



One Earth Solar Farm

**Volume 8.0: Statement of Commonality and Statements of
Common Ground
Draft Statement of Common Ground with Lincolnshire County
Council**

EN010159/APP/8.2

July 2025

One Earth Solar Farm Ltd

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1. Introduction

1.1 Overview

- 1.1.1 This Statement of Common Ground (“SoCG”) has been prepared in respect of the application for the Proposed One Earth Solar Farm Development Consent Order (the “Application”) made by One Earth Solar Farm Ltd (the ‘Applicant’) to the Secretary of State for Energy Security and Net Zero under section 37 of the Planning Act 2008 (“PA 2008”).
- 1.1.2 The DCO Application is a Nationally Significant Infrastructure Project (NSIP) for the installation, operation (including maintenance) and decommissioning of solar photovoltaic (PV) panels, Battery Energy Storage Systems (BESS) and associated grid connection infrastructure which will allow for the generation and export of electricity to the High Marnham substation (hereafter ‘the Proposed Development’).
- 1.1.3 The SoCG is being submitted to the Examining Authority as an agreed draft between both parties involved. It will be amended as the examination progresses in order to enable a final version to be submitted to the Examining Authority.

1.2 Parties to this Statement of Common Ground

- 1.2.1 This SoCG has been prepared by the Applicant and Lincolnshire County Council.
- 1.2.2 Lincolnshire County Council is one of the host authorities for the application, and the remainder of the host authorities have separate Statements of Common Ground. Collectively, the Applicant and Lincolnshire County Council are referred to as ‘the parties’.
- 1.2.3 Appendix 1 of this document includes the SoCG between the Applicant and Lincolnshire Fire and Rescue Service.

1.3 Purpose of this document

- 1.3.1 This SoCG is being submitted to the Examining Authority as an agreed draft between both parties. This SoCG is a ‘live’ document and will be amended as the examination progresses in order to enable a final version to be submitted to the Examining Authority.

- 1.3.2 The SoCG has been prepared in accordance with the Department for Levelling Up, Housing and Communities' Guidance on the examination stage for Nationally Significant Infrastructure Projects ('DLUHC Guidance')¹.
- 1.3.3 Paragraph 007 of the DLUHC Guidance comments that:
- "A Statement of Common Ground (SoCG) is a written statement prepared jointly by the applicant and another party or parties, setting out any matters on which they agree, or indeed disagree. A SoCG helps to ensure that the evidence at the examination focuses on the material differences between the main parties and therefore makes best use of the lines of questioning pursued by the Examining Authority".*
- 1.3.4 The aim of this SoCG is, therefore, to provide a clear position of the progress and agreement met or not yet met between Lincolnshire County Council and the Applicant on matters relating to the Application.
- 1.3.5 The document will be updated as more information becomes available and as a result of ongoing discussions between the Applicant and Lincolnshire County Council.
- 1.3.6 The SoCG is intended to provide information for the examination process, facilitate a smooth and efficient examination, and manage the amount of material that needs to be submitted.
- 1.3.7 This SoCG does not seek to replicate information which is available elsewhere within the Application documents. All documents are available in the deposit locations and/or the Planning Inspectorate website.
- 1.3.8 Once finalised, the SoCG will be submitted to the Examining Authority concerning the Application under section 37 of the PA 2008 for an order granting development consent for the Proposed Development.

1.4 Terminology

- 1.4.1 In the table in the issues chapter of this SoCG:
- "Agreed" indicates where an issue has been resolved;
 - "Not Agreed" indicates a position where both parties have reached a final position that a matter cannot be agreed between them; and

¹ Planning Act 2008: Examination stage for Nationally Significant Infrastructure Projects (30 April 2024).

- “Under Discussion” indicates where points continue to be the subject of ongoing discussions between parties.

2. Description of the Proposed Development

2.1.1 The Proposed Development comprises the construction, operation and maintenance, and decommissioning of a solar photovoltaic (PV) array electricity generating facility with a total capacity exceeding 50 megawatts (MW), a Battery Energy Storage System (BESS) with an import and export connection to the National Grid.

2.1.2 The principal components of the Proposed Development will consist of the following:

- Solar PV Modules;
- Mounting Structures;
- Power Conversion Stations (PCS);
- Battery Energy Storage Systems (BESS);
- Onsite Substations and Ancillary Buildings;
- Low Voltage Distribution Cables;
- Grid Connection Cables;
- Fencing, security and ancillary infrastructure;
- Access Tracks; and
- Green Infrastructure (GI).

3. Record of Engagement

3.1 Summary of Consultation

- 3.1.1 The parties have been engaged in consultation throughout the early stages of the Proposed Development. Table 1 shows a summary of key engagement that has taken place between the Applicant and Lincolnshire County Council in relation to the Application.

