure 4**) and is known locally to cause access and highway-safety problems. “Road liable to flooding” warning signs are also present on Skipwith Road between Field House Farm and Skipwith, less than a mile away. This localised flooding does not appear to be shown on the Applicant’s “Risk of Flooding from Surface Water” mapping for this location. The mapping therefore does not appear to reflect the conditions experienced in practice. These existing conditions need to be considered alongside construction turning movements, particularly where larger or slower vehicles may need additional space or time to enter and leave the lane.



**Figure 4:** *flooding and standing water affecting the lane and junction*

The photographs in **Figure 4** were taken before the end of the Field House Farm lane was resurfaced with tarmac. They are included to show that water was already collecting at the junction before those works were carried out and that the problem was not caused by the resurfacing of the lane entrance.

The junction also depends on adequate visibility. I have cut the highway verge near the junction for many years to preserve sightlines and improve safety for residents, guests and customers entering and leaving the lane. This work has been undertaken voluntarily because the businesses depend upon safe public access. I need to understand whether the Applicant intends to rely upon those sightlines, whether additional cutting or alteration would be required, who would maintain the verge and visibility during construction, and what would happen if I were no longer able or willing to undertake that work for the benefit of the proposed development.

### 4.4 Broad Lane and pedestrians

Guests currently reach Broad Lane and other local routes using a permissive path, rather than regularly walking along Skipwith Road. However, that access is not guaranteed and could be withdrawn by the landowner. If that happened, guests and other walkers could be forced to use

the Field House Farm lane and Skipwith Road instead. There is no footpath along this section of Skipwith Road, and the verge on the opposite side is often not cut or suitable for walking. I cut the verge on the Field House Farm side myself to maintain visibility and improve safety. The loss of the permissive route could therefore result in more pedestrians using the road at the same time as construction traffic and turning movements associated with the proposed development.

## 5. Effects on the Businesses

### 5.1 Tourism and tranquility

Peace and tranquility is central to the tourism industry. Prolonged piling noise from the installation of solar panel supports across the wider development could remain audible for days or longer across the open countryside. In addition, machinery constructing, widening or surfacing a haul road on or beside the Field House Farm lane would create much closer and more immediate noise and disturbance. Construction traffic, workforce activity, dust and general disruption could therefore affect the peaceful experience we advertise and that our guests specifically come here to enjoy. This is supported by the representative independent guest reviews included in **Appendix A**, with further reviews available on the businesses' public booking and review pages.

The Applicant describes the likely effect on Field House Farm as minor adverse and not significant. I do not believe that description fully reflects the direct use of our only access or the importance of tranquility, reputation, repeat bookings and word-of-mouth recommendations to a small rural tourism business.

Effects include complaints, cancellations, reduced occupancy, poorer reviews and loss of repeat business. If safe access and an acceptable guest environment could not be maintained during particular stages, The proposals create a risk of booking restrictions, cancellations, reduced occupancy, and other business losses, the extent of which cannot presently be quantified.

Guests also spend money in local shops, pubs, restaurants and attractions, so any reduction in bookings could affect the wider local economy as well as Field House Farm.

### 5.2 Security Risks to the Caravan and Motorhome Storage Business

The storage business relies on security, controlled access and customer confidence. It is deliberately discreet, and customers trust me to keep their caravans and motorhomes safe and well cared for.

Construction would introduce unfamiliar vehicles, contractors and other personnel beside the storage facility. This would make it more difficult to distinguish authorised people from anyone who should not be there and would increase awareness of the location of a previously discreet storage yard. Their repeated presence immediately beside our occupied home and private areas would also affect our privacy and sense of security. That is a genuine security concern, particularly because there has previously been an attempted theft from the site.

The existing monitoring beams are an important part of the security system because they provide an early warning of movement along the lane. Any interference with the beams, the holly bush or other screening vegetation could reduce their effectiveness. Increased construction traffic could also cause frequent activations, making it harder to identify unusual or unauthorised movement.



This concern was reinforced on 8 August 2026 when CCTV recorded an unfamiliar vehicle behaving unusually on the lane and displaying different registration plates during its movements around the site. The incident was reported to the police. I do not know the purpose of the vehicle or why the plates appeared to change, but it illustrates the importance of being able to identify authorised and unauthorised vehicles using the lane.

The main concern is not whether the Applicant's own work site can be secured. It is whether the construction activity would weaken the security of the existing storage business and reduce customers' confidence that their caravans and motorhomes remain safe.

Dust from constructing or using a haul road could settle on stored vehicles, enter vents and fittings, increase cleaning work and lead to complaints or claims. Mud could also be deposited on the lane and highway during wet weather. These effects would add to the operational burden and could further affect customer confidence.

## 6. Utilities, Field Corner, Trees and Boundaries

### 6.1 Utilities and Drainage

The lane contains overhead electricity, underground fibre and telecommunications equipment, water infrastructure, inspection chambers and drainage features. The Applicant says its utility information is based on records from statutory undertakers, but it also says that no water or telecommunications assets are shown intersecting some of the plots.

I know these services exist on or beside the lane. Several access chambers are clearly marked "Quickline" (**Figure 5**), and the property also has a water supply and a BT telecommunications line running to it. I would like the Applicant to confirm that the exact positions of these services will be checked before any work begins, explain how they will be protected and kept working, and state who would be responsible for repairs and business losses if a service were damaged.



**Figure 5:** image showing one of the Quickline fibre chambers along the lane

I rely heavily on a reliable internet connection to operate and market the businesses, manage bookings, communicate with guests and storage customers, process payments and support the security systems. Guests also rely on the Wi-Fi during their stay. Mobile network coverage in this area is poor, which means we are particularly dependent on the fibre connection, including for making and receiving telephone calls over Wi-Fi. Any interruption could therefore cause immediate operational and communication problems, inconvenience to guests and potential loss of income.



The fact that these visible and essential services do not appear consistently in the Applicant's records raises concern that it may be relying on incomplete utility information rather than properly verifying the physical constraints affecting the land over which rights are sought.

Field House Farm also benefits from an established drainage arrangement crossing the adjoining Escrick Park Estate land and continuing towards the ditch identified by the Applicant as unregistered1003. This drainage has served the property since before my father acquired Field House Farm in 1966.

It took several exchanges, including two requests for clearer information, before I could identify the land concerned. On 15 November 2024, I explained that the location plan displayed on the site notice outside our property was too tightly focused for me to identify where the land was situated and asked for a plan at a wider scale. The initial response included another copy of the original site notice, together with a Map Search screenshot, but still did not clearly identify the land in relation to Field House Farm. I therefore had to ask again for the area to be zoomed out and for Field House Farm to be shown. Only then was I able to establish that the strip of land was relevant to our drainage. On 22 November 2024, Dalcour Maclaren confirmed that it had "recorded your interest over unregistered1003 for drainage purposes". Escrick Park Estate has since carried out drainage works in the adjoining field. However, there has not yet been sufficient rainfall to establish whether those works have been successful, so the effectiveness of the drainage arrangement remains uncertain.

I am not aware of any subsequent investigation or consultation by the Applicant about the route of this drainage, its interaction with the proposed cable works, how it would be protected or how future maintenance would be accommodated. The Applicant should identify the drainage route before construction and explain how it will be safeguarded, repaired and kept operational.

Further detail about the proposed access arrangements, land referencing and associated land take is provided in **Appendix C**. That appendix does not specifically address plot **03-008a** because I have not been provided with a plan enabling me to identify its location.

The relevant November 2024 correspondence concerning unregistered1003 and the drainage serving Field House Farm is included at **Appendix D**.

The position affecting Field House Farm is not straightforward. The presence of unregistered land, historic drainage arrangements and easement rights has required substantial investigation by my land agents. These are matters that might otherwise only become apparent during detailed conveyancing, a sale or another formal examination of title. In this case, they have had to be investigated because of the Applicant's proposed acquisition of rights and cable works. This has materially increased the professional work required and the associated costs. That additional work has not arisen through any action of mine, but from the complexity of the land and rights affected and the lack of clear resolution at the outset.

## 6.2 Field corner, trees and fencing

I have been contacted about the separate area of land the Applicant wishes to use near the field corner. However, I have not been given a clear and understandable explanation of why the area is needed, what would actually happen there, or how the trees, vegetation, fencing and livestock arrangements would be affected. Large agricultural vehicles, including combines, have previously negotiated the lane without needing to enter this land, which makes it unclear why construction vehicles would require it.

The area is not empty grassland. It includes established trees and boundary vegetation that provide wildlife habitat, screening, shelter for livestock and part of the rural setting (**Figure 6**). One of the trees was planted by my late parents and is personally important to me.

The Applicant's response also refers to plot 03-008a, but I remain unclear exactly where that plot lies or what land and rights are sought within it. This is particularly important in relation to the field corner, adjoining trees, hedges and fencing. I therefore need a clear and accurately scaled plan identifying the plot and showing precisely what land, rights and works are proposed in this area.

The Applicant says certain trees are not anticipated to be felled but may require pruning. The words "not anticipated" do not give me certainty. The draft licence also appears to allow wider vegetation and boundary works. I therefore need a clear plan showing exactly what would remain, what could be cut or removed and how fencing and boundaries would be restored. Further detail about the ecological value of this area, boundary integrity, livestock management and security concerns is provided in **Appendix E**.



**Figure 6:** *field corner, mature trees and livestock fencing.*

## 7. Wildlife, Red- and Amber-listed Birds and Barn Owls

The lane, hedges, trees, grassland, field margins and farm buildings form an established wildlife corridor. Long-term observations include Barn Owls, Tawny Owls, Little Owls, bats, farmland and hedgerow birds, moths, butterflies and other insects. **Appendix F** identifies the species regularly observed, including those classified as Red-listed and Amber-listed under the current Birds of Conservation Concern assessment. This is not presented as a formal ecological survey, but it provides long-term local evidence of how the area is used.

The regular presence of these species provides further evidence that the lane, hedgerows, grassland, field margins and buildings form part of a locally important and well-used habitat network.

