From: Emma Osborne
Sent: Monday, November 09, 2026 16:03
To: Light Valley Solar
Cc: [redacted]
Subject: Fw: LIGHT VALLEY SOLAR – DEADLINE 4 REPRESENTATION

- Application reference: EN0110012

  Submitted jointly by: Emma Jane Osborne and Nicholas Osborne

  Interested Party references:
  Emma Jane Osborne – [redacted]
  Nicholas Osborne – [redacted]

  Property: [redacted]

1. Introduction

This representation is submitted jointly by Emma Jane Osborne and Nicholas Osborne, both registered Interested Parties in the examination of the proposed Light Valley Solar development.

We are residents living close to the proposed development and are concerned about the potential effects on our home, the surrounding rural community, local roads and infrastructure, the environment and the character of the area.

We recognise the importance of renewable energy and the need to move towards lower-carbon energy generation. However, this must be balanced against the impacts on existing communities, agricultural land, wildlife, local infrastructure and the environment.

Our concerns are not simply objections to change. They relate to the scale and location of the proposals, the adequacy of the evidence supporting them, the practical consequences of construction and the effectiveness of the proposed mitigation.

We are particularly concerned about construction traffic using Lordship Lane and the proposed CA8 access, the safety of residents and other road users, the potential effects on residential amenity, the protection of existing private drainage infrastructure and the implications of the Applicant's nine proposed changes.

We ask the Examining Authority to consider the matters raised in this representation carefully and to require clear, specific and enforceable answers from the Applicant.

2. CA8 – Lordship Lane and construction traffic

Our most immediate concern is the proposed use of Lordship Lane and the CA8 access in connection with construction of the cable route.

Lordship Lane is a rural road and is not comparable to a modern industrial access road. Its existing characteristics and the way it is used by local residents must be properly considered when assessing the suitability of construction traffic arrangements.

The original application documents identify CA8 as an existing access associated with construction of Cable Route Corridors 1–4. We understand that this is a construction-phase access rather than an operational access. However, the practical implications of its use have not been adequately explained to us.

We are concerned about the volume, size and frequency of construction vehicles, including heavy goods vehicles, using this route and the cumulative effect on a road used by residents and other road users.

We ask the Applicant to provide a clear CA8-specific assessment setting out:

Project-wide traffic figures are not an adequate substitute for a site-specific forecast. Residents need to understand what is actually expected on Lordship Lane, rather than being presented with general totals for the entire development.

We also ask the Applicant to explain how the CA8 arrangements will be monitored and controlled throughout construction, rather than relying solely on a plan prepared before construction begins.

3. Safety of residents and other road users

We are concerned about the safety implications of introducing construction traffic, particularly HGVs, onto rural roads used by residents, pedestrians, cyclists, horse riders, dog walkers, children, agricultural vehicles and emergency services.

The presence of large construction vehicles on narrow rural roads can create difficulties where there is limited space for vehicles to pass safely, restricted visibility, roadside vegetation, bends, entrances and other physical constraints.

We are particularly concerned about the potential for conflict between HGVs and vulnerable road users. Residents should not be expected to accept an increased risk to their safety simply because construction traffic is necessary for the development.

The Applicant should demonstrate that the proposed access arrangements have been assessed against the actual conditions on the ground and that appropriate measures will be in place before construction traffic is permitted to use the routes.

We ask for detailed information on:

The Applicant should not leave essential safety arrangements to be determined only after a principal contractor has been appointed. The examination should establish that the proposed routes are suitable in principle and that the necessary safeguards can be secured.

4. Highway improvements – Lordship Lane, Garman Carr Lane and Sand Lane

The Applicant's Environmental Statement, Chapter 2, paragraph 2.5.76, identifies Highway Improvement Area 10 as covering Lordship Lane, Garman Carr Lane and Sand Lane, Wistow.

The Applicant explains that works within Highway Improvement Areas may include temporary passing places, traffic management, visibility splays, removal of street furniture, widening of junctions and vegetation removal to accommodate abnormal indivisible loads.

This confirms that the proposals contemplate physical highway works in the area, rather than simply the use of existing roads.

We ask the Applicant to provide the detailed drawings identifying precisely what works are proposed within Highway Improvement Area 10, including their location, dimensions, construction methods and relationship to nearby residential properties and existing infrastructure.

In particular, we require clarification of whether the parcel of land opposite Lodge Farm Cottages, previously highlighted on an Applicant's plan as an area for proposed road widening, forms part of these highway improvements.

The relationship between these works and the existing shared private drainage infrastructure serving our two properties must be properly assessed before any works are undertaken.