Date	Form of correspondence	Key topics discussed and key outcomes
General Catch Ups		
29th August 2023	Meeting (Virtual)	Initial introductions to the Project
29 th August 2023 – ongoing	Correspondence (Emails)	Ongoing email correspondence between the Applicant and Lincolnshire County Council
2 nd November 2023	Meeting (Virtual)	Discussions around PPAs
9 th February 2024	Meeting (Virtual)	Briefing on the Statement of Community Consultation
11 th March 2024	Meeting (Virtual)	<ul style="list-style-type: none"> • Project overview • Ecology Survey programme overview • Summary of habitat information • Summary of bat surveys

- Summary of bird surveys (breeding and wintering)
- Summary of badger, otter and water vole surveys
- Summary of great crested newt surveys
- Identifying local conservation priorities (to include within landscape design)
- Approach to BNG, incorporating local priority species

19 th April 2024	Meeting (Virtual)	Discussion around Jobs and Skills associated with the Proposed Development
2 nd May 2024	Meeting (Virtual)	Discussion around drainage
8 th May 2024	Meeting (Virtual)	Discussion around socio-economic impacts
14 th May 2024	Meeting (Virtual)	Consultation briefing including an update on EIA, the masterplan and consultation programme
12 th July 2024	Meeting (Virtual)	<ul style="list-style-type: none"> • Open questions from LPA officers to OESF team; • Discussion around the Adequacy of Consultation Milestone briefing
9 th October 2024	Meeting (Virtual)	<ul style="list-style-type: none"> • Masterplan and programme update • Adequacy of Consultation Milestone

- Statement of Common Ground

1 st May 2025	Meeting (Virtual)	Post-submission de-brief and discussion of the next steps
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Cultural Heritage

29th- 30th April 2024	Meeting (Virtual)	Presentation on scope of cultural heritage assessment and discussion of proposed scope of heritage photomontages.
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21st August 2024	Meeting (on Site)	<p>Discussion of the Proposed Development post PEIR consultation responses. Review of the potential effects and mitigation in the Scheduled Ancient Monument of the ROC Post and Roman Vexillation Fortress and Marching Camps, Hall Farmhouse, and assets North and South Clifton.</p> <p>Outcome: LCC correspondence with Historic England that the proposals would not diminish the ability to appreciate value (significance) of the Scheduled Ancient Monument.</p> <p>Outcome: LCC confirmed previous concerns to Hall Farmhouse have been resolved.</p> <p>Outcome: LCC confirmed approach taken to North and South Clifton was suitable. Confirmation that assessment of views north would be cross referenced against the LVIA.</p>
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21 August 2024	Correspondence (email)	<p>Confirmation from Lincolnshire County Council (LCC) to Historic England that LCC examined the views and setting of the Roman Vexillation Fort and ROC Scheduled Ancient Monument and determined that the proposals would not diminish the ability to appreciate either of these assets.</p> <p>Confirmation also given on the previous concerns to the setting of Hall Farmhouse have been resolved.</p>
19th November 2024	Meeting (Virtual)	<p>Presentation of amended masterplan and response of revisions to masterplan. Discussion on anticipated conclusions of heritage impacts and scope of additional information required.</p>
Buried Archaeology		
29/02/2024	Meeting (Virtual)	<p>Introduction to the Site, Proposed Development and the proposed scope of assessment. Discussion over the approach to the geophysical survey work at the Scheduled Monuments at Newton-on-Trent & at Whimpton and to specific non-designated archaeological assets.</p>
01/03/2024	Meeting (Virtual)	<p>Discussion on further evaluation scope and strategies for trial trenching have been discussed at a high level. Agreed to include an assessment of geology and topography to inform the DBA.</p>

		Agreed to consider the current guidelines about flint scatters early within the evaluation design.
24/04/2024	Meeting (Virtual)	<p>Fieldwork update on the geophysical survey.</p> <p>Draft trial trenching strategy presented by Iceni, LCC asked for a more detailed information regarding trenching sampling percentages.</p>
11/07/2024	Meeting (Virtual)	<p>Meeting to discuss approach for trial trench evaluation and the One Earth Project Design, which presents the approach to the archaeological evaluation.</p> <p>Discussion and agreement about the procedure for Written Scheme of Investigation (WSI) submissions and sign-off; and on the approach for monitoring site visits agreed and weekly reporting.</p> <p>Discussion and agreement to add black and white imagery from the draft geophysical survey report as background to the trenches to the Archaeological Evaluation Strategy</p> <p>Discussion and agreement to move some of the proposed trenches to target specific anomalies detected by the geophysical survey.</p>
02/08/24	Email correspondence	Agreement on the Archaeological Evaluation Strategy, asking for the approach to the trial trenching evaluation not be limited to than the high-impact areas.

23/08/2024	Email correspondence	Updated version of the One Earth Archaeological Evaluation Strategy issued for comments.
04/09/2024	Email correspondence	<p>Minor amendments requested to trench locations to the Site Specific WSI (SSWSI) for Area 1NE and Area 2SE and agreed.</p> <p>Request and agreement on leaving each trench weather out and placing sondages into each trench if blank.</p>
06/09/2024	Email correspondence	SSWSI for Area 1NE and Area 2SE approved.
07/11/2024	Email correspondence	SSWSI for Area 3E and Area 4E approved.
28/11/2024	Site Visit	<p>Site visit to Area 4E.</p> <p>Discussion about the ongoing trial trenching at Ragnall and the sampling strategy.</p>
12/06/2025	Email correspondence	Results of the trial trenching evaluation carried out south of the reservoir circulated.
Human Health		

11/12/23	Meeting	<p>Online meeting to discuss the following topics –</p> <ul style="list-style-type: none"> - Public Rights of Way (PRoWs); - Electromagnetic Fields (EMFs); - Decomissioning; and - Visual Effects.
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May 2024	Online meeting	Introduction to the project with public health officer; focusing on human health elements.
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Ground Conditions and ALC

27 November 2024	Email	<p>Information was provided to Lincolnshire County Council relating to land and groundwater contamination issues.</p> <p>The Scoping Opinion had indicated that potential impacts to existing geological units from contamination should be assessed within the ES for the construction phase and the decommissioning phase. The Applicant confirmed that the ES chapter provides an assessment of potential effects on existing geological units and provided a copy of the methodology for review.</p> <p>The Applicant also confirmed that the ES chapter provides an assessment of the potential contamination of groundwater for the construction and decommissioning phases of the project (including consideration of existing groundwater abstraction points). A</p>
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copy of the methodology was attached for review. It was noted that the methodology had been amended for One Earth Solar Farm since it was presented in the PEIR.