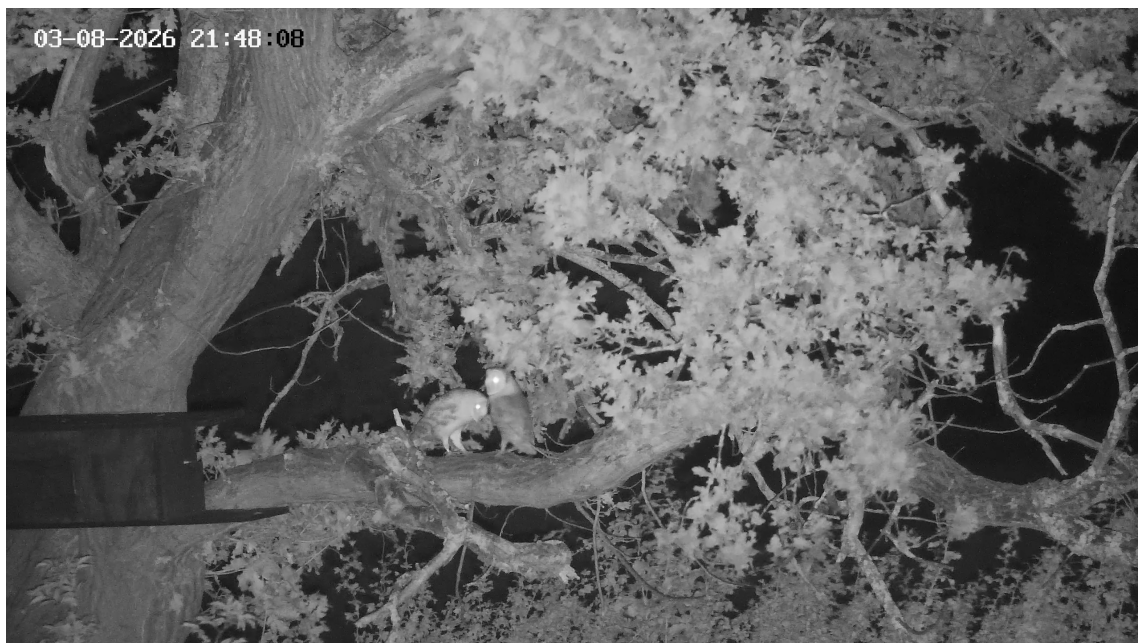
A successfully used Barn Owl nest box is approximately 10 metres from the proposed construction-access track (**Figure 7**). Two female owlets were ringed by the Lower Derwent Valley team on 8 July 2026 and were later seen flying and calling around Field House Farm.



**Figure 7:** Barn Owl nest box (circled red) beside the proposed construction-access track

During the Applicant's ecological survey, Barn Owls had been seen entering a deteriorating portable cabin close to the lane. I pointed this out directly to the Applicant's ecologist while they were surveying the area. Because the structure was deteriorating and I was concerned about the owls, I then contacted the Lower Derwent Valley team. They had a Barn Owl nest box available, which was subsequently installed nearby and was quickly occupied by the owls.

The box was successfully used for breeding in 2026, with two owlets confirmed and ringed in July. Both owlets were captured on CCTV near the nest box on 3 August 2026 for the purposes of this Written Representation (**Figure 8**). I do not know what record the Applicant's ecologist made of the information I provided, what follow-up took place, or how the successful breeding attempt was assessed in relation to the proposed construction access.



**Figure 8:** The two ringed Barn Owl owlets near the nest box at Field House Farm

My concern is the risk of disturbance from repeated vehicle movements, banksmen, noise, vibration, lighting and human activity immediately beside a successful breeding site. Future surveys or habitat creation elsewhere do not explain how disturbance at this location would be avoided.



I am not an ecologist and do not want to use technical language I do not understand. I simply ask that the confirmed nest and its very close position to the track are carefully considered by someone with appropriate Barn Owl experience before any use of the lane is allowed.

## 8. Communication, Surveys and Professional Advice

I previously asked to be told in advance when surveyors or other project staff would attend using or near the lane. Despite this, there were several occasions when people or vehicles attended without consistent notice. I had to stop work to identify them and check whether they were authorised. Some communication failures were later acknowledged. The detailed record is in **Appendix G**.

The survey stage involved relatively limited activity. If communication and coordination have already proved unreliable at that stage, this raises legitimate concern about how a much more intensive construction operation would be managed if compulsory rights were granted.

The Applicant says it has worked collaboratively with me and has had extensive communications with my agent. That does not reflect my experience of the proposed lane use. Although documents and a draft licence have been sent, I have not had a clear, direct discussion explaining in ordinary language how the lane would be used and how our home and businesses would be protected.

No proper meeting has yet taken place to discuss the rights the Applicant is seeking, and I do not feel that enough progress has been made towards reaching agreement.

Field House Farm is a small privately owned family farm. It is not tenanted from one of the larger local estates. My family has lived and worked here since 1966, and I understand that there may previously have been an incorrect assumption that we were tenants. That is not the case, and the effects of the proposed access would fall directly upon us as the owners and occupiers of the home, land and businesses.

When Field House Farm was added to the targeted consultation for **Change 5**, the **broad red boundary on the plan included our house and adjoining property**, as well as the access lane and surrounding land. I raised this immediately and explained that the plan was unclear. During a telephone conversation, I asked whether the highlighting over our home and land could be removed and was told that it could not be, while also being told that our house was not part of the scheme.

I then requested a clearer plan on an Ordnance Survey base showing the precise relationship with Field House Farm. I was subsequently told that the red-line boundary did not cover our house or the caravan and holiday-accommodation area, and that the large red area to the north-west formed part of a cable corridor whose final position would be decided after further surveys. However, I was not provided with the clear overlay requested. The width and extent of the area shown, together with the fact that the final cable location remained undecided, made it difficult to understand precisely which land might ultimately be affected.

The Applicant's initial publicity postcard also did not name Skipwith village on its map, although a triangular marker appeared near it. In my view, this did not clearly alert residents to the possible scale and proximity of the proposals. The process is extremely complicated for members of the public, involving large numbers of plans, technical documents, legal wording, references and deadlines.



The access arrangements at Field House Farm had operated without dispute throughout the many years that my parents and I have lived here. It was only after the Applicant proposed using the lane that detailed questions arose about the ownership and registration of the lane and the rights the Applicant is seeking. This has required substantial investigation, professional advice and Land Registry work that would not otherwise have been necessary.

The draft licence is a legal document containing terms and powers I do not fully understand. I appointed a land agent because I need professional advice on matters such as the extent of land required, the rights being requested, access arrangements, compensation and safeguards. When uncertainty arose over payment of my land agent's fees, I was left trying to deal with complex matters myself.

The information affecting Field House Farm is spread across numerous plans, schedules, legal documents and technical reports. I have had to move between different documents to identify the access route, plots, rights sought, works, vehicle types and duration of use. I have not been provided with one consolidated, plain-English explanation and coordinated plan showing everything that may affect the Field House Farm lane, adjoining land, home and businesses. I respectfully ask that the Applicant provide this, with the relevant document and drawing references, and clearly identify any matters that remain indicative, optional, or subject to later design.

By 21 July 2026, I estimated that I had spent at least 209 hours reviewing documents, gathering evidence, corresponding and trying to understand the proposals. This has taken time from guests, bookings, storage customers, marketing, maintenance and planned improvements. I have also blocked accommodation dates and turned away potential bookings when I did not have the time or energy to provide my usual service. These matters are described for context only and are not intended as a complete statement of losses, claims, or compensation entitlement.

The effect has gone beyond the time recorded. Much of this work has had to be done late at night or alongside the normal running of several businesses. The continuing workload and uncertainty have affected my energy, concentration and ability to keep on top of ordinary business tasks. Marketing, planned improvements, customer communications and routine site work have all been delayed or disrupted, and there has already been some loss of income. The workload and uncertainty have placed a significant personal burden upon me.

The effects on Field House Farm also need to be considered together rather than in isolation. Traffic, noise, security concerns, customer confidence, wildlife impacts and uncertainty over access would combine to affect the home and businesses at the same time. I do not believe that this cumulative effect on Field House Farm has been properly assessed.

I include this to explain why proper, funded professional involvement and clear communication are important. I am doing my best to present the facts, but I should not be expected to interpret complex legal and technical documents without appropriate help.

## 9 Response to Light Valley Solar's Reply to Keir Mather MP

Following preparation of this Written Representation, the Applicant provided a further response dated 2 July 2026 to concerns raised on my behalf through Keir Mather MP's office. A copy of the Applicant's response is included at **Appendix H**. My response to the principal matters raised is set out below.

### Proximity of the Works to Field House Farm

The Applicant states that Field House Farm is approximately 1.5 km from the nearest solar infrastructure, approximately 825 metres from the nearest Solar Development Site and approximately 500 metres from the Cable Route Corridor.

These distances do not accurately reflect the principal concern. The proposed construction access CA2 would use the access lane serving Field House Farm and would pass immediately beside the family home, tourism businesses, caravan and motorhome storage business and existing security arrangements.

The likely effects therefore arise not simply from the distance to the solar panels or cable trench, but from the direct use of the existing access serving the property and businesses. The Applicant's reliance upon wider separation distances risks understating the actual proximity and nature of the proposed impact.

### Duration of the Access Works

The Applicant states that construction activity in this location would last only "a number of months". I appreciate that the exact programme may be affected by weather, ground conditions and other construction factors. However, no indicative duration or likely pattern of use has been provided for CA2.

It therefore remains unclear:

- the anticipated range of months during which the access may be used;
- whether use would be continuous or intermittent;
- the number and type of vehicles;
- whether the access is required again for reinstatement, remedial works or later stages.

Without at least an indicative programme, residents and businesses directly affected have little certainty about the likely duration and intensity of the disruption. This also prevents me from planning appropriately, warning customers in advance, or making informed decisions about whether to accept bookings during periods when the peaceful environment promoted by the tourism businesses may be affected.

### Trees and Vegetation

The Applicant identifies trees T2144, T2145 and T2147 as not anticipated to be felled, while T2140 is assumed capable of being felled under the worst-case assessment.

The statement that trees are "not anticipated" to be felled does not provide certainty that they will be retained. Their protection should be secured through the detailed design and enforceable management measures.

The Applicant describes T2140 as having a life expectancy of at least 10 years. The holly has been established between the two fields for as long as I can remember and appears healthy and longstanding. It is therefore unclear whether its established condition, continued value and practical importance to the existing beam-monitoring arrangement have been fully considered.