5. Residential properties and amenity

The proposed development and its construction activities have the potential to affect the amenity of people living close to the site and its associated infrastructure.

Our concerns include construction noise, dust, vehicle movements, lighting, visual impacts, disruption and the general loss of tranquillity associated with living in a rural area.

We are concerned that the cumulative effect of these impacts on residents may not be adequately represented by assessments which consider individual effects in isolation.

The Applicant should demonstrate how the effects on nearby residential properties have been assessed, including the duration and timing of construction activities and the proximity of works to homes.

We also have concerns about the potential effect of the development on the desirability and value of residential properties. We recognise that property values are not in themselves a planning determination, but the underlying effects on residential amenity, outlook, noise, traffic and the character of the area are relevant considerations.

We ask the Examining Authority to ensure that the Applicant's assessments properly identify the properties most likely to be affected and that mitigation is specific, practical and enforceable.

6. Agricultural land and food security

We are concerned about the loss of productive agricultural land and the implications for food production and long-term land use.

The development covers a substantial area of countryside. Although parts of the land may be proposed for landscaping, ecological enhancement or other uses, this does not remove the need to examine the extent of agricultural land taken out of production and the duration and reversibility of that loss.

We ask the Applicant to clearly identify:

Food security and the ability to continue producing food domestically should be considered alongside the benefits of renewable energy generation.

We are not satisfied that the loss of productive land should be treated as an insignificant consequence simply because the development is intended to generate renewable electricity.

7. Alternative locations and use of industrial or commercial land

We ask whether sufficient consideration has been given to alternative locations and opportunities to make greater use of previously developed, industrial or commercial land.

We recognise that renewable energy projects have particular land, grid connection and technical requirements. Nevertheless, the scale of this proposal makes it important that the justification for using extensive areas of rural and agricultural land is properly examined.

The Applicant should explain how alternative sites and different configurations were assessed, including the extent to which brownfield, industrial, commercial and other previously developed land could have contributed to the proposed generation capacity.

We ask the Examining Authority to consider whether the alternatives assessment demonstrates that the proposed location represents an appropriate balance between renewable energy objectives and the protection of the countryside and agricultural land.

8. Livestock, farming and agricultural operations

We are concerned about the effect of construction and operation on local farming activities, livestock and the continued use of agricultural land.

Construction traffic, fencing, changes to access arrangements, noise, dust and the division of fields may affect farming operations and the movement and management of livestock.

The Applicant should demonstrate how existing agricultural businesses will be able to continue operating and how access to fields, farm buildings and livestock areas will be maintained.

Any mitigation must be developed in consultation with affected landowners and occupiers and must be secured through appropriate commitments.

9. Wildlife and biodiversity

We are concerned about the potential effects on wildlife, habitats and biodiversity arising from the construction and operation of a development of this scale.

The area supports rural habitats and wildlife, and the effects of construction traffic, vegetation clearance, fencing, lighting, noise, habitat fragmentation and changes to land management must be properly assessed.

We note that one of the Applicant's proposed changes involves removing solar panels south of Milford Lodge and Milford Lodge Cottage to provide a bird habitat area. We welcome the consideration of wildlife mitigation, but ask the Examining Authority to examine the evidence supporting the proposed change and whether it is sufficient to address the relevant ecological impacts.

We ask the Applicant to demonstrate that ecological mitigation will be delivered at the appropriate time, will be properly managed and monitored, and will be effective over the lifetime of the development.

The proposed biodiversity measures should not be treated as a substitute for avoiding harm where that is reasonably possible.

10. Drainage, watercourses and flooding – shared private drainage at Lodge Farm Cottages

We are particularly concerned about the proposed road-widening area opposite Lodge Farm Cottages and the potential impact on existing private drainage infrastructure.

An existing private septic tank is situated on the neighbouring property at 2 Lodge Farm Cottages. This tank is shared by our two properties and serves both households. Our property is connected to the system by underground drainage pipework. Treated wastewater discharges into a nearby ditch.

We have confirmed that associated drainage infrastructure extends into the parcel of land previously identified on an Applicant's plan as an area where road widening was proposed. The proposed highway works therefore present a potential risk to an existing shared drainage system serving two occupied residential properties.

Neither household has been approached by the Applicant to establish the location, layout or operation of this private drainage system, or to discuss how it would be protected during any proposed works.

We ask the Applicant to:

We are particularly concerned that this matter appears not to have been investigated with the households relying on the system.

The Applicant should not assume that the absence of a recorded public drainage asset means there is no existing infrastructure to consider. This is a private system serving two occupied residential properties and its location and operation must be properly established.