10 December 2024 Email

Response from Applicant (to all local planning authorities) further explaining the reasons for the amendments to the methodology.

16 June 2025 Email

The Applicant requested information held by the local authority relating to private water abstraction locations (licensed or unlicensed) in response to consultation comments that the original dataset may not have been complete. Response received from Lincolnshire County Council (flood and water team) on 19 June 2025, indicating that Lincolnshire County Council do not hold any records of this type, and referring the Applicant to either the Environment Agency or Anglian Water. A data request has been issued to the Environment Agency for an updated set of information (as indicated in the relevant SoCG), and a dataset from Anglian Water was received prior to preparation of the Environmental Statement chapter, so that information has already been incorporated into the assessment.

Landscape and Visual

22nd March 2024 Technical Memorandum
(AAH TM01)

Key Topics:

- Initial scoping and methodology for Landscape

and Visual Impact
Assessment (LVIA)

- Compliance with GLVIA3 and Landscape Institute guidance
- Use of Zone of Theoretical Visibility (ZTV) and fieldwork
- Identification of receptors (residents, PRow users, road users)
- Residential Visual Amenity Assessment (RVAA)
- Selection of viewpoints and photomontages
- Consideration of ancillary infrastructure (e.g., substations, battery storage)
- Recommendations for additional viewpoints and receptor categories

Key Outcomes:

- Agreement on methodology and RVAA approach
- Recommendation to include viewpoints beyond 2km due to potential visibility
- Request for further details on design elements (e.g., PV arrays, substations)
- Emphasis on iterative consultation as design evolves

Highlighted need to assess impacts
on heritage assets and railway views

9th July 2024

Technical Memorandum
(AAH TM02)

Key Topics:

- Review of the Preliminary Environmental Information Report (PEIR)
- Project overview: 740MW solar farm across 1500Ha
- Design evolution and consultation feedback
- Landscape and visual baseline conditions
- Use of Rochdale Envelope principle
- Assessment of construction, operation, and decommissioning impacts
- Mitigation planting and management plans
- Viewpoint selection and ZTV analysis

Key Outcomes:

- Recognition of evolving design and need for ongoing consultation
- Concern over lack of viewpoints beyond 2km and potential underestimation of impacts
- Request for detailed management plans for mitigation planting
- Emphasis on character-sensitive mitigation rather than blanket screening
- Recommendation for robust long-term vegetation management (15+ years)
- Identification of gaps in assessment, especially regarding panel replacement and access impacts

14th November 2024

Virtual meeting

Key Topics:

- LVIA Study Area
- Emerging design parameters
- Vegetation loss and mitigation planting
- Approach to solar replacement
- Approach to site access
- Outline Landscape and Ecology Management Plan
- Scope of representative viewpoints

Key Outcomes:

- Welcomed updates and clarifications post-PEIR

Written comments to be provided as technical memorandum

18th November 2024

Virtual meeting and
Technical
Memorandum
(AAH TM05)

Key Topics:

- Response to applicant's revisions following TM04
- Updated LVIA methodology and ZTV figures
- Assessment of viewpoints beyond 2km
- Review of study area scoping photos
- Continued concerns about solar panel replacements and mitigation management

Key Outcomes:

- Acknowledgement of improved ZTV analysis and fieldwork
- Acceptance of revised LVIA methodology as best practice

- Critique of viewpoint selection beyond 2km (suggested better locations)
- Request for more strategic viewpoint placement at submission stage

Outstanding issues remain regarding long-term management and equipment replacement impacts

Table 1 – Record of Engagement

4. Current Position

4.1 Position of the Applicant and Lincolnshire County Council

- 4.1.1 The following tables set out the position of the Applicant and Lincolnshire County Council, following a series of meetings and discussions with respect to the key areas of the Proposed Development. This includes matters where discussions are ongoing.
- 4.1.2 As noted above, this is a 'live' document, and some aspects have yet to be agreed upon between both parties. The intention is to provide a final position in subsequent versions of the SoCG, addressing and identifying where changes have been made, and ultimately, documenting agreement by both parties on relevant points.

Table 02 – Cultural Heritage

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
02-01	Scope of assessment	Query on scope of assessment around Kettlethorpe and Dunham. Further detail can be found in Table 10.5 of ES Chapter 10: Cultural Heritage [APP-039].	The concerns raised have been assessed and confirmed in Statutory Consultation responses.	Agreed
02-02	Hall Farmhouse, Newton on Trent.	Concern on encroachment of setting. Further detail can be found in Table 10.5 of ES Chapter 10: Cultural Heritage [APP-039].	Concerns were discussed on Site and written confirmation received stating issue had been resolved. Further detail can be found in Table 10.5 of ES Chapter 10: Cultural Heritage [APP-039].	Agreed
02-03	Consideration of NDHA Park Farm	Further consideration required on Park Farm to understand if the NHDA meets	NDHA assessed to not met threshold of assessment and scoped out on the basis	Agreed

		assessment threshold. Further detail can be found in Table 10.5 of ES Chapter 10: Cultural Heritage [APP-039].	of the agreed approach to scoping. Further detail can be found in Table 10.5 of ES Chapter 10: Cultural Heritage [APP-039].	
02-04	Fledborough Viaduct	Concern on cabling option around the viaduct	Proposed Development no longer proposes cabling that would attach to the viaduct. Further detail can be found in Table 10.5 of ES Chapter 10: Cultural Heritage [APP-039].	Agreed
02-05	Confirmation of scope and assessment	"The Council is satisfied that the proposals are acceptable in terms of their approach... and has no further comments"	Confirmation that the Council is satisfied and has no further comments is welcomed	Agreed