## Security and Crime

The Applicant states that there is no evidence that solar farms increase crime in surrounding communities. This does not address the concern raised.

The concern is not that solar farms generally cause crime. It is that the proposed access works could:

- Increase awareness of the location of a previously discreet storage facility.
- Introduce unfamiliar contractors, vehicles and personnel.
- Interfere with existing beam-monitoring equipment.
- Remove or reduce vegetation that currently provides screening.
- Permanently alter the visibility and character of the entrance.

The security of the Applicant's construction site is a separate matter from the security of the existing caravan and motorhome storage business.

## Future Management Arrangements

The Applicant refers to future traffic-management arrangements, a Stakeholder Communications Plan and a Community Liaison Officer. However, no detailed arrangements specific to Field House Farm have yet been provided.

This is particularly concerning because the agreed notification process has already failed on several occasions during the survey stage, as recorded in **Appendix G**.

It is therefore not sufficient simply to state that concerns will be managed later.

## Barn Owls and Local Biodiversity

The Applicant states that supporting trees and buildings will largely be retained, that pre-commencement surveys will be undertaken, and that new meadow grassland may improve Barn Owl foraging habitat.

However, this does not address the specific circumstances at Field House Farm. Barn Owls successfully bred in a nest box approximately 10 metres from the proposed construction-access track, with two owlets ringed in July 2026.

The main concern is disturbance from repeated vehicle movements, banksmen, noise, vibration, lighting and human activity immediately beside a successful breeding site.

The Applicant should therefore explain how its conclusion of "no impacts" is justified.

## Conclusion on the Applicant's Reply

The Applicant's response remains general and does not adequately address the site-specific effects on Field House Farm, including access duration and intensity, business and security impacts, vegetation retention, and disturbance to the active Barn Owl territory.

The absence of even an indicative programme also prevents effective business planning and advance warning to customers.

These matters remain unresolved and reinforce the concerns set out in this Written Representation.

## 10. Information I Still Need

To understand what is proposed and how it would affect Field House Farm, I respectfully ask for clear answers to the following:

### Route selection and rights sought

- What land is proposed to be temporarily possessed, what land is proposed to be subject to acquisition of rights, and what land (if any) is proposed to be acquired permanently.
- Why was CA2 selected, what alternatives were considered, and what evidence was used to reject them?
- What exact land and rights are sought over plots 03-008, **03-008a**, 03-009 and 03-010, and will the Applicant provide one accurately scaled, coordinated plan and plain-English schedule showing all land, rights and proposed works affecting Field House Farm, cross-referenced to the relevant plans and documents and clearly identifying which elements are fixed and which remain indicative, optional or subject to later design?
- Are the rights limited to cable construction, or could they also extend to reinstatement, maintenance, repair, replacement or decommissioning, and when would they finally end?

### Traffic, works and duration

- What vehicles would use the lane, including whether abnormal loads or specialist vehicles are proposed?
- What are the maximum vehicle numbers, dimensions, weights and operating hours?
- What works would be carried out to the lane, junction, passing places, trees, hedges, gates, signs, fencing, drainage and surfaces?
- When would CA2 first be used, for how long, would its use be continuous or intermittent, and could it be required again at a later stage?

### Existing access and safety

- How would safe access be maintained for all existing users, and what delays, restrictions or temporary closures could occur?
- How have the existing use of the privately maintained lane, junction flooding, visibility and pedestrian risks been assessed?
- How has the Applicant assessed the potential conflict between construction vehicles using the lane and vehicles leaving the yard, where drivers do not always anticipate traffic approaching from the left, and what measures would be used to manage this safely?

### Utilities, Drainage and Communications

- How will the exact locations of electricity, water, BT, Quickline and other infrastructure be verified and protected, and who would be responsible for urgent repairs, service interruptions and resulting losses, particularly where disruption to the fibre connection could



affect business operations, security systems, guest communications and telephone calls because mobile network coverage at Field House Farm is poor?

- Will the Applicant identify and protect the drainage serving Field House Farm, including its connection with unregistered 1003 and the recent Estate drainage works?
- Has my drainage interest been properly recorded in the land referencing and Book of Reference, and what protection is proposed for it?

### **Trees, security and businesses**

- Which trees and vegetation would be retained, pruned or removed, including T2140 and the holly associated with the security beam?
- How would gates, beams, fencing, screening and controlled access remain operational?
- How would authorised construction vehicles and personnel be clearly identifiable, so that unfamiliar or potentially unauthorised vehicles using the lane can be distinguished from those connected with the development?
- How has the combined effect of traffic, dust, noise, access disruption, security concerns and loss of tranquility on the businesses been assessed, and what claims and compensation process would apply to damage, cleaning, cancellations, reduced bookings and other losses?

### **Wildlife**

- How does the Applicant justify its conclusion of “no impacts” for Barn Owls, given the confirmed successful breeding site approximately 10 metres from the proposed construction-access track, and what site-specific assessment and enforceable safeguards would be required before CA2 could be used?
- How would Red- and Amber-listed birds and other wildlife extensively using the lane, hedgerows, trees, grassland, field margins and buildings be protected from construction disturbance?

### **Communication and professional support**

- How and when would reliable advance notice of surveys and works be provided, and what site-specific arrangements would prevent a repeat of the communication failures already experienced?
- Will the Applicant meet the reasonable costs of the land agent and solicitor needed to advise on the rights, licence, compensation and protections?

## **11. Conclusion**

I do not believe I have yet been given enough clear and consistent information to understand exactly what Light Valley Solar wishes to do with the Field House Farm lane and adjoining land, or why our house and land were highlighted in the targeted consultation material if the house was not part of the scheme. The relevant information is spread across numerous plans, schedules, legal documents and technical reports, with some matters appearing to remain indicative, optional or subject to later design, rather than being presented in one clear and coordinated explanation.

The Applicant’s formal response describes the access as temporary and linked only to cable construction, but also refers elsewhere to maintenance and decommissioning. The draft licence

refers to abnormal loads and a wide range of possible works to the route and my property. These differences need to be explained clearly and in plain English.

The proposed route would place construction traffic and possible works beside our occupied home, tourism businesses, secure storage facility, utilities, drainage and existing security arrangements, as well as a confirmed Barn Owl breeding site. Other routes appear to exist but have not been transparently or adequately compared.

Until the actual use, works, duration, vehicle types, protections and need for each affected plot are clearly explained, I do not believe it has been shown that using the Field House Farm lane is necessary, reasonable or proportionate, or that there is a compelling case in the public interest for the compulsory powers sought.

I respectfully ask the Examining Authority to take these unresolved matters into account and not to grant the powers sought over the Field House Farm route unless the Applicant demonstrates clearly that the route is necessary, that reasonable alternatives have been properly considered, and that enforceable site-specific protections will be secured.

## Use of Artificial Intelligence

I used ChatGPT to assist with editing, restructuring and improving the clarity of this Written Representation. The factual information, evidence, views and concerns are my own. I added, removed and amended material throughout and checked the completed document.

## Appendices

Appendix A – Independent Guest Reviews Demonstrating the Importance of Tranquility, Wildlife and Rural Character

Appendix B - FHF Security Beam Activation, February–August 2026

Appendix C – Concerns Regarding Proposed Access Arrangements, Land Referencing and Associated Land Take

Appendix D – Correspondence and plans concerning unregistered 1003 and the drainage serving Field House Farm, November 2024.

Appendix E – Ecology, Boundary Integrity, Livestock and Security Concerns

Appendix F - Bird Species Regularly Observed at Field House Farm

Appendix G – Record of Survey Activity and Communication Issues

Appendix H – Light Valley Solar's Reply to Keir Mather MP dated 2 July 2026

# WRITTEN REPRESENTATION

## Light Valley Solar Development Consent Order Examination

Field House Farm, Skipwith  
Wendy Tomlinson

*9<sup>th</sup> August 2026*

## Summary of Written Representation

*(document exceeds 1,500 words)*

Field House Farm is our family home and the base for several established rural businesses: a multi-award-winning Caravan and Motorhome Club Certificated Location, including National CL of the Year and two Northern regional awards, together with two self-catering holiday units, a caravan and motorhome storage business, and agricultural activities. They all rely on the same privately maintained single-track lane.

Light Valley Solar proposes to use that lane as access CA2 for works connected with the cable route. My objection is not to renewable energy in principle. Field House Farm already has rooftop solar panels. My concern is the choice of this particular lane and the effect its use could have on our home, businesses, customers, security, wildlife and daily access.

I have tried to understand many plans and legal documents, but I am not a lawyer, traffic engineer or ecologist. The draft licence and the Applicant's formal response contain technical and legal wording that I do not fully understand. Dalcour Maclaren suggested on several occasions that I appoint a land agent, which I did because I need professional advice to understand the rights being sought and how they may affect my home, land and businesses. It is therefore important that I am able to continue receiving that professional support and that the costs of doing so are met promptly.

Particular concerns include the confirmed successful Barn Owl breeding site approximately 10 metres from the proposed access, the security of the caravan and motorhome storage business, repeated failures to provide reliable advance notice of survey activity, and the substantial time, professional work and business disruption already caused by trying to understand and respond to the proposals. The security concern was reinforced on 8 August 2026 when CCTV recorded an unfamiliar vehicle behaving unusually on the lane and displaying different registration plates during its movements around the site; the incident was reported to the police.

The main matters that remain unclear to me are:

- why this lane was chosen instead of apparently less disruptive and harmful alternatives;
- exactly which parts of the lane and adjoining land would be used and what rights are sought over them;
- what vehicles would use the lane, including whether abnormal indivisible loads (AILs) would use it;
- what alterations could be made to the lane, junction, hedges, trees, gates, signs, fencing, drainage and surfaces;
- how long the lane would be used and whether it would be required again for maintenance, repair, replacement or decommissioning;
- how safe access would be maintained for existing users, including at the lane junction, and how the home, businesses, utilities, drainage, security systems, tranquility, the confirmed Barn Owl breeding site and other wildlife would be protected;

- how authorised construction vehicles and personnel would be clearly identifiable, so that unfamiliar or potentially unauthorised vehicles using the lane could be distinguished from those connected with the development;
- whether the Applicant will provide one clear, coordinated and accurately scaled plan and plain-English explanation showing all land, rights and proposed works affecting Field House Farm, and identifying which elements are fixed and which remain indicative, optional or subject to later design;
- what enforceable safeguards, compensation arrangements, reliable communication procedures and funded professional support would be provided; and
- why the Applicant's documents appear to give different descriptions of the rights, works and duration sought.