We do not consider it acceptable for this matter to be left unresolved until construction begins. The location and protection of this shared private drainage infrastructure must be established and addressed before any relevant works are undertaken.

More generally, we ask the Applicant to demonstrate that surface-water drainage, watercourses, groundwater and flood risks have been properly assessed, including the potential cumulative effects of construction and the proposed changes.

11. Proposed application changes and land rights

We have considered the Applicant's request to make nine changes to the submitted application and the Examining Authority's procedural decision of 27 October 2026 accepting those changes into the examination.

We understand that acceptance into the examination does not mean that the changes have been approved. We ask the Examining Authority to consider their implications carefully and to ensure that affected people have a fair opportunity to comment.

We are particularly concerned about changes involving additional access arrangements, additional land, visibility splays, abnormal-load routes and changes to the Order limits.

The updated Book of Reference, Land Plans and Land and Rights Negotiation Tracker should clearly identify all changes and explain their implications for landowners, occupiers and other affected people.

We note the Examining Authority's conclusion that there is insufficient time to examine the compulsory acquisition powers associated with Changes 2, 4 and 9 without risking procedural prejudice. We also note that the Examining Authority may consider temporary possession powers if the Applicant demonstrates that affected people have been notified and given an opportunity to participate.

We ask that no additional land or rights are treated as an administrative detail. The implications for individual properties, access, drainage, agricultural use and residential amenity must be clearly identified.

We also ask the Applicant to explain the practical implications of each of the nine changes, including any revised construction routes, access points, land requirements or environmental effects.

In particular, Change 6 should be clearly explained in the updated land documentation, including the implications of the reduced permanent rights and increased construction access area and temporary possession requirements east of Garman Carr Lane.

12. Accessibility of examination information and meaningful public participation

We wish to raise a wider concern about the accessibility and navigability of the examination documents and the practical ability of ordinary members of the public to participate meaningfully in the process.

The application involves a substantial volume of technical reports, appendices, drawings, plans, revised documents and supporting evidence. Interested Parties are expected to identify relevant information, understand technical assessments, compare successive versions of documents and prepare representations within fixed examination deadlines.

We have made considerable efforts to engage with the examination and have used AI assistance, including ChatGPT, to help us navigate, review and understand the extensive volume of examination documents. This has helped us identify relevant information, compare documents and understand technical matters that would otherwise be extremely difficult for us to interpret.

However, even with this assistance, the process has been challenging and time-consuming. We have encountered difficulties locating relevant documents, identifying revisions and understanding how changes to the application may affect our property and local area.

This raises a wider concern about the ability of ordinary members of the public to participate meaningfully in the examination. If residents need to rely on AI tools simply to help them sift through and understand the application, it is reasonable to question how accessible the process really is for those without access to such tools, digital confidence, technical knowledge or the time to undertake this work.

Public participation should not depend on a resident's ability to navigate hundreds of technical documents or use additional technology to make sense of them.

We respectfully ask the Examining Authority to consider whether the following measures can be provided:

We recognise that a major infrastructure examination necessarily involves a significant amount of technical information. However, the purpose of the examination is to ensure that relevant evidence and concerns are properly considered. That requires meaningful public participation, not simply the technical opportunity to submit a representation.

We are concerned that the volume and complexity of information places a disproportionate burden on Interested Parties and risks disadvantaging residents who do not have the resources to obtain professional assistance.

13. Specific requests to the Examining Authority

In light of the concerns set out above, we respectfully ask the Examining Authority to require the Applicant to provide clear responses and evidence on the following matters:

Where important revised documents or supporting evidence are not available in time for Interested Parties to assess them properly, we ask the Examining Authority to consider allowing a reasonable opportunity for further comments.

14. Conclusion

We recognise the importance of renewable energy and the need to address climate change. However, the pursuit of these objectives must not result in insufficient consideration of the people, homes, businesses, roads, agricultural land and environment affected by the development.

Our concerns are based on the practical implications of the proposals for our home and local community, particularly the use of Lordship Lane and CA8 by construction traffic, the safety of rural road users, the potential effects on residential amenity and the protection of existing private infrastructure.

The shared septic tank serving our property and 2 Lodge Farm Cottages is a particularly specific concern. Our property is connected to this system, and associated drainage infrastructure extends into land previously identified for proposed road widening. Neither household has been consulted about how this infrastructure would be protected.

We also remain concerned that the volume and complexity of the examination documentation makes it unnecessarily difficult for ordinary residents to understand the proposals and participate meaningfully.

We have had to use AI assistance to help us work through the material, and even then the process has been challenging.