Table 03 – Buried Archaeology

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
03-01	Archaeological Assessment	Concerns regarding the level of archaeological assessment undertaken to inform the applicants DCO application. The Council acknowledges the applicant's assessment work to date, including a desk-based	Further detail regarding the approach to the trial trenching, and the flexibility provided by the Proposed Development design can be found in Section 3 and Section 9 of the Chapter 9: Buried Heritage [EN010159/APP/6.9]. The extent and scope of the targeted trial trenching evaluation is considered	Under Discussion

		assessment (DBA), geophysical survey (magnetometry) and some targeted evaluation trenching.	<p>proportionate and appropriate, striking the right balance between providing the required evidence to inform the DCO application and limiting the impact on Buried Heritage Assets arising from any intrusive archaeological work. The Applicant considers that information submitted meets the requirements of the NPPF, NPS EN-1 and NPS EN-3, and provides an adequate baseline for the assessment of impacts including the potential for currently unknown archaeological remains.</p> <p>The trial trenching evaluation carried out to date has provided the required information to define nature, extent, preservation and significance that will inform the archaeological mitigation strategy for the Proposed Development. This includes assessing the Project Design's capacity to address and accommodate any archaeological constraints that have been, or may in the future be, identified. This process also provided a better understanding of the buried heritage assets and demonstrated the</p>	
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			<p>substantial reliability of the non-intrusive assessments and evaluation carried out to inform the targeted trial trenching evaluation.</p> <p>Where trial trenching evaluation was not undertaken in certain areas of the Order Limits it is not regarded as a limitation to the assessment. The impacts and any additional mitigation requirements in these areas can be adequately understood based on the data presented in the DBA and the results of the completed geophysical survey evaluation which, alongside the results of the trial trench evaluation of other areas, provide a robust basis for understanding the impacts and mitigation requirements of the Order Limits as a whole.</p> <p>The forthcoming Outline Written Scheme of Investigations (oWSI) will define the strategy to carry out additional trial trenching evaluation. This will also inform the detailed design and mitigation for archaeological remains and this can be secured through draft DCO Requirements 12.</p>	
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			<p>Mitigation for archaeological remains will either be through design changes to avoid impacts (micro siting / exclusion zones or use of non-intrusive foundations) or through excavation or archaeological monitoring where avoidance is not necessary or desirable.</p> <p>Carrying out any further trial trenching evaluation as a pre-commencement requirement, will reduce the risk of any disproportionate harm to buried heritage deposits arising from a partial or total removal of assets as a consequence of the archaeological trial trenching investigation, to not be offset by the positive environmental effects of the Proposed Development.</p> <p>In consideration of the following CifA's Code of Conduct Principle 2, paragraph 5.9.11 of the Overarching National Policy Statement for Energy, paragraph 5.9.21 of the EN-1, paragraph 2.3.8 of the National Policy Statement for Renewable Energy Infrastructure (EN-3), the Applicant considers that the phased approach to</p>	
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			assessment, utilising a suite of techniques to build upon and inform one another, is comparable with other DCO solar farm schemes. Large amounts of predetermination trenching are not supported by guidance or by the ethical principle of minimizing harm to the historic environment. In their reply, Historic England support an approach that minimizes unnecessary physical interventions to archaeological remains.	
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Table 04 – Human Health

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
04-01	Interaction of health with other chapters	In addition to health being considered in the other technical disciplines, anything significant should then be carried through to the health chapter.	Chapter 16: Human Health [APP-045] considers the following likely significant effects: <ul style="list-style-type: none"> Physical activity (during all phases) Community identity, culture, resilience and influence (during all phases) Employment and income for vulnerable groups (during all phases) 	Agreed

			<ul style="list-style-type: none"> • Climate change mitigation and adaption (during all phases) • Electro-magnetic fields (during all phases) • Wider societal infrastructure and resource (during all phases) • Health and social care services (during construction phase) 	
04-02	Public Rights of Way (PRoWs)	Consider Public Footpaths and National Cycle Route – what will the on-going impacts be, or will these just be during construction?	<p>Effects on PRoWs are considered during the construction, operational and decommissioning phases.</p> <p>The Proposed Development may affect users of the PRoWs in the Local Study Area during the Construction Phase. Whilst all PRoWs will remain open during this phase, the construction works may discourage their use due to journey diversion or disruption, or due to adverse changes to amenity. The oCTMP sets out how construction traffic is managed and ensure that residents of the Local Study Area can continue to partake in physical activity using the PRoW network</p> <p>During the Operational Phase, there will be new</p>	Agreed

			<p>permissive paths available for use to travel between settlements to access social infrastructure or community facilities. Due to the low trip rates associated with the operation and maintenance of the Proposed Development, there would be no significant traffic impact to the road connections between settlements. There may be some short-term temporary disruption to PRowS during the decommissioning phase.</p> <p>A Community Liaison Officer will be appointed to lead discussions with local communities, acting as the primary point of contact should there be any queries or complaints.</p>	
04-03	Electromagnetic Fields (EMFs)	More information required on why actual risk should be scoped out.	<p>Chapter 16: Human Health [APP-045] explores the impacts of EMFs; precisely how the project affects actual and perceived exposure to electromagnetic and ionising radiation risks, including opportunities to adopt exposure guidelines and design measures that avoid or minimise actual risks. It also considers the mental health effects of widespread concerns about exposure from</p>	Agreed