I respectfully ask the Examining Authority to consider whether the Applicant has given them enough clear and consistent information to show that this route is genuinely necessary and that its effects on Field House Farm can be properly understood and controlled.



# Appendix A – Independent Guest Reviews Demonstrating the Importance of Tranquillity, Wildlife and Rural Character

The following independently submitted guest reviews are representative examples from published reviews for the Caravan & Motorhome Club Certified Location at Field House Farm.

Across multiple years, guests consistently refer to the site's peace and tranquillity, wildlife, countryside walks, dark rural setting, farm animals, relaxation and repeat visits.

Field House Farm CL currently has:

- More than 1,184 published guest reviews
- An overall rating of 5 out of 5
- National CL of the Year – 1st Place, 2015
- Northern Regional Winner, 2016 and 2017
- Shortlisted in 2023 and 2024

The reviews demonstrate the importance of the peaceful rural setting, wildlife and open countryside to the established visitor experience and continuing success of the business.

## Guest Reviews

*Apr 2026 - We have been visiting regularly for more than 15 years now. We love the **idyllic quiet tranquility of the location**. There are many homely little touches from the unsurpassed welcome & friendliness from Wendy & Stuart who go full out to please.*

*Dec 2025 - Great little site near to York and lots of places of interest. The owners were really friendly and helpful. Dog run area was small but enough for a quick run . Wendy told us about a pathway adjacent to site for extra walking. Lots of useful information about local eateries was very useful. **Very peaceful location**. I would definitely recommend this site.*

*Nov 2025 - What **a peaceful, tranquil setting, sheer bliss in a lovely part of Yorkshire**. The site has all the facilities for touring caravans and motorhomes except pot-wash and Wendy is very friendly and welcoming*

*Nov 2025 - Fantastic site with great shower block . The area is **lovely and quiet and watching the wildlife from the caravan is great**.*

*Oct 2025 - Really enjoyable stay. Such a convenient location but more importantly a warm welcome as usual, everything spotlessly clean & well organised and **so peaceful**. We hope to return soon.*

*Aug 2024 - **Beautiful, peaceful, and tranquil site**, Wendy and Stuart the proprietors were very friendly and happy to assist. It is dog friendly and as a dog enclosure but also beautiful walks. Can't wait to go back. Would highly recommend.*

*Aug 2024 - Fabulous site. **Quiet and tranquil**. Lovely to watch the **Highland calf playing in the field**. **Watching the Kites (birds)** in the sky is breathtaking. Wendy is very knowledgeable and her cabin is full of things that you may have forgotten but need for your trip.*

Jun 2024 - **Lovely site so quiet and if you love farm animals it's ideal.** Facilities always kept spotless the owner never stops to ensure everything is perfect. It has a little shop which is great if you forget milk etc. Love it so much have booked for next year already

May 2024 - Friendly site , Wendy has thought of everything! **Very quiet & peaceful** well maintained site. **We enjoyed seeing the lambs, chickens and local birds including Red Kites and Partridges.** The Lodge meant that our friends were able to join us on a Spring holiday. Skipwith Common is a great place for a peaceful walk.

Mar 2024 - **Nice quiet place wonderful night sky and lots of wildlife to see** .Close to York and reasonably close to east coast

Oct 2023 - We loved this beautiful site!! This was our first visit and it certainly won't be our last. Having the use of a heated shower room and hot shower (80p was sufficient) was so much better than using our own in the very wet weather conditions. We took our bird feeding pole as did other campers and they were constantly full of all varieties but there were so many feeders around the site that you could just take a bag of seed to watch the "visitors". **If you like to hear owls then this is the place to be ....** from early evening til dawn they are calling...**it's magical.**

May 2023 - Well kept site, nicely spaced pitches, grass and short, easy access. Owners helpful but not obtrusively. If you look at the right times, **rabbits, hares, deer** and a **barn owl** were all seen on our visit.

May 2023 - Really beautiful site if its **peace and quite** you want then this is for you, well maintained site, if I was in the area I would definitely book in again.

Apr 2023 - A lovely quiet, peaceful site.great for watching the **lambs play,lots of birds, Robins to red kites.** Toilets & shower spotless. Our favourite relaxing place with friends. 5star little gem.

Apr 2023 - Wendy and Stu are very helpful and can't do enough to help if you have any problems. Fresh eggs, **gambling lambs in the field and birds singing makes for a peaceful restful holiday.**

Jun 2022 - **In over 30 years with the Caravan Club this us one of the nicest CLs we have stayed on** our only regret is that we didn't find it sooner. It is **so quiet and peaceful** and the owners are very friendly and welcoming. Lovely walks on Skipwith common.

Aug 2022 - What a gem of a find. I can honestly say this is **one of the best cl sites we have stayed on.** **The position is great out in the country, hence quiet and peaceful... perhaps the occasional owls twit a whooping in the night...** and close enough to York/Selby/Beverly for a day out.

Jul 2022 - Field House Farm is a must every year for us this is our 5th visit and always had an exceptional stay, Wendy and Stuart and Ollie the cat always give us a lovely welcome, it's an **easy access site and very quiet** and clean, **no road noise**, mainly grass pitches but also a few hard standing, but to be honest the grass is a good well drained base and never have had a problem, there's plenty of room between pitches, highly recommend this little secret 🤗

Jul 2022 - Lovely site **so peaceful no cars or people wandering past just sheep for company.** Have booked for next year already.

Nov 2021- Perfect site, **loved waking up to the sound of sheep** 🐏 and seeing them in the field, very clean toilet and shower, definitely stay again

Oct 2021- A great CL, immaculate throughout and Bob the temporary warden was excellent, explaining everything to us on our arrival. The dog exercise area is great as you can let the dog off it's lead, and **it's lovely to wake up and look out over the farm land with the only noise you can here is Mother Nature.**

Apr 2021- Wendy, thank you so much for a lovely warm welcome, we had such a **relaxing few days**. The setting is fabulous, **"it's a hidden gem"**! We thoroughly enjoyed it and we will be back very soon.

Aug 2020 - This is a **tranquil oasis of peace and calm** in the harsh COVID world. Whilst Wendy and the team have taken precautions to protect everyone from COVID19, it does feel like the old world normality albeit friendly caravaners are a bit further apart than usual when chatting. I can't recommend highly enough!

Jul 2019 - **Fantastic little gem**. This was our third time that we've stayed at Field House Farm and we absolutely loved it again. Being out in the country means there's **no nuisance noise**. We will most definitely be back again.

May 2019 - Wendy and Stuart are excellent hosts and make all visitors feel very welcome. Life on their small holding provides a **never ending snapshot of farm life which adds to the attraction of why we, as so many others, regularly stay on what is undoubtedly one of the best CL sites in Yorkshire.**

May 2019 - Just spent Easter holiday at this lovely 5CL, we have been going to the site for several years now and are always met with a smile by Wendy and Stuart, nothing is too much trouble for them. The lambs were a delight to see running around in the field, and always some form of wildlife to be seen.

Sep 2018 - It is not difficult to see why this CL won the top prize for a Certified Location in consecutive years. **Peace, tranquility** mixed with nothing being too much trouble from the ever-smiling Wendy. CLs don't come any better than this!

Dec 2017 - Close to York park n ride ,Designer Outlet Centre and the A64 Coast road yet a quiet, level and well drained site in the countryside with **no road noise**. The views of the farm animals and farm life from your window is a fabulous bonus.

## Summary

These independently submitted reviews consistently demonstrate that guests choose Field House Farm because of its peaceful rural setting, tranquillity, wildlife, countryside views and relaxing atmosphere.

Across multiple years, guests repeatedly refer to:

- "peaceful"
- "tranquil"
- "quiet"
- "relaxing"
- "wildlife"
- "owls"
- "red kites"
- "barn owls"
- "farm animals"

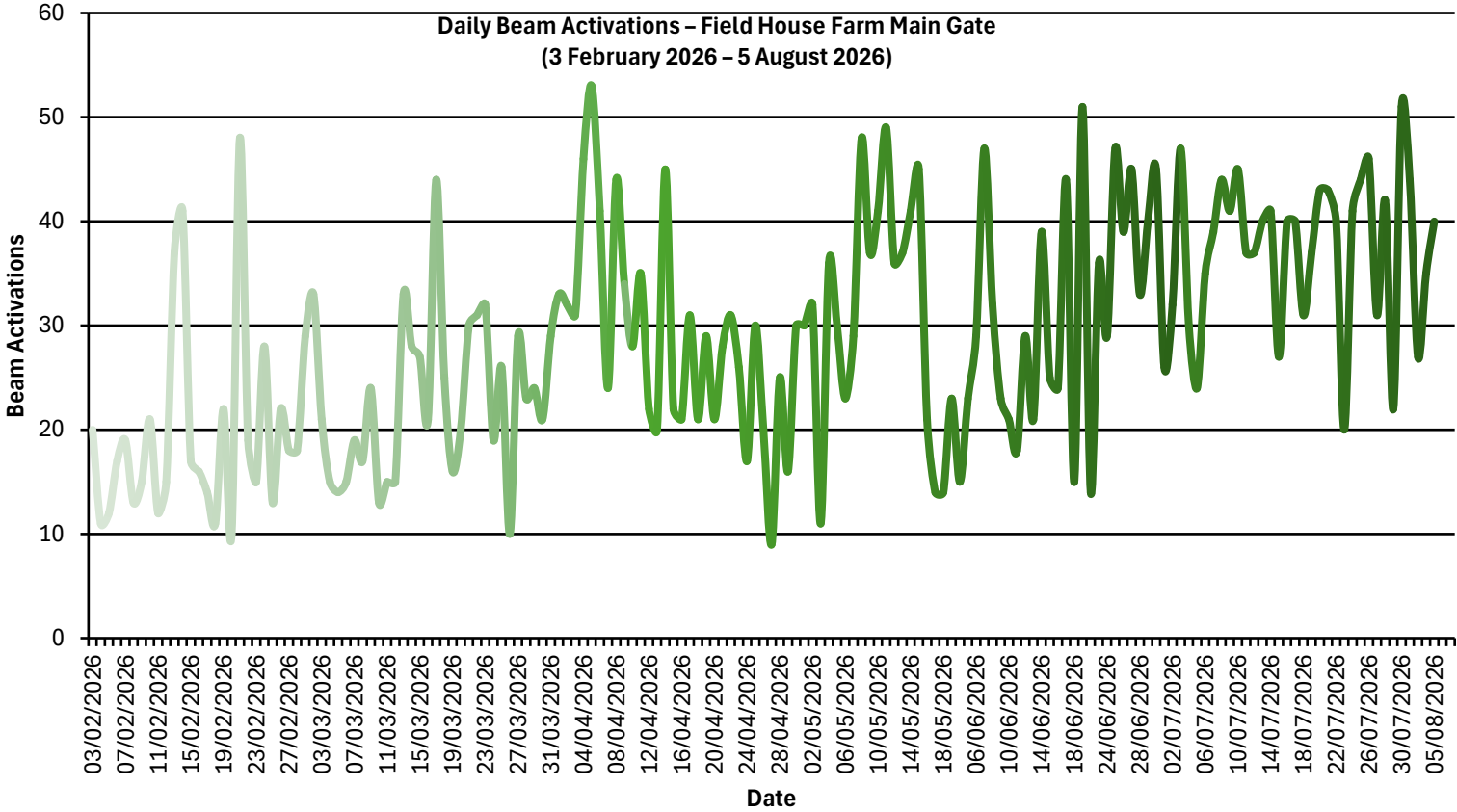
- “beautiful walks”
- “dark skies”
- “no road noise”
- “return visits”

