



Preliminary meeting note

Application: One Earth Solar Farm

Reference: EN010159

Time and date: 10:00am Tuesday 8 July 2025

Venue: Double Tree by Hilton, Brayford Wharf North, Lincoln, LN1 1YW

This meeting note is not a full transcript of the preliminary meeting. It is a summary of the key points discussed.

1. Welcome and Introduction

Edwin Maund (EM), welcomed those present and introduced himself as the lead member of the panel of Examining Inspectors, the Examining Authority (ExA) and Alex Jack as a panel member to examine the One Earth Solar Farm application.

EM explained the appointment was made by delegation from the Secretary of State (SoS) for the Department for Housing, Communities and Local Government on 25 April 2025.

EM explained that the ExA would be examining the application made by One Earth Solar Farm Limited ('the applicant') before making a recommendation to the Secretary of State who will decide whether an order granting development consent for the proposed project, which is a Nationally Significant Infrastructure Project (NSIP), should be made.

EM explained the purpose of the preliminary meeting (PM) and noted that the Examination will commence after the PM closes.

The ExA confirmed that all documents and submissions received and accepted during the Examination will be published on the [project-specific page of the National Infrastructure Planning website](#).

The ExA explained the Planning Inspectorate's duties under General Data Protection Regulation (GDPR). Further information relating to the GDPR can be found in the Planning Inspectorate's ['Privacy Note'](#).

2. Audio recording

The video recording of this PM is available on the National Infrastructure Planning website and can be accessed [here](#).

3. Examination process

The ExA briefly explained that details regarding the examination process under the Planning Act 2008 (PA2008) were included under [annex B](#) of the Rule 6 letter published on 17 June 2025.

Concerns were raised by members of the public, notably Mr. Fox and Mr. and Mrs. Walker, regarding the adequacy of the consultation undertaken by the applicant.

The Examining Authority acknowledged these views but clarified that the adequacy of consultation had already been determined as part of the acceptance process.

Any remaining concerns or procedural criticisms would be addressed during the examination phase through written and oral submissions. The Examining Authority invited further details in writing.

Further info can be found:

- ['Nationally Significant Infrastructure Projects: What to expect at a Nationally Significant Infrastructure Project event'](#)
- ['Nationally Significant Infrastructure Projects: Registering to speak at, or attend, an event'](#)

4. Initial assessment of principal issues

The ExA explained the purpose of the initial assessment of principal issues (section 88 of the PA2008), which can be found in [annex C](#) of the [Rule 6 letter](#) of 17 June 2025 and asked for any observations on them.

Lincolnshire County Council identified two additional issues they wished to highlight: grid connection and its timing, as well as cumulative effects. These matters would be included in their written representations, although their Local Impact Report had not yet been approved by council members.

5. Examination Timetable

The ExA welcomed suggestions from the parties in attendance to amend the draft examination timetable contained in [annex D](#) of Rule 6 letter and also welcomed further suggestions from the parties in attendance.

The ExA notified that there was one adjustment they would be making to the examination timetable. This was the addition to each deadline, a request that the applicant provides an updated guide to the application, to maintain an ongoing record of the documents that have changed throughout the examination. The ExA also requests that a clean and tracked version of those documents are provided.

The applicant confirmed that they will provide an updated guide at each deadline and that they will provide clean and tracked versions.

Lincolnshire and Nottinghamshire County Councils both raised logistical concerns related to the scheduling of issue-specific hearings split across two days. They requested that in future, hearings be scheduled with greater topic specific clarity for each day to assist with resourcing and attendance planning.

All comments received were duly noted by the ExA and considerations will be reflected in the rule 8 Letter.

The examination timetable can be found in the [Rule 8](#) letter published on 17 July 2025.

6. Hearings and site inspections

The ExA clarified the purpose of:

- Issue specific hearings
- Compulsory acquisition hearings
- Open floor hearings
- Accompanied site inspections
- Unaccompanied site inspections

The ExA sought comments on the arrangements for the above events.

The schedule of open floor hearings was confirmed, with sessions arranged for both the evening of 8 July 2025 and the following morning of 9 July 2025 to maximize public accessibility. An issue-specific hearing was also scheduled for later in the week.

The ExA noted a request from West Lindsey District Council (WLDC), received at Procedural Decision A (PDA) for a site inspection from a layby on the A1133. The ExA indicated they would conduct that visit unaccompanied and queried if there was a particular direction WLDC suggested they focus on. WLDC confirmed that the layby allows views towards the proposed area for the Battery Energy Storage System (BESS) and substation. Views to the east and south are also possible from the vantage point and provide an insight as to what traffic on the road would see.

The ExA confirmed that no other specific requests have been received for site inspections. The ExA requested that the applicant coordinate with residents and local authorities to facilitate accompanied site inspections, particularly where residential properties were located within or near the order limits.

The applicant confirmed a deadline of 29 July 2025 for them to provide their draft itinerary to the ExA and that IPs should request that their property is included in future site inspections in good time before this deadline. The applicant also confirmed that IPs will be able to comment on the draft itinerary provided at deadline 2 on 21 August 2025.

One resident offered her property for inspection due to its proximity to the proposed solar panel development.

An IP queried whether the applicant should be the party selecting which properties are proposed for inspection. The ExA clarified that all IPs had been invited to submit site inspection requests, however, aside from WLDC, no other requests had been received. Any further such requests should be submitted promptly to ensure they could be considered in time.

The applicant's representative also brought to the audience's attention that all parties have the opportunity to comment on their draft itinerary, and that this would ultimately be agreed by the ExA.

All comments were duly noted and considered by the ExA.

Further information relating to hearings and site inspections can be found:

- ['Nationally Significant Infrastructure Projects: What to expect at a Nationally Significant Infrastructure Project event'](#)
- ['Nationally Significant Infrastructure Projects: Registering to speak at, or attend, an event'](#)

7. Procedural decisions

The ExA clarified the procedural decisions made under section 89(3) of the PA2008 and asked for any observations.

Procedural decisions can be found in [annex F](#) of the Rule 6 Letter.

In addition to the procedural decisions recorded in the Rule 6 letter, The ExA also confirmed the additional submissions made by Bassetlaw District Council (AS-001 to AS-003) which were accepted at the discretion of the ExA.

It was the preference of Lincolnshire County Council to incorporate the Lincolnshire Fire and Rescue Service into their statement of common ground (SoCG). However, Nottinghamshire County Council stated it was their preference that Nottinghamshire Fire and Rescue Service prepare a standalone SoCG, as they operate independently from the County Council.

The ExA made a procedural decision that Lincolnshire County Council and Lincolnshire Fire and Rescue Service can pursue a joint SoCG, while Nottinghamshire County Council and Nottinghamshire Fire and Rescue can pursue separate SoCGs.

The applicant stated that a draft SoCG was issued to National Grid on 23 June 2025 but at the time of the preliminary meeting, a response had not been received.

The applicant also stated that draft SoCGs were issued to host authorities on 1 July 2025 and draft SoCGs with the Environment Agency, Natural England and Historic England were to be issued on the week commencing 7 July 2025.

The ExA identified Anglian Water as a necessary party for a SoCG, and the applicant confirmed that discussions were ongoing.

8. Close

The ExA closed the preliminary meeting.