			<p>major electrical infrastructure.</p> <p>During the Construction Phase, there are likely to be feelings of anxiety about the operational scheme and the potential impacts of EMFs on human health.</p> <p>During the Operation Phase, there is a possibility of adverse mental health effects resulting from concerns that EMFs could be bad for health. For example, despite no recorded instance in the UK of harm resulting from power lines causing interference with active implanted medical devices¹, health risks from EMFs have been raised as a concern by members of the community through the statutory and non-statutory stakeholder consultation exercises. In this regard, there could be adverse effects if the safety risks are not fully understood. There are no residential properties within the Order Limits. The nearest properties are at least 5m from the Order Limits and it is unlikely that cables will be installed that close to any property due to the need for construction vehicles to manoeuvre both sides of the trench within the working width. Cables would be installed at a minimum of 10 m from the façade of any</p>	
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			<p>residential dwelling. Some PRowS do cross over the proposed Interconnecting and Grid Connection Cable Corridors. The presence of the public either directly above or adjacent to underground cables associated with the Scheme would be transient, with the individuals using the PRow exposed to electro-magnetic fields from the cables for only very short periods of time. It is considered that the level of exposure to users of PRow would be similar to that associated with general household appliances (and noticeably less than associated with the exposure when using a vacuum cleaner). Therefore, no significant effects to users of PRow are predicted to occur. The cable route would cease to be operational during the Decommissioning Phase.</p> <p>Mental health effects during construction as a result of EMF are most likely to be felt as a result of anxiety towards EMF effects over the operational lifetime of the Scheme. The provision of suitable levels of information regarding EMF during consultation, the DCO application process, and then upon request by any person</p>	
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			during the construction period should help to alleviate much of this anxiety.	
04-04	Visual effects	Visual effects – what would the development look like at various stages?	<p>The significant adverse visual effects are expected for the first 15 years of operation. However, these will be limited to the residential receptors and recreational receptors in close proximity to the Order Limits, a minority of the Local Study Area.</p> <p>There would be no significant visual effects on residential receptors by Year 15 of operation given the establishment of mitigation planting. Recreational receptors walking across the Order Limits would experience residual significant adverse effects for a short duration as they move through the Order Limits.</p>	Agreed
04-05	Baselining data	In terms of data, the 'Lincolnshire Health Intelligence Data' is the most comprehensive data source and mental health data is published as part of the JSNA.	<p>The Applicant can confirm that this dataset was not used within the baseline data.</p> <p>The Applicant will look into this and see if this needs to be incorporated.</p>	Under Discussion

04-06	Engagement	Community consultation will be a key aspect of the proposal and will need to do ongoing comprehensive engagement. Key groups to contact would be the parish councils and the Ramblers Association.	To be confirmed if consultation was held with the Ramblers Association.	Under Discussion
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Table 05 – Traffic and Transport

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
05-01	The traffic impact of the proposals has been adequately considered and reported.	The construction traffic has been estimated from first principles and the methodology (pages 12-30 [APP-136]) is acceptable. The impacts are summarised in Table 5 [APP-136] and show that the proposals would not cause a severe impact nor an unacceptable safety impact on the Lincolnshire County Council road network.	The Applicant notes [EN010159/APP/RR-077] and agrees with LCC.	Agreed
05-02	The assessment indicates that there are no significant effects	The construction traffic has been estimated from first principles and the	The Applicant notes [EN010159/APP/RR-077] and agrees with LCC.	Agreed

	and that the proposed mitigation is appropriate.	methodology (pages 12-30 [APP-136]) is acceptable. The impacts are summarised in Table 5 [APP-136] and show that the proposals would not cause a severe impact nor an unacceptable safety impact on the Lincolnshire County Council road network.		
05-03	The technical approval of the road works.	Paragraph A12.3.38 [APP-136] confirms that the applicant would submit and pay fees for the Section 184 applications under the Highways Act needed for the new access points. Access Drawings (Street ROW Access Plans) [APP-024] for accesses 2, 3, 4 and 5 which are in Lincolnshire show layouts and swept paths. These layouts are acceptable in principle and the detail can be addressed at Section 184 stage.	<p>Access drawings depicting the access bellmouth, visibility splays and vehicle swept path analysis are contained to the rear of the Streets, Rights of Way and Access Plans, [APP-015].</p> <p>With respect to the creation of the proposed access junctions, a highways agreement will be entered into with the relevant Local Highway Authority pursuant to Article 16 of the draft DCO [APP-007] in order to secure the approval by the relevant Local Highway Authority of the detailed design of the works.</p>	Agreed

			<p>With respect to the remaining works to the public highway (pursuant to Articles 10 and 12), the detailed design of such works must be submitted to the relevant Local Highway Authority for approval (either as part of the CTMP or separately).</p> <p>Any agreement pursuant to Article 16 of the draft DCO [APP-007] will provide for, and any other approval of detailed design pursuant to this outline CTMP will include:</p> <ul style="list-style-type: none"> • a programme for the works, method statement and any traffic management proposals; • detailed technical drawings; • any health and safety documentation required under the CDM Regulations [ref]; • Stage 1 / 2 Safety Audit; and • details of the contractor. 	
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			<p>The Applicant will agree to pay the relevant Local Highway Authority for the technical approval process at the time the approval is sought, in line with the relevant Local Highway Authority's costs at the time, and agrees for provision to be made in this respect in any agreement pursuant to Article 16 of the draft DCO [APP-007].</p> <p>Exact costs will be agreed with the relevant Local Highway Authority through the Final CTMP or agreement pursuant to Article 16 (as appropriate) and will reflect the standard costs for the above types of works at the time approval is sought.</p> <p>The Final CTMP will confirm the process and which departments at the relevant Local Highway Authority the detailed design drawings will be issued to.</p>	
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Table 06 – Land and Groundwater