The reviews also demonstrate long-term visitor loyalty, with many guests describing repeat visits over several years and bookings made for future stays.

Taken together, these reviews provide independent evidence that the quiet rural character, wildlife and tranquillity of Field House Farm and its surroundings are fundamental to the visitor experience and to the long-established success and reputation of the business.

Appedix B - Summary of the recorded beam activations 3rd Feb - 5th August2026

| Date       | Beam Activations |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
|------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 03/02/2026 | 20               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 04/02/2026 | 11               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 05/02/2026 | 12               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 06/02/2026 | 17               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 07/02/2026 | 19               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 08/02/2026 | 13               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 09/02/2026 | 15               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 10/02/2026 | 21               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 11/02/2026 | 12               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 12/02/2026 | 15               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 13/02/2026 | 37               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 14/02/2026 | 41               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 15/02/2026 | 17               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 16/02/2026 | 16               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 17/02/2026 | 14               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 18/02/2026 | 11               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 19/02/2026 | 22               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 20/02/2026 | 10               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 21/02/2026 | 48               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 22/02/2026 | 19               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 23/02/2026 | 15               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 24/02/2026 | 28               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 25/02/2026 | 13               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 26/02/2026 | 22               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 27/02/2026 | 18               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 28/02/2026 | 18               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 01/03/2026 | 29               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 02/03/2026 | 33               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 03/03/2026 | 21               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 04/03/2026 | 15               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 05/03/2026 | 14               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 06/03/2026 | 15               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 07/03/2026 | 19               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 08/03/2026 | 17               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 09/03/2026 | 24               | Data excludes incomplete monitoring days, obvious duplicate or false-trigger beam activations (including repeated activations recorded at the same or virtually the same time), and periods where text message records were unavailable following replacement of the monitoring phone. The figures provide a reasonable representation of typical daily movements along the lane. |  |  |  |  |  |  |  |  |  |  |  |  |
| 10/03/2026 | 13               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 11/03/2026 | 15               |                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |





## Appendix B - Summary of the recorded beam activations 3rd Feb - 5th August 2026

[illegible]

## Appendix B - Summary of the recorded beam activations 3rd Feb - 5th August 2026

[illegible]

## Appendix B - Summary of the recorded beam activations 3rd Feb - 5th August 2026

[illegible]

## Appendix B - Summary of the recorded beam activations 3rd Feb - 5th August 2026

[illegible]

## Appendix C – Concerns Regarding Proposed Access Arrangements, Land Referencing and Associated Land Take

After reviewing the Land Plans and Book of Reference for plots 03-005, 03-008, 03-009 and 03-010, I have a number of concerns regarding the proposed access arrangements and land take near Field House Farm.

The Book of Reference for plot 03-008 appears to show that ownership and rights relating to the access track are not straightforward. Multiple “reputed owners” are listed, along with “unknown rights”, Northern Powergrid equipment and several occupiers/interested parties. This suggests that the full situation regarding ownership and rights over the lane may not yet be fully clear or resolved.

The Applicant itself describes this area as an “access track”, recognising that it is an actively used lane and not simply an isolated strip of agricultural land. This lane provides the main access to our home, holiday accommodation, caravan storage business and normal day-to-day farm activity.

The plans also show that plots 03-009 and 03-010 relate to small areas around the bend and woodland edge near the entrance. These are described as agricultural land, access track and copse, suggesting that vegetation and woodland edge works are already expected within this area.

It is also difficult to fully appreciate the true scale and extent of the proposed corridor from the Land Plans alone without an aerial or photographic overlay. When compared against the existing field boundaries, mature trees and the access track on the ground, the affected area appears considerably wider than initially understood.

The Land Plans also appear to show a comparatively wide corridor being proposed through this area and into part of an actively managed grazing field. This raises further questions as to why such an extensive area is required in this location, particularly where existing woodland edge vegetation and habitat are already present immediately adjacent to the access track. It is unclear whether alternative approaches or a reduced corridor width could lessen impacts on the established field boundary, productive agricultural land, existing habitat and normal farm operations.

The plans also appear to show the proposed corridor for plot 03-005 extending further into an actively farmed field, even though land nearer the woodland edge appears less intensively used. This raises questions as to whether the layout has genuinely been designed to minimise impacts on productive agricultural land and existing farm operations.

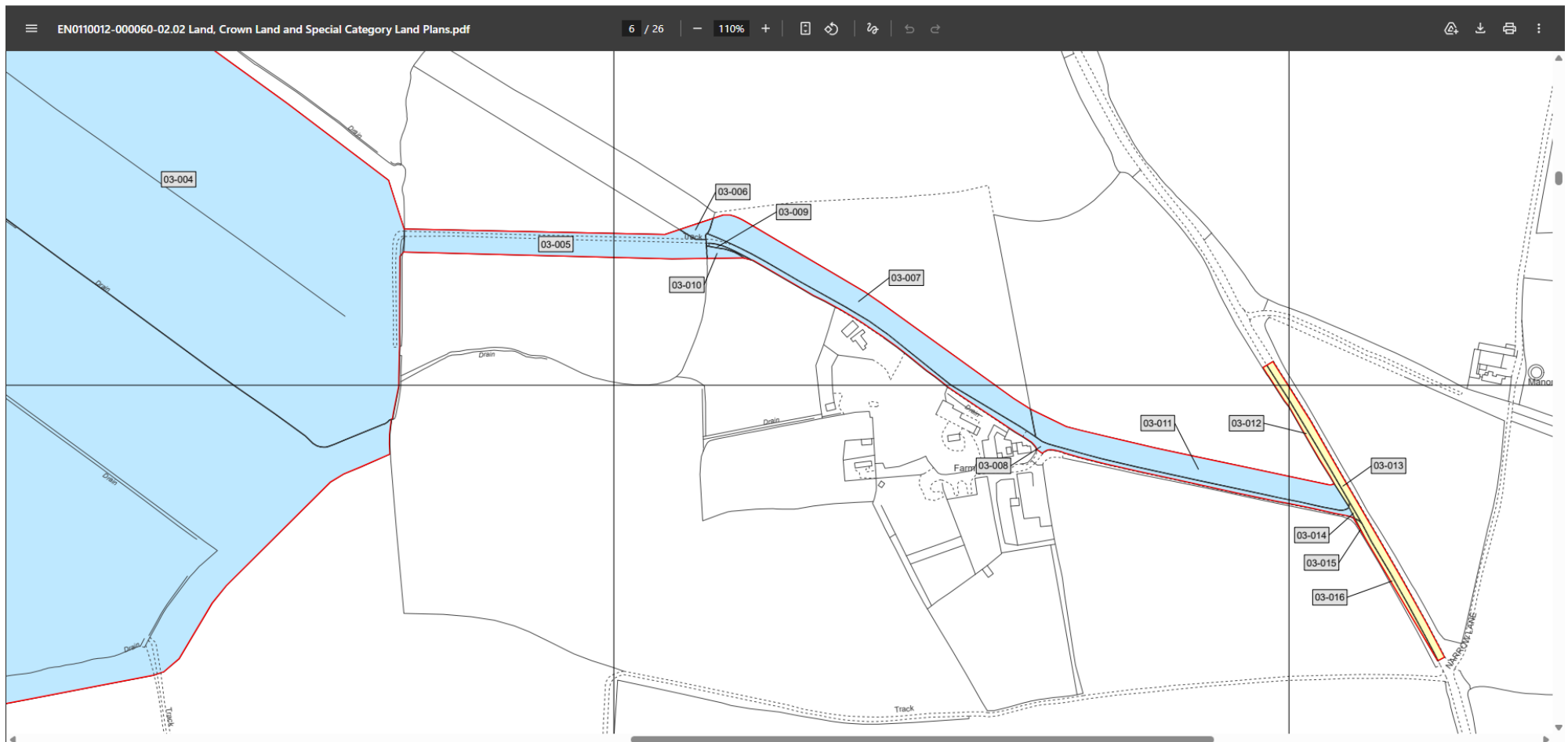
I am also concerned that the Book of Reference only appears to identify Northern Powergrid apparatus within the lane. However, the lane also contains fibre broadband infrastructure, including three fibre broadband access chambers within the ground, together with buried telecommunications services and water supply infrastructure associated with Field House Farm. This raises further questions as to whether all



utilities and existing services within the lane have been properly identified before rights are sought and works potentially carried out within a privately maintained access lane.

In addition, parts of this boundary area include long-established farm-made ground and mounding associated with previous agricultural activity. These areas also form part of the actively used grazing field and are regularly used by livestock, including lambs. The full ground composition within these areas may not be fully known and could potentially contain buried rubble, concrete or other historic material, which may create additional complications should intrusive works be proposed within this location.

