



Planning Inspectorate

Application by One Earth Solar Farm Ltd for an order granting development consent for the One Earth Solar Farm

Case reference: EN010159

Examining Authority's note of unaccompanied site inspection (USI) to which the application or specified matters relates.

Examining Inspectors Edwin Maund and Alex Jack, the panel appointed as the Examining Authority for the application for One Earth Solar Farm, undertook the inspections on Monday 19 May, Tuesday 20 May, Wednesday 21 May and Thursday 22 May 2025.

The inspection was undertaken by car, bicycle and on foot on public roads, bridleways and footpaths.

A route was planned having regard to issues raised in relevant representations, enabling the panel to obtain views of the locations for the proposed solar photovoltaic (PV) arrays, the cable corridor across the River Trent, the location of the proposed Battery Energy Storage Systems (BESS) that are part of the development associated with the PV arrays and views of the proposed development from identified viewpoints, as identified in Figure 11.10 Representative Viewpoint Locations [APP-057] .

We also took note of the proposed access points identified for construction and subsequent operation as identified in the Environment Statement.

Description of visit

Monday 19 May. The weather was sunny with clear visibility in all directions.

Visit commenced at 12.30pm from the A57 to the north of the proposed development site adjacent to the off-road parking area. Following taking in the viewpoint 8 we headed north off the A57 to visit viewpoint 6, north of Newton on Trent, prior to returning to the A57 and travelling west undertaking views from the viewpoints 5, 8.

We then travelled to viewpoint 4, east of the reservoir on the A1133 before going onto viewpoint 57, further south on the A1133. We then headed east along Moor Lane to viewpoint 13, from Moor Lane we headed east then south to viewpoint 15, at Wigsley, before once again heading north to Thorney.

Here we viewed the parcel of land to the northeast of Roadwood Lane prior to once again joining the A57 and heading west to viewpoints 3, 46, 59 on the A57 to the west of the River Trent.

Visit concluded at 17:00

Tuesday 20 May. The weather was sunny with clear visibility in all directions.

Visit commenced at 09:30 from North Clifton then proceeded to South Clifton and the River Trent Public Right of Way from the footpath through the churchyard of Church of St George Church Lane.

Further visits were then undertaken along the A1133, taking in viewpoints 16, 57, and 4.

We then moved on to Ragnall stopping to see viewpoints 56, 47b, 43, and 44 whilst gaining an appreciation of the relationship of the proposed development to the village.

We then progressed to Fledborough via viewpoints 40a and 40b and the west side of the River Trent footpath, viewing the site from the Church of St Gregory Fledborough.

The visit then moved on to Skegby Manor, viewpoint 35 and the public footpath running to the southwestern corner of the proposed development site.

We then moved onto Low Marnham via the entrance to the former High Marnham power station site.

Visit concluded at 17:00

Wednesday 21 May. The weather was sunny with clear visibility in all directions.

Visit commenced at 09:30 from Southmoor Lane to view the proposed site of the eastern BESS and the fields to the west of Southmoor Lane.

We then travelled south down the A1133 to the bridleway to the south of The Hall which leads to Moor Farm.

We then proceeded to High Marnham via the A1133, A57 and Ragnall, taking in viewpoint 29 and the views from the River Trent footpath.

Visit concluded at 14:00

Thursday 22 May. The weather was overcast but dry, with clear visibility in all directions.

Visit commenced at 09:30 from the Church of St George, Church Lane, North Clifton before travelling east along the national cycle route 647 to the extent of the 2km LVIA study area.

Observing the views along the route and taking in viewpoints 10, 11 and 12, 25, 26, 34b, before returning westwards along the same route. Then travelling west to Station Cottages and cycling across the field to Crabtree Lane, then heading south to Poly Taylor's Road before heading north on the Ragnall Road and rejoining the national cycle trail at Station Cottages and returning eastwards to the Church of St George.

The visit concluded at 12.30.