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
06-01	Updating dataset for private water abstractions	Discrepancies were noted between the dataset reviewed by the Applicant, and records held by some local authorities, in relation to private water supplies	As Lincolnshire County Council have confirmed that they do not hold their own records of private water supplies, the dataset that needs to be updated for this area is just the Environment Agency dataset, which has been requested, and is covered in the appropriate SoCG.	Agreed

Table 07 – Landscape and Visual

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
07-01	LVIA methodology	<p>On review of a revised LVIA methodology submitted by the applicant in November 2024, AAH Consultants noted that it appears to be in conformity with the approach adopted at the PEIR, which was accepted as best-practice.</p> <p>While the methodology overall is considered acceptable, AAH Consultants judge</p>	LVIA methodology is largely agreed and is considered to be in accordance with industry guidance but discussion is on going with regard to approach to visual assessment.	Under discussion

		that the visual assessment does not fully align with guidance provided within LI Technical Guidance Note LITGN-2024-01. This clarification by the LI clearly states that the focus of a visual assessment should be on visual receptors, with viewpoints being utilised to illustrate potential views. The visual assessment only focusses on a static viewpoint for the assessment and does not fully consider the experience of a receptor, such as a walker along a PROW, or driver along a road. Further information will be provided within the LIR.		
	LVIA Study Area	AAH Consultants commented that effects beyond 2km had not been considered fully at the PEIR as all the proposed viewpoints were located within the 2km LVIA Study Area, despite the ZTV showing the potential for visibility beyond 2km. In response, photographs from 8 locations were provided by the applicant to test the	The LVIA 2km Study Area is agreed following a site visit between the applicant and AAH Consultants on 25 th June 2025 which included visiting several of the locations of the supplementary photographs previously provided, confirming that they are representative.	Agreed

		judgement of no significant visibility beyond 2km. AAH Consultants welcomed these photographs but questioned the location of some of them in terms of representativeness of the receptor.		
	Scope of landscape receptors	The inclusion of Thorney as a Local Village Character Area following feedback on the PEIR was welcomed. No further comments or concerns on the scope of landscape receptors have been raised to date.	The scope of landscape receptors is agreed. The scope of landscape receptors was updated in the LVIA ES Chapter to include for the suggested additions and refinements.	Agreed
	Scope of visual receptors	Additional visual receptors were suggested following review of the PEIR. No further comments or concerns on the scope of visual receptors have been raised to date.	The scope of visual receptors is agreed. The scope of visual receptors was updated in the LVIA ES Chapter to include for the suggested additions and refinements.	Agreed
	Scope of representative viewpoints	The location of some of the representative viewpoints were questioned and additional viewpoints were suggested following review of the PEIR. No further comments or concerns on the scope of representative viewpoints have been raised.	The scope of representative viewpoints is agreed. The scope of representative viewpoints was updated in the LVIA ES Chapter to include for the suggested additions and refinements.	Agreed

	Scope of photomontages	An additional Type 4 photomontage was suggested from Viewpoint 58 following review of the PEIR. No further comments or concerns on the scope of representative viewpoints have been raised.	The scope of photomontages is agreed. Further discussion was had between the applicant and the District Councils during the preparation of the LVIA ES Chapter regarding the scope of photomontages resulting in agreement that the number and distribution of locations is sufficient.	Agreed
	Assessment assumptions and limitations	The approach to solar panel replacement during the operation phase was questioned following review of the PEIR. No further comments or concerns on the assumptions and limitations have been raised.	The assumptions and limitations of the LVIA are agreed. Additional detail was provided in the LVIA ES Chapter to include a reasonable worst-case scenario with regard to solar panel replacement during the year 15 operational assessment scenario.	Agreed
	Level of effect on landscape receptors	The number of significant adverse effects identified in the applicant's assessment was noted as being of initial concern, but more detailed evaluation will be included in the Local Impact Report. The LIR clarifies that several landscape character areas that will have direct effects of development at all phases have not	A productive meeting was held between the applicant and AAH consultants on 25 th June 2025 whereby some level of effects on some landscape receptors were discussed. It was agreed that the applicant will await further clarity from the Council's Local Impact Report before discussing further.	Under discussion

		<p>been judged to have Significant residual effects. This appears inconsistent with the findings of effects to the Order Limits and landscape character areas of TW PZ 20 and MNF PZ 09; AAH Consultants would judge that all landscape character areas directly affected by the Development would have residual Significant effects – primarily through a change of land-use. This needs to be clarified.</p>		
	<p>Level of effect on visual receptors</p>	<p>The number of significant adverse effects identified in the applicant's assessment was noted as being of initial concern, but more detailed evaluation will be included in the Local Impact Report. The visual assessment does not fully account for sequential views from receptors and is overall focussed on a static viewpoint, describing the existing view and change to that view, therefore has the potential to underplay visual effects.</p>	<p>A productive meeting was held between the applicant and AAH consultants on 25th June 2025 whereby some level of effects on some visual receptors were discussed. It was agreed that the applicant will await further clarity from the Council's Local Impact Report before discussing further.</p>	<p>Under discussion</p>