Extract from Applicant's Land Plans Showing Proposed Rights and Access Areas Adjacent to Field House Farm



The following image, including an approximate Google Earth overlay of the Applicant's Land Plans, help to illustrate the apparent scale and extent of the proposed corridor in relation to the existing field boundary, woodland edge, access track and surrounding land use.





*Google Earth aerial image showing the relationship between the access track, woodland edge, grazing field and surrounding agricultural land.*



## Appendix D – Correspondence and plans concerning unregistered1003 and the drainage serving Field House Farm, November 2024.

This appendix contains the email exchange through which I sought clarification of the location of unregistered1003, together with the plans supplied by the Applicant and its subsequent confirmation that my interest was recorded for drainage purposes.

Below is a copy of the notice displayed outside our property.



Island Green Power  
Light Valley Solar



DALCOUR  
MACLAREN

Figure 1 – Original Site Notice

Below is the e-mail exchanges between myself and Dalcour. The description of the area as “a very small sliver of unregistered land” appeared to understate its potential importance. Although physically narrow, it was relevant to the established drainage serving Field House Farm and therefore required clear identification and proper investigation.

Good afternoon Wendy,

The below is noted and we have recorded your interest over unregistered1003 for drainage purposes.

Should you require anything else please let me know,  
Kind regards,  
Faye

**From:** [REDACTED]  
**Sent:** Friday, November 22, 2024 12:32 PM  
**To:** Light Valley Solar <[lightvalleysolar@dalcourmaclaren.com](mailto:lightvalleysolar@dalcourmaclaren.com)>  
**Subject:** RE: Ref: 24003651\_1003

Good Afternoon [REDACTED]

Thankyou for your reply, I currently don't have any paperwork in my possession but we have liaised with Escrick Park Estate over the years when our ditch hasn't been draining away. I've only recently been in contact with Beilby Forbes Adam with regards to this. Obviously our ditch has to drain somewhere and my dad owned the property since 1966. So somehow it goes along the Estate field and into the ditch, where the blue line is. So yes we do have in interest in that part of land as it is for drainage purposes and has been since before 1966.

Kind Regards  
Wendy

**From:** Light Valley Solar <[lightvalleysolar@dalcourmaclaren.com](mailto:lightvalleysolar@dalcourmaclaren.com)>  
**Sent:** 22 November 2024 12:17  
**To:** [REDACTED]  
**Subject:** RE: Ref: 24003651\_1003

Good afternoon Wendy,

Thank you for your response, we will update our records accordingly.

If you have any evidence of the easement that you can send to us that would be greatly appreciated and please let us know if there is anyone else that benefits from this easement?

Kind regards,  
[REDACTED]

**From:** [REDACTED]  
**Sent:** Thursday, November 21, 2024 3:10 PM  
**To:** Light Valley Solar <[lightvalleysolar@dalcourmaclaren.com](mailto:lightvalleysolar@dalcourmaclaren.com)>  
**Subject:** RE: Ref: 24003651\_1003

Good Afternoon [REDACTED]

Thankyou for the plan showing the strip of land and yes I can confirm we do have an interest in the form of an Easement. As suspected, our land drains under the field next to us and then continues into that ditch where you have proposed installing a cable, as I understand.

Kind Regards

Wendy

**From:** Light Valley Solar <[lightvalleysolar@dalcourmaclaren.com](mailto:lightvalleysolar@dalcourmaclaren.com)>  
**Sent:** 21 November 2024 14:21  
**To:** [REDACTED]  
**Subject:** RE: Ref: 24003651\_1003

Good afternoon Wendy,

Please find attached a plan that shows a zoomed out area of unregistered1003 with Field House Farm to the east.

Please let me know if you require anything else,  
Kind regards,  
[REDACTED]

**From:** [REDACTED]  
**Sent:** Wednesday, November 20, 2024 5:00 PM  
**To:** Light Valley Solar <[lightvalleysolar@dalcourmaclaren.com](mailto:lightvalleysolar@dalcourmaclaren.com)>  
**Subject:** RE: Ref: 24003651\_1003

You don't often get email from [REDACTED]

Good Evening [REDACTED]  
It may be a sliver of land but it may well be very important to us, as requested can you please zoom out of the area and show it with our property 'Field House Farm' shown on the map and then we can see where exactly it is located. At present it looks like a single piece of straw in a bale 😊  
Kind Regards  
Wendy

**From:** Light Valley Solar <[lightvalleysolar@dalcourmaclaren.com](mailto:lightvalleysolar@dalcourmaclaren.com)>  
**Sent:** 20 November 2024 15:49  
**To:** [REDACTED]  
**Subject:** RE: Ref: 24003651\_1003

Good afternoon Wendy,

Thank you for getting in touch. Please find attached the original site notice along with a Map search screenshot – I'm hoping it will be better viewed on a screen but if you still require a map with a smaller scale please let me know, appreciate it is a very small sliver of unregistered land.

If you have any further questions please let me know,  
Kind regards,  
[REDACTED]

**From:** [REDACTED]  
**Sent:** Friday, November 15, 2024 8:36 AM  
**To:** Light Valley Solar <[lightvalleysolar@dalcourmaclaren.com](mailto:lightvalleysolar@dalcourmaclaren.com)>  
**Subject:** Ref: 24003651\_1003

You don't often get email from [REDACTED]

Hi, can you please clarify where that location plan is in a lesser scale map? I have no idea where that is so presumably it doesn't affect us, but just in case.



Kind Regards  
Wendy



Island Green Power  
Light Valley Solar



DALCOUR  
MACLAREN

## Light Valley Solar

**TO: THE OWNERS, LESSEES, TENANTS, AND ANY OCCUPIERS OF LAND SHOWN SHADED BLUE ON THE ACCOMPANYING PLAN AND ANY PERSON WITH AN INTEREST IN THE SAID LAND**

Island Green Power (IGP) is proposing the development of Light Valley Solar – a new solar farm and co-located battery energy storage system located to the north and west of Selby, North Yorkshire. The proposals for Light Valley Solar include five site panel areas, located between Monk Fryston, Hambleton, Eggborough and Escrick. A 500 MW grid connection to the transmission network has been secured at National Grid's existing Monk Fryston substation. The five sites will be linked by underground cables, which will also be how the project is connected to the National Grid. Due to the projected generating capacity, Light Valley Solar will be classified as a Nationally Significant Infrastructure Project (NSIP). Consequently, IGP must seek consent by submitting a Development Consent Order (DCO) application under the Planning Act 2008, to the Planning Inspectorate. IGP is currently in the pre-application stage of the project and exploring potential underground cable routes to connect the solar panels into National Grid's Monk Fryston substation.

IGP have appointed Dalcour Maclaren as our consultant land agents to confirm interests in land so we can ensure that all potentially affected parties are kept up to date and consulted on the proposals.

If you hold any interest in, or rights over, the land shown below please contact Dalcour Maclaren, who are working on IGP's behalf and quote reference:

- Tel: 0333 188 5374
- Email: [lightvalleysolar@dalcourmaclaren.com](mailto:lightvalleysolar@dalcourmaclaren.com)
- Write to: Land Referencing Team, Dalcour Maclaren, The Barn, Bignell Park Bams, Chesterton, Bicester, Oxfordshire OX26 1TD



More information about the project and how IGP will be engaging with the community, can be found through this dedicated project website: [www.lightvalleysolar.co.uk](http://www.lightvalleysolar.co.uk)

## Appendix E – Ecology, Boundary Integrity, Livestock and Security Concerns

The affected corner of the field, including the small copse, mature boundary trees and surrounding vegetation, forms part of an ecological corridor alongside the adjacent woodland and provides important habitat for wildlife.

Photographic evidence demonstrates repeated pollinator activity, including bees and other invertebrates foraging on early willow blossom at a time when alternative food sources are limited. Additional images also show lichen growth and invertebrate activity associated with long-standing, undisturbed habitat conditions. Together, these features indicate that the area is already ecologically functional and contributes positively to local biodiversity.

The mature native boundary trees, including willow, field maple and hazel, provide habitat connectivity, shelter and foraging opportunities for wildlife, whilst also offering practical shelter for grazing livestock within this actively managed field. The loss or disturbance of this habitat would result in an immediate reduction in available shelter and foraging opportunities that could not quickly be replaced through new planting.

The existing fence line forms the long-standing boundary of the field and has been in place for many years. The field is actively used for grazing livestock and secure fencing must remain in place at all times to ensure animal welfare and prevent escape. Any temporary removal of fencing during construction would create an immediate and unacceptable risk to livestock management and normal farm operations.

In addition, this boundary area has previously been subject to unauthorised access and thefts from the vicinity of the woodland edge. Maintaining a secure and continuous boundary is therefore important for site security and for the protection of the residential property and associated business operations.

There is also concern that if boundary fencing is removed or altered, it may not be reinstated precisely in its original position. Even minor deviations could result in a permanent loss of land or create future uncertainty regarding the established field boundary. Appropriate safeguards would therefore be required to ensure that boundaries are accurately surveyed, protected and reinstated throughout any works, with no period during which the site is left unsecured.

The Land Plans also appear to show a comparatively wide corridor being proposed through this area and into part of an actively managed grazing field. This raises further questions as to why such an extensive area is required in this location, particularly where existing woodland edge vegetation and habitat are already present immediately adjacent to the access track. It is unclear whether alternative approaches or a reduced corridor width could lessen impacts on the established field boundary, productive agricultural land, existing habitat and normal farm operations.

This corner of the field was also being considered for future native tree and habitat planting to further strengthen the existing woodland edge and ecological connectivity.

Field House Farm has been progressively restored and managed over decades to create a quiet rural environment supporting tourism accommodation, wildlife habitat and agricultural use.



Images bellow show pollinator activity and established habitat within the affected field corner and woodland edge area, including bees foraging on early willow blossom and examples of long-standing lichen growth.





Images showing the small copse, mature boundary trees, established field boundary fencing and woodland edge vegetation within the affected field corner area adjacent to the access track.





