

The Planning Inspectorate  
National Infrastructure Planning  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

21 May 2025

**One Earth Solar Farm**

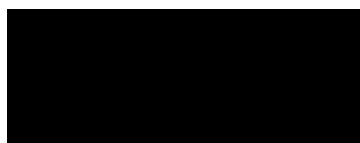
**PINS Application ref. EN010159**

**The Infrastructure Planning (Examination procedure) Rule 2010**

Thank you for issuing the Section 51 Advice and Section 55 Checklist on 27 March 2025, setting out the Planning Inspectorate's initial advice and observations in relation to the application. Appendix A to this letter sets out a detailed response to each point raised. A number of documents have been updated. For completeness, the Applicant has also updated the Guide to the Application (Ref. APP-003).

We trust that this is useful, but please do not hesitate to contact us if you require any further information.

Yours sincerely,



Daniel Boyd  
One Earth Project Lead

  
@pershingconsultants.co.uk

inc. Appendix A – Applicant's response to Section 51 and Section 55

## Appendix A - Applicant's response to Section 51 and Section 55

Document / Topic	Section 51/55 Advice	Response	Revised Document Submitted
Section 55 Advice			
Explanatory Memorandum (Doc 3.2)	4.6.1 refers to Article 36, it should be Article 35.	The Applicant will correct this in the next version of the Explanatory Memorandum, which it anticipates updating at an early Examination deadline.	Not applicable at this stage.
Funding Statement (Doc 4.2)	Paragraph 1.1.2 does not contain text	The Applicant does not intend to amend the Funding Statement as the error does not affect the validity or understanding of the document, however, if there becomes a need to update the statement for more substantive reasons, this error will be corrected.	Not applicable at this stage.
Consultation Report (Doc 5.1)	<p>Paragraph 6.2.2 states "<i>Consultation with the Marine Management Organisation took place under s42(1)(a)</i>" and the MMO are listed as providing a response (see 7.2.3) to "Section 42(1)(a) and (b) consultation". However, in appendix J-1 a response from the MMO isn't provided.</p> <p>The Coal Authority – The Coal Authority are not listed at appendix E-1 but are mentioned in the Consultation Report as having responded and in appendix J-1 as having provided "no comment".</p>	<p>The response from the MMO has now been added to Appendix J-1 on page 77. An updated version in tracked changes has also been provided. The MMO responses have also been provided in full.</p> <p>The Coal Authority has been added to Appendix E-1 on page 5.</p>	The Applicant provided an updated Consultation Appendices E-1, J-1 and J-2 on 7 <sup>th</sup> April 2025, which is available on the project page under ref. AS-006 to AS-009.

Land Plans (Doc 2.2)	<p>In the Book of Reference (Doc 4.3) plot 05-012 is described as South of Hollow Gate Lane. The plot on Sheet 8 of the Land Plans appears to be north of the lane.</p> <p>It would be useful if plot descriptions in the Book of Reference (Doc 4.3) referred to features within each sheet for improved clarity, for example on sheet 11 of 16 plot 11-005 is described in relation to Southmoor Road which is not located on the same sheet.</p>	<p>Plot 05-012: Hollow Gate Lane is also the road name that the Applicant is referring to which is located to the south of this plot. We will label the road on the plan to reflect this.</p> <p>Plot 11-005: the Applicant will label Southmoor Road on the relevant land plan to reflect this.</p> <p>To increase clarity, the Applicant is reviewing instances where this occurs and adding labels as appropriate. The Applicant will provide updated plans when required over the course of examination.</p>	Not applicable at this stage.
ES Chapter 6: Biodiversity (Doc 6.6)	ES Chapter 6, section 6.3.2 states that the ecological features set out in Table 6.1 (including designated sites, habitats and veteran trees) are presented in ES Figure 6.1. ES Figure 6.1 does not show this information and appears to relate to ES Chapter 16 (Human Health). Figures showing any statutory or non-statutory sites or features of nature conservation and habitats of protected species, important habitats or other diversity features are required.	Figure 6.1 has been updated and now includes the Study Area (Figure 6.1a) relevant to Table 6.1 and the location of the designated sites, non-designated sites, priority habitats and veteran trees within the Study Area (Figure 6.1b). Details on the legally protected and notable species, habitats and waterbodies, and watercourses are included in Annex 1 of ES Volume 3, Appendix 6.3: Extended Habitat Survey [EN010159/APP/6.21].	The Applicant provided an updated Figure 6.1: Study Area on 7 <sup>th</sup> April 2025, which is available on the project page under ref. AS-004.