	Approach to assessing cumulative landscape and visual impacts	<p>The 2km Zone of Influence for the assessment of cumulative landscape and visual impacts was questioned, and whether there would be sequential cumulative visual impacts with other solar DCO schemes such as Cottam, Gate Burton, West Burton and Tillbridge.</p> <p>The LIR clarifies the Council's position in regards to cumulative effects – the concern covers the change across the region (Nottinghamshire and Lincolnshire), across multiple character areas. The development of solar and other energy infrastructure is a marked and extensive change to land-use. This will be a defining and key feature of the future landscape character of these regions.</p>	<p>A productive meeting was held between the applicant and AAH consultants on 25th June 2025 whereby the potential for significant cumulative effects were discussed.</p> <p>It was agreed that the applicant will await further clarity from the Council's Local Impact Report before discussing further.</p>	Under discussion
	Outline Landscape and Environmental Management Plan (OLEMP)	<p>The reduction in significant landscape and visual effects was noted as relying upon the successful establishment of the mitigation planting. It was also suggested that active ongoing management of mitigation features should be included</p>	<p>Outline details of the mitigation proposals, including species selection and monitoring of management prescriptions, is provided in the OLEMP.</p> <p>Replacement of plants that fail to establish within the first five years</p>	Under discussion

		<p>for the lifetime of the facility and clearly set out in the Landscape and Ecology Management Plan. The OLEMP must be explicit (currently it is not) in regards to the landscape mitigation scheme and maintenance post any approval, and include:</p> <ul style="list-style-type: none"> - Provision of detailed planting proposals that must be approved by the relevant authority; - Maintenance of all planting and ecological features for the life of the project; - Appropriate survey and protection of existing vegetation and trees to BS5837; and - Plant replacements in the initial establishment period, however also include for unforeseen circumstances such as extensive plant dieback, or failure to establish or thrive as expected and allow for plant replacement at any time as required to ensure the mitigation planting is fulfilling its role as mitigation 	<p>is also secured within the OLEMP. It was agreed that the applicant will await further clarity from the Council's Local Impact Report before discussing further.</p>	
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Signatures

This Statement of Common Ground is agreed upon:

On behalf of Lincolnshire County Council

Name:

Signature:

Date:

On behalf of the Applicant

Name:

Signature:

Date:

Appendix 1 - Draft Statement of Common Ground with Lincolnshire Fire and Rescue Service

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1. Introduction

1.1 Overview

- 1.1.1 This Statement of Common Ground (“SoCG”) has been prepared in respect of the application for the Proposed One Earth Solar Farm Development Consent Order (the “Application”) made by One Earth Solar Farm Ltd (the ‘Applicant’) to the Secretary of State for Energy Security and Net Zero under section 37 of the Planning Act 2008 (“PA 2008”).
- 1.1.2 The DCO Application is a Nationally Significant Infrastructure Project (NSIP) for the installation, operation (including maintenance) and decommissioning of solar photovoltaic (PV) panels, Battery Energy Storage Systems (BESS) and associated grid connection infrastructure which will allow for the generation and export of electricity to the High Marnham substation (hereafter ‘the Proposed Development’).
- 1.1.3 The SoCG is being submitted to the Examining Authority as an agreed draft between both parties involved. It will be amended as the examination progresses in order to enable a final version to be submitted to the Examining Authority.

1.2 Parties to this Statement of Common Ground

- 1.2.1 This SoCG has been prepared by the Applicant and Lincolnshire Fire and Rescue Service.
- 1.2.2 Lincolnshire Fire and Rescue Service are a statutory stakeholder defined for the Springwell Solar Farm Development Consent Order application. They are the responding fire and rescue service covering the Proposed Development.
- 1.2.3 Collectively, the Applicant and Lincolnshire Fire and Rescue are referred to as ‘the parties’.

1.3 Purpose of this document

- 1.3.1 This SoCG is being submitted to the Examining Authority as an agreed draft between both parties. This SoCG is a ‘live’ document and will be amended as the examination progresses in order to enable a final version to be submitted to the Examining Authority.

- 1.3.2 The SoCG has been prepared in accordance with the Department for Levelling Up, Housing and Communities' Guidance on the examination stage for Nationally Significant Infrastructure Projects ('DLUHC Guidance')¹.
- 1.3.3 Paragraph 007 of the DLUHC Guidance comments that:
- "A Statement of Common Ground (SoCG) is a written statement prepared jointly by the applicant and another party or parties, setting out any matters on which they agree, or indeed disagree. A SoCG helps to ensure that the evidence at the examination focuses on the material differences between the main parties and therefore makes best use of the lines of questioning pursued by the Examining Authority".*
- 1.3.4 The aim of this SoCG is, therefore, to provide a clear position of the progress and agreement met or not yet met between Lincolnshire Fire and Rescue and the Applicant on matters relating to the Application.
- 1.3.5 The document will be updated as more information becomes available and as a result of ongoing discussions between the Applicant and Lincolnshire Fire and Rescue.
- 1.3.6 The SoCG is intended to provide information for the examination process, facilitate a smooth and efficient examination, and manage the amount of material that needs to be submitted.
- 1.3.7 This SoCG does not seek to replicate information which is available elsewhere within the Application documents. All documents are available in the deposit locations and/or the Planning Inspectorate website.
- 1.3.8 Once finalised, the SoCG will be submitted to the Examining Authority concerning the Application under section 37 of the PA 2008 for an order granting development consent for the Proposed Development.

1.4 Terminology

- 1.4.1 In the table in the issues chapter of this SoCG:
- "Agreed" indicates where an issue has been resolved;
 - "Not Agreed" indicates a position where both parties have reached a final position that a matter cannot be agreed between them; and

¹ Planning Act 2008: Examination stage for Nationally Significant Infrastructure Projects (30 April 2024).