We respectfully ask the Examining Authority to ensure that the Applicant provides clear, specific and verifiable answers to the matters raised, and that appropriate mitigation and safeguards are secured through the Development Consent Order and associated control documents.

We ask that the interests of existing residents and the rural community are given proper weight alongside the benefits claimed for the proposed development.

Yours faithfully,

Emma Jane Osborne
Nicholas Osborne

Interested Parties – EN0110012

Emma: [redacted]
Nicholas: [redacted]

- The anticipated average and peak daily HGV movements using CA8.
- The total number of construction vehicle movements expected over the period of use.
- The expected duration of construction activity associated with this access.
- The types, dimensions and weights of vehicles expected to use the route.
- The proposed routes to and from CA8, including the roads through which vehicles will travel.
- The proposed delivery and working hours and any restrictions on weekend or out-of-hours movements.
- Whether other construction accesses will be operating concurrently and how traffic movements will be coordinated.
- Whether abnormal or unusually large loads will use Lordship Lane.
- What arrangements will be in place to prevent construction vehicles using unsuitable alternative routes.
- Passing places and their precise locations, dimensions and visibility.
- How safe access to and from residential properties will be maintained.
- How pedestrians, cyclists and horse riders will be protected.
- How agricultural vehicles will continue to use the roads.
- How emergency service access will be maintained.
- What arrangements will apply when two large vehicles meet on a narrow section of road.
- How damage to verges, road surfaces and roadside drainage will be prevented and repaired.
- The agricultural land classifications across the development area.
- The extent of best and most versatile agricultural land affected.
- The amount of land temporarily and permanently removed from agricultural production.
- The effects on existing farming businesses and agricultural operations.
- How soil will be stripped, stored, protected and reinstated.
- How the land will be restored following decommissioning.
- How restoration will be monitored and secured.
- Confirm whether the identified parcel remains within the proposed highway, road-widening or construction works.
- Provide detailed drawings showing the proposed works in relation to the septic tank, connecting pipework and discharge arrangements.
- Establish the location of all relevant underground drainage infrastructure and the route by which treated wastewater reaches the ditch.
- Demonstrate that excavation, changes in ground levels, vehicle loading and construction activity will not damage, obstruct or compromise the system.
- Explain what protective or alternative arrangements would be provided if any part of the system could be affected.
- Confirm who would be responsible for the costs of any necessary protection, diversion, repair or replacement.
- Explain how uninterrupted drainage would be maintained for both properties.
- A clear, consolidated list of all new and revised documents at each examination deadline.
- Clear identification of documents that have been superseded.
- A straightforward schedule explaining what has changed between successive versions of important documents.
- References to the relevant page, paragraph, figure and drawing numbers for material changes.

- Clear signposting to documents relevant to particular roads, access points, properties and communities.
- Reasonable opportunities to comment where important revised information is published late or is difficult to locate.
- Appropriate consideration for residents who have limited digital access or are unable to navigate extensive online document libraries.

1. A site-specific forecast of construction traffic and HGV movements using CA8 on Lordship Lane, including peak movements, duration, vehicle types and routes.
2. A definitive and consistent plan showing the precise location and orientation of CA8. The original application documents appear to describe the access differently, with the Transport Assessment and Outline CTMP referring to the south side of Lordship Lane and ES Chapter 14 referring to the north side. This discrepancy should be resolved.
3. Detailed drawings for Highway Improvement Area 10, covering Lordship Lane, Garman Carr Lane and Sand Lane, including dimensions, visibility, road safety and arrangements for maintaining residential and agricultural access.
4. Confirmation of whether the proposed one-direction approach and exit arrangements referred to in the revised CTMP apply to CA8, and how those arrangements will be secured and enforced.
5. Clear arrangements for monitoring actual HGV movements, identifying breaches of traffic restrictions and taking effective action where the agreed arrangements are not followed.
6. Confirmation of whether the proposed road-widening parcel opposite Lodge Farm Cottages remains within the proposed works, together with detailed drawings showing the relationship between those works and the existing shared septic tank, connecting pipework and discharge arrangements.
7. Evidence that the Applicant has properly investigated the shared private drainage system serving 1 and 2 Lodge Farm Cottages and that its protection, or any necessary alternative arrangements, will be secured before relevant works begin.
8. Clear and accessible updated Land Plans, Book of Reference and Land and Rights Negotiation Tracker showing the implications of the nine proposed changes.
9. Adequate consideration of the cumulative effects on residents, agricultural land, wildlife, local roads and existing infrastructure.
10. Improved signposting and a consolidated schedule of changes to examination documents so that Interested Parties can understand the revised application and participate effectively.