# Appendix F – Bird Species Regularly Observed at Field House Farm

Whilst the ecological assessment primarily focuses on designated-site waterbirds and qualifying features of nearby protected sites, long-term observations at Field House Farm indicate the presence of a wider assemblage of farmland, woodland-edge and rural bird species, including numerous UK Red List and Amber List species. Given the extensive wetland habitat already present within the Lower Derwent Valley, I question whether sufficient emphasis is being placed on the needs of declining farmland bird species. My own observations over many years suggest that the area supports a diverse range of species that depend upon the agricultural landscape, hedgerows and field margins that would be affected by the proposed development.

The following bird species have been regularly observed or heard at and around Field House Farm over a number of years. These records do not represent a formal ecological survey but reflect long-term observations of species using the surrounding farmland, hedgerows, woodland edges, watercourses and farm buildings.

The records demonstrate the presence of a diverse range of farmland, woodland and wetland-associated bird species, including a number of species listed as being of conservation concern.

## **Red List Species Recorded**

- Fieldfare
- Greenfinch
- Grey Partridge
- House Sparrow
- Lapwing
- Linnet
- Mistle Thrush
- Skylark
- Tree Sparrow (historic record)
- Yellow Wagtail

## **Amber List Species Recorded**

- Barn Swallow
- Buzzard
- Chiffchaff
- Dunnock
- Goldfinch
- Green Woodpecker
- Kestrel
- Little Owl
- Oystercatcher
- Pied Wagtail
- Starling
- Tawny Owl
- Whitethroat
- Willow Warbler



## **Green List Species Recorded**

- Barn Owl
- Blackbird
- Blackcap
- Blue Tit
- Chaffinch
- Coal Tit
- Great Spotted Woodpecker
- Great Tit
- Jackdaw
- Long-tailed Tit
- Nuthatch
- Pheasant
- Red Kite
- Robin
- Siskin
- Sparrowhawk
- Treecreeper
- Wren

The bird records indicate that the area supports a wide variety of species associated with lowland farmland, hedgerows, grassland, woodland edges and farm buildings. The records include numerous Red List and Amber List species which have experienced significant national declines and are recognised as being of conservation concern.

Particularly notable are records of Lapwing, Skylark, Yellow Wagtail, Grey Partridge, Linnet, Little Owl and Barn Owl, together with historic records of Tree Sparrow. Collectively, these observations suggest that the wider landscape surrounding Field House Farm supports a diverse range of declining farmland and rural bird species.

The list is not intended to be exhaustive and reflects species personally observed or heard over time.

# Appendix G – Record of Survey Activity and Communication Issues

## Field House Farm – Survey Activity Relating to the Light Valley Solar Project

### Location:

Field House Farm Lane, Skipwith, YO8 5SN

(Single-track access serving Field House Farm, the caravan and motorhome storage business, touring caravan site and holiday accommodation.)

---

## Incident 1 – Unannounced Access Route Survey

**Date:** Tuesday, 2 September 2025

**Company:** Dalcour Maclaren (acting for Island Green Power / Light Valley Solar)

### Description

Two representatives, later identified as Lizzie Hall and "Rob", were observed walking down the access lane serving Field House Farm. They appeared to be surveying the lane, taking notes and measurements in connection with the proposed cable route access.

### Communication

No prior notification was provided before the visit and no request was made to advise that surveyors would be attending.

An email was sent the same day raising my concerns.

In a reply dated **5 September 2025**, Lizzie Hall stated:

*"I have issued to the survey team and requested you are notified via email of any further access requests."*

### Impact

- Unknown individuals were present on the access lane without prior notification.
  - Security beams were activated and CCTV recorded the visit.
  - Surveyors parked within the passing place/no-parking area.
  - I was required to interrupt my work to establish who they were and why they were present.
- 

## Incident 2 – Courtesy Notification: Badger Survey

**Date:** Email dated 4 September 2025 – survey undertaken 8 September 2025

### Description

Harry Smith advised by email that a badger survey would be undertaken and provided vehicle details.

## Comments

This notification was appreciated and allowed appropriate arrangements to be made.

However, it remained an informal courtesy notification rather than an agreed access protocol or formal notification procedure.

---

## Incident 3 – Vehicle Parked Outside the House

**Date:** Tuesday, 9 September 2025

**Company:** Dalcour Maclaren

### Description

A vehicle displaying a "Light Valley Solar" notice was parked outside the farmhouse while surveyors walked down the lane.

Harry Smith later apologised and confirmed he was unsure why the vehicle had been parked there.

### Impact

- Unnecessary concern regarding the identity and purpose of the vehicle.
  - Demonstrated a lack of coordination regarding parking arrangements.
  - Required further communication to establish what was happening.
- 

## Incident 4 – Tree Survey and Hedge Photography

**Date:** Email dated 3 October 2025 – surveys planned between 6–8 October 2025

On 3 October 2025, Harrison Smith emailed to advise that tree surveys were planned to take place between 6 and 8 October 2025 and that surveyors would be walking down the access lane serving Field House Farm.

This represented an improvement on previous occasions where no notification had been provided and demonstrated that the Applicant recognised the need to notify me before survey teams attended.

However, the notification only provided a three-day survey window rather than confirming the actual day or time of attendance.

When I subsequently encountered a surveyor photographing my boundary hedgerow, I had not been informed that surveyors would be present on that particular day. I therefore had no way of knowing whether the individual was authorised or why photographs were being taken until I challenged him and later contacted Harrison Smith.

### Impact

- Required interruption to my work.
- Photography of boundary features without any explanation at the time.
- Continued uncertainty regarding who was present and why.

- Demonstrated that broad survey windows were insufficient for a property operating secure commercial premises.
- 

## Incident 5 – Geophysical Survey Without Advance Notification

**Date: 6 November 2025**

### **Description**

On the morning of 6 November 2025, I observed a white van drive down the single-track lane serving Field House Farm before reversing and stopping near the woodland.

Initially, I believed the occupants may have taken a wrong turning or been making a delivery. As the vehicle remained on the lane, I became increasingly concerned because I had received no prior notification that surveyors would be attending.

Given the security requirements associated with the caravan and motorhome storage business, I took my mobile phone with me to record the incident should any security issue arise.

When I approached the occupants, they explained they were undertaking geophysical surveys on behalf of the Light Valley Solar project.

I immediately contacted Harrison Smith to ask why no advance notification had been provided.

Later the same day, Harrison Smith replied:

*"The geo phys team have turned up this morning... but have not let us know what day they were actually going to one of the fields behind your house... We normally get told when in the week they will be accessing as to provide updates to yourself and avoid this disturbance."*

He also confirmed:

*"I will be in further contact with the survey team to provide more accurate dates of surveys taking place..."*

This email acknowledged that the agreed communication process had not been followed.

### **Impact**

- I was again required to interrupt my work to investigate unfamiliar vehicles and individuals.
  - Until I spoke with the survey team, I had no means of knowing whether they were authorised to be there.
  - The incident caused unnecessary concern regarding the security of the storage facility and surrounding property.
  - The Applicant's own representative subsequently acknowledged that notification procedures had failed
-



## Incident 6 – Ecology Survey Notification Failure

**Date:** 15 January 2026

### Description

Earlier that week, ecologists attended the fields behind Field House Farm without the advance notification that had previously been promised.

Following my concerns being raised, Harrison Smith emailed on 15 January 2026 stating:

*"Apologies on the ecologists turning up this week I believe it was, I was on Annual Leave when the access calls / emails had been sent out."*

He also advised that further geophysical surveys were planned for the following week and provided anticipated vehicle details.

### Impact

- Demonstrated that notification failures continued despite previous assurances.
  - Required further communication to establish what survey activity was taking place.
  - Reinforced concerns regarding the reliability of the Applicant's notification procedures.
- 

## Summary

These incidents demonstrate a recurring pattern of survey and project-related activity taking place adjacent to Field House Farm without consistent advance notification or effective coordination.

Although the Applicant occasionally provided notification of planned surveys, several visits occurred without notice, while others were communicated only as broad date ranges without confirmation of the actual attendance date. This meant I repeatedly had to investigate unfamiliar vehicles and individuals using the private access lane serving my home, caravan and motorhome storage business, touring caravan site and holiday accommodation.

The Applicant's own correspondence acknowledges that, on more than one occasion, survey teams attended without the agreed notification process being followed. Those acknowledgements support my concerns that communication and coordination throughout the survey programme have been inconsistent.

These repeated incidents caused unnecessary disruption to the operation of my business, required repeated interruption of my work to establish who was present and why, and reinforce my concerns regarding the practical security and operational implications of the proposed development and its associated construction activities.

## Appendix H – Light Valley Solar’s Reply to Keir Mather MP

From: [info@lightvalleysolar.co.uk](mailto:info@lightvalleysolar.co.uk) <[info@lightvalleysolar.co.uk](mailto:info@lightvalleysolar.co.uk)>  
Sent: 2 July 2026 10:53  
To: MATHER, Keir <[keir.mather.mp@parliament.uk](mailto:keir.mather.mp@parliament.uk)>  
Subject: Re: (Case Ref: KM18755)

Dear Keir,

Thank you again for contacting Light Valley Solar and for passing along the constituent’s concerns.

We note that the constituent has submitted a response as part of the Relevant Representation process for Light Valley Solar’s Examination stage. As such, we have formally responded to the constituent’s concerns as part of that process within Part 2 of the ‘*Applicant’s Response to Relevant Representations*’ document, which has now been published on the Planning Inspectorate’s online portal for Light Valley Solar, linked [here](#). Nevertheless, we have sought to address the constituent’s points below.

### **Tree management and security**

The trees within the landowner’s property included within the Order Limits along access CA2 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. These 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]** (linked [here](#)) to minimise impacts to the trees.

We have identified a holly bush along the proposed access CA2 to the Cable Route Corridor north of Field House Farm, referred to as T2140 within the **Arboricultural Impact Assessment [APP-184]**. However, it would be helpful if the constituent would be able to directly confirm the specific bush that they are referring to within their land ownership, so that we can provide a more exact response.

For a worst-case scenario, in our assessment we have assumed that T2140 could be felled to facilitate the Proposed Development. That said, the project aims to keep existing trees and vegetation wherever possible, and the application allows for flexibility in the detailed design. The applicant would welcome the opportunity to meet with the constituent to understand how their concerns around security and tree work may be addressed. The assessment identifies T2140 as a Category C tree, i.e. of low quality with life expectancy of at least 10 years.