- “Under Discussion” indicates where points continue to be the subject of ongoing discussions between parties.

2. Description of the Proposed Development

2.1.1 The Proposed Development comprises the construction, operation and maintenance, and decommissioning of a solar photovoltaic (PV) array electricity generating facility with a total capacity exceeding 50 megawatts (MW), a Battery Energy Storage System (BESS) with an import and export connection to the National Grid.

2.1.2 The principal components of the Proposed Development will consist of the following:

- Solar PV Modules;
- Mounting Structures;
- Power Conversion Stations (PCS);
- Battery Energy Storage Systems (BESS);
- Onsite Substations and Ancillary Buildings;
- Low Voltage Distribution Cables;
- Grid Connection Cables;
- Fencing, security and ancillary infrastructure;
- Access Tracks; and
- Green Infrastructure (GI).

3. Record of Engagement

3.1 Summary of Consultation

- 3.1.1 The parties have been engaged in consultation throughout the early stages of the Proposed Development. Table 3.1 shows a summary of key engagement that has taken place between the Applicant and Lincolnshire Fire and Rescue Service in relation to the Application.

Table 3.1 - Record of Engagement

Date	Form of correspondence	Key topics discussed and key outcomes
02.05.2024	Meeting	Initial discussion between Applicant and LFRS
03.02.2025	Email	Email to request meeting with LFRS and NFRS for initial discussions on Proposed Development.
07.03.2025	Meeting	Discussion of the Outline Battery Safety Management Plan and initial comments from the FRSs

4. Current Position

4.1 Position of the Applicant and Lincolnshire Fire and Rescue Service

- 4.1.1 The following table sets out the position of the Applicant and Lincolnshire Fire and Rescue Service, following a series of meetings and discussions with respect to the key areas of the Proposed Development. This includes matters where discussions are ongoing.
- 4.1.2 As noted above, this is a 'live' document, and some aspects have yet to be agreed upon between both parties. The intention is to provide a final position in subsequent versions of the SoCG, addressing and identifying where changes have been made, and ultimately, documenting agreement by both parties on relevant points.

Table 4.1 – BESS Fire Safety Topics Discussed

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
01	National Fire Chief Council (NFCC) Guidance for design of Battery Energy Storage System (BESS) sites	<p>The Fire Authority has provided comments on the proposal previously and these are as follows:</p> <p>1) The Fire Authority has requested that the developer follows the NFCC Grid Scale Battery Energy Storage System Guidance and other relevant standards (e.g., NFPA). If any deviations are proposed, these must be supported with expert</p>	The Applicant will meet NFCC guidance, and where any variation occurs agree through justification these with Lincolnshire and Nottinghamshire council FRS.	Under Discussion

		evidence or technical data.		
02	Generic statements/observations on safety considerations for the BESS containers.	2) Fire Authority notes that the online documentation includes several general statements of 'good intent' from the developers regarding the safety of the BESS containers. However, in the absence of detailed supporting information to substantiate these statements, the Fire Authority is unable to provide any further meaningful comments at this stage.	<p>Consultation will continue with local Fire Authorities through development, in-line with selected energy storage solutions and associated controls. The Statement of Common Ground process has been initiated to formalise this.</p> <p>Any new supporting information provided will be FRS for comment.</p>	Under Discussion
03	Further consultation once detail is known.	3) The Fire Authority has provided comments on the proposal previously and these are as follows:	The applicant will work with Lincolnshire and Nottinghamshire FRS through development of the BESS	Under Discussion
	Fire fighting strategy - Burn out and protect approach	Fire Authority notes that while active fire-fighting is referenced in the online documentation, the industry is increasingly	The burn out and protect approach is being considered as an option, with provisions for managing associated	Under Discussion

		<p>moving toward a “burn out and protect” approach for BESS fire incidents, based on guidance from leading experts.</p> <p>The Fire Authority seeks to clarify that the relevant enforcing authority for the protection of the environment (for example Environment Agency / Environmental Health / UK Health Security Agency) should be consulted.</p> <p>The relevance being that if this approach is not approved by that enforcing body, this may influence any subsequent risk management and emergency response plans detailing the requisite safety provisions expected for the site. Whilst The Fire Authority does recognise burn out as a potential means to resolve an emergency of this type on site, it is not the role of the Fire Authority to authorise it.</p>	<p>firewater integrated into the design.</p>	
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	Two access points	<p>The Fire service highlights the importance of the provision of access, that being suitable safe access into and out of the site at all times irrespective of wind direction and incident location Battery energy storage systems safety and fire-fighting response.</p>	<p>Roads accessing the BESS areas will be suitably sized to allow for fire tender access, with routing to be confirmed. This was initially discussed during the meeting with the Nottingham and Lincolnshire FRS on 07 March 2025 and will be further reviewed and confirmed through ongoing engagement with them.</p> <p>Minimum width of roads: 6m</p> <p>For the West BESS Site:</p> <p>An access route from the north of the West BESS Site from the adjacent internal solar access road.</p> <p>A second access route from the internal solar farm access road either at the south or east of the West BESS Site.</p> <p>For the East BESS Site:</p> <p>An access point west or north of the</p>	Under Discussion
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			<p>East BESS Site from the A1133, Collingham Road.</p> <p>An access point from the solar access road in the east through the middle of the East BESS Site.</p> <p>At least two access points into the site from a public road.</p>	
	Continual engagement with Lincolnshire FRS	<p>