Flood Risk Assessment (FRA) and Outline Drainage Strategy (Doc 6.21)	A figure in the FRA distinguishing which areas of the proposed development's order limits are within Flood Zone 3a and Flood Zone 3b is required. The Environment Agency published new flood and coastal erosion risk data on 28 January 2025 with further data planned for release on 25 March 2025. Once this further data has been released by the Environment Agency, the applicant should provide updated versions of the relevant assessments including the FRA, based upon the updated Environment Agency data.	6.7 Chapter 7 – Hydrology and Hydrogeology, Appendix 7.2: Flood Risk Assessment and Outline Drainage Strategy and Figure 7.1-7.17 has been updated to include the Environment Agency new flood and coastal erosion risk data (as released on 25 March 2025). This modelling has not changed the likely significant effects or the design of the Proposed Development, as previously reported.	The following documents have been updated and are provided with this submission: <ul style="list-style-type: none"> <li>- 6.7 Chapter 7 – Hydrology and Hydrogeology (Ref. APP-036) (Clean and Tracked)</li> <li>- Appendix 7.2: Flood Risk Assessment and Outline Drainage Strategy (Ref. APP-APP-095) (Clean and Tracked)</li> <li>- Figure 7.1-7.17 (Ref. APP-052)</li> </ul>
Notification of the accepted application	In relation to the observation given at Box 21, the Inspectorate recommends on a precautionary basis that the Applicant provides notice of the accepted application in the Lloyds List and an appropriate fishing trade journal, in relation to the requirements at regulation 4(2)(d) for offshore development in The Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulations 2009, in addition to fulfilling other notification requirements.	The s56 notices were placed in Lloyds List and the Fishing News, as well as the Guardian, the London Gazette and both the Lincolnshire Echo and Nottingham Post for 2 consecutive weeks.	No updates required at this stage.
Section 51 Advice			
Marine Management Organisation	The Inspectorate notes that the applicant consulted the Marine Management Organisation. Paragraph 6.2.2 Of the Consultation Report states <i>"Consultation with the Marine Management Organisation took place under s42(1)(a)"</i> and the	The response from the MMO has now been added to Appendix J-1 on page 77. An updated version in tracked changes has also been provided. The	The Applicant provided an updated Consultation Appendices E-1, J-1 and J-2 on 7th April 2025, which is available on the project page under ref. AS-006 to AS-009.

	MMO are listed as providing a response (see 7.2.3) to “Section 42(1)(a) and (b) consultation”. However, it appears at appendix J-1 a response from the MMO has not been provided. The Inspectorate advises that a copy of this response should be provided prior to the commencement of the relevant representations stage.	MMO responses have also been provided in full.	
Documentation	Some documents, such as the Environmental Statement Non-Technical Summary and the Design Approach Document, are in a format that does not make them easily read on a smaller screen, or easily printed. This may provide a barrier to those interested in reading the DCO documentation.	The Applicant will review the presentation of these documents and provide an update during the examination.	No updates required at this stage.
	The applicant is advised to provide the Inspectorate with unredacted documentation. The documents will be redacted as appropriate prior to publication. The applicant may wish to highlight documents or text they believe should be redacted in a separate email to the case team.	In terms of the documents which have been redacted, the Applicant has provided unredacted versions of the following document with this submission – <ul style="list-style-type: none"> <li>- Appendix 6.7: Badger, Otter and Water Vole Baseline (Ref. APP-090)</li> </ul>	Appendix 6.7: Badger, Otter and Water Vole Baseline (Ref. APP-090) (Clean and Tracked)