It is important to note that measures to manage and minimise Cable Route Corridor construction effects, including reinstatement of the land following installation, are set out in the **oCEMP [APP-192]**. The land use for the Cable Route Corridor would be temporary in nature; once the cable has been laid underground and completed, the land will be reinstated to its previous state and use. Furthermore, our design principles seek to minimise impact on existing vegetation. Surveys have and will continue to be undertaken to establish whether trees and hedgerows are overgrown at the time of construction and if they need to be cut back. Where it has been determined that trees or hedgerows do need to be cut back, further surveys and visual inspections would be undertaken to ensure we are not disturbing existing habitats. Overall, the project will ensure that local wildlife habitats are left in a measurably better state than before. We aim to exceed the baseline requirement for developers to create a net gain of biodiversity by a minimum of 10% with measures including the planting of

approximately 500 trees, 35 km of new hedgerow and the creation of dedicated biodiversity areas, as shown on the **Outline Environmental Masterplans (OEM) [PDA-003 to PDA-010]**.

We recognise concerns regarding security, continued access to properties and land uses, including Field House Farm, and the presence of construction traffic on routes providing access to Field House Farm. Management Plans are being implemented throughout the project, which outline design considerations with regard to safety and security for the project and local residents.

The Outline Construction Environmental Management Plan (**oCEMP**) [APP-192] sets out measures for managing security and reducing the risk of crime during construction. It notes that Site security during construction will be managed by the Contractor(s). The Site security fencing will remain in place throughout the duration of the construction period. Any storage of materials will be kept secure to prevent theft or vandalism. A safe system for accessing the materials storage areas would be implemented by the Contractor(s). Security measures may include security lighting on temporary site compounds and permanent structures; and security fencing, including the Cable Route Corridor.

With these security measures in place, Light Valley Solar is not anticipated to result in an increase in crime. There is no evidence that the presence of a solar farm leads to increased crime within surrounding communities.

## Access

The location of Cable Route Corridor access points, including the access adjacent to Field House Farm identified on **ES Volume 2, Figure 14.1: Construction Routing [APP-113]** (linked [here](#)), 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 have been considered as part of this process; 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 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.

An **Outline Construction Traffic Management Plan (oCTMP) [APP-201]** (linked [here](#)) has been prepared and includes measures to minimise the impacts of construction traffic, with Section 3.17 referring specifically to the Cable Route Corridor. Final details relating to routing, timing of vehicle movements, access arrangements and associated traffic management controls will be agreed with the Local Highway Authority and incorporated within the detailed CTMP.

Construction traffic will be associated with authorised site activities only and will be managed in a controlled manner. We recognise the presence of adjacent properties and land uses, including Field House Farm, and will implement appropriate traffic management measures to minimise disruption to local users. Access for existing users would be maintained throughout construction, with any temporary restrictions managed through traffic management measures agreed with the relevant highway authority.

## Land Interaction and Agents

We remain committed to meaningful engagement with all land interests and can confirm that negotiations are tracked in the **Land and Rights Negotiations Tracker [APP-023]** (linked [here](#)).

We are seeking to minimise disruption to affected businesses where practicable and are committed to working with all land interests to achieve this. Where there are any residual impacts on businesses, we will engage with landowners to compensate them through voluntary agreements or the

compensation mechanisms available for the use of compulsory acquisition powers. We are continuing to engage with landowners to understand potential impacts on their businesses and welcome engagement from the constituent.

## **Tranquillity and Biodiversity**

We appreciate the concerns regarding wildlife and the continued tranquillity of the area. The access to the Cable Route Corridor will be used only to facilitate construction of part of the northern portion of CRC 1-4. Once this section of cable has been completed, construction activity in this location will cease. While the overall construction phase is expected to extend over multiple years, individual elements of the project, including the cabling works, will not require the full duration of the construction period and are expected to last only a number of months.

It is acknowledged that Light Valley Solar would introduce changes to the character of parts of the wider landscape. However, the Landscape and Visual Impact Assessment **[APP-048]** ([linked here](#)) concludes that, with embedded and additional mitigation, the resulting effects would be localised, reversible and would reduce over time.

Field House Farm is located approximately 1.5 km from the closest solar infrastructure within Solar Development Site 1 and therefore no significant landscape or visual effects are predicted for this location during operation. The property is located approximately 500 m from CRC 1-4 and, whilst temporary construction effects are predicted, these are not likely to be significant.

The effects on the wider landscape, including tranquillity, are assessed within ES Chapter 10 and **Appendix 10.2: Landscape Baseline and Effects [APP-168]** ([linked here](#)). The area around Field House Farm is assessed within LCA 3: Skipwith Lowlands, as illustrated in **ES Volume 2, Figure 10.3.2: Selby District Published Landscape Character Areas [APP-092]** ([linked here](#)). Within LCA 3: Skipwith Lowlands, effects on tranquillity are primarily associated with the construction phase, where increased activity such as traffic movements, machinery, temporary lighting and construction compounds would result in a temporary reduction in tranquillity across parts of the Landscape Character Area, particularly within the northern and central areas.

These effects are assessed on a reasonable worst-case basis, reflecting the maximum extent of construction activity. Whilst they may be notable, they are assessed as short term, localised and reversible. During early operation, any reduction in tranquillity would be more limited and locally confined to areas in proximity to above-ground infrastructure. Over time, and with reinstatement of the Cable Route Corridor and establishment of mitigation planting, the influence of the project on tranquillity would diminish and is not expected to be significant.

Regarding construction and operational noise impacts, an assessment is presented in **ES Volume 1, Chapter 11: Noise and Vibration [APP-049]** ([linked here](#)). The construction noise assessment included receptors CRC\_R1 and S1\_R6 within the vicinity of Field House Farm. The assessment results are detailed within **ES Volume 3, Appendix 11.2: Construction Noise and Vibration Assumptions and Results [APP-172]** ([linked here](#)) and conclude that impacts are unlikely to result in significant effects.

Our **Biodiversity Net Gain (BNG) Report [APP-220]** ([linked here](#)) sets out that Light Valley Solar is likely to deliver an approximate 78.58% gain for habitats, 73% gain for hedgerows and 10.42% gain for watercourses, based on the current design proposals. In addition, a dedicated bird mitigation area has been included at Site 1, providing habitat and space for the many valued bird species present in the area.

The **Outline Landscape and Ecological Management Plan (oLEMP) [APP-195]** ([linked here](#)) secures a suite of mitigation measures across the site. The fencing around the solar sites will allow small mammals to pass through and maintain commuting routes along existing features such as ditches and hedgerows. The woodland and hedgerow network will be strengthened through new habitat creation, improving connectivity across the site, and buffer zones are proposed to support green corridors and habitat areas.

Regarding barn owls, trees and infrastructure that support this species will largely be retained, particularly mature trees and farm buildings. Pre-commencement surveys will be undertaken prior to construction to ensure that any nesting and/or breeding barn owls are identified and appropriately safeguarded from disturbance, as set out in the **Outline Construction Environmental Management Plan (oCEMP) [APP-192]** ([linked here](#)). Voles and other small mammals form key components of the barn owl diet. These species rely on suitable rough grassland habitats, particularly field margins, which do not need to be extensive in size; their value is determined by availability and accessibility. Published literature indicates that poorer foraging habitat typically results in larger home ranges, demonstrating the value of higher-quality habitat for foraging barn owls. The species is often observed utilising narrow strips of rough grassland alongside unmanaged road verges. No impacts are concluded for this species; however, enhancements such as the proposed meadow grassland margins (up to 108 ha), as identified within Table 3.1 of the BNG Report, are likely to improve habitat quality and increase the availability of small mammals for barn owls.

Further mitigation measures that will support landscape character, tranquillity and local wildlife include the aforementioned planting of approximately 500 new trees and 35 km of hedgerow, along with strengthening existing vegetation, careful siting and height control of infrastructure, and minimising lighting.

Field House Farm has been assessed as part of the **Socioeconomic Receptors Impact Assessment, presented within ES Volume 3, Appendix 13.1 [APP-177]** ([linked here](#)). The assessment identifies Field House Farm, “*a business offering a touring caravan site, glamping pod and holiday lodge*”, as a receptor of medium sensitivity. This reflects its role as a local business with economic and community value, its dependence on amenity value to attract customers, and its limited potential for substitution.

The business promotes its tranquil setting and access to walking and cycling routes, which may be indirectly affected by temporary changes in the local environment during construction. Although the receptor is located approximately 825 m from the nearest Solar Development Site and is not expected to be directly affected by construction activities, some adverse business effects may arise from temporary disruption associated with Cable Route Corridor construction access and a corresponding reduction in amenity. Given that only part of the site runs adjacent to the proposed access corridor, these effects are expected to result in only minor changes to the baseline situation. The magnitude of impact is therefore assessed as low, resulting in a minor adverse effect that is not significant.

**Section 2.14 of the Outline Construction Environmental Management Plan (oCEMP) [APP-192]** further sets out the approach to communication and liaison with affected business receptors. This includes the implementation of a Stakeholder Communications Plan and the appointment of a **Community Liaison Officer**, who will provide a point of contact for local businesses and enable advance notification of works in proximity to receptors such as Field House Farm, allowing any concerns to be raised and managed proactively during the construction period.

As the project progresses and final details are developed, we are committed to working with businesses to ensure concerns are addressed and impacts are minimised.



Within the Relevant Representation process, other comments where Field House Farm has been mentioned by Interested Parties have also been responded to. These responses are available within '*The Applicant's Response to Relevant Representations Part 2*' on the PINS webpage for Light Valley Solar. As the constituent submitted a Relevant Representation and will be considered an Interested Party, they will have been notified by PINS when the document was published.

Thank you again for passing on the constituent's concerns. If they have any further questions, we would encourage them to contact us via any of the communication lines listed below.

Kind regards,



**Community Relations Team**

**[Embedded Image]**

**Email:** [info@lightvalleysolar.co.uk](mailto:info@lightvalleysolar.co.uk)

**Freephone Information Line:** 0808 281 4784

**Freepost:** FREEPOST LIGHT VALLEY SOLAR

**Website:** [www.lightvalleysolar.co.uk](http://www.lightvalleysolar.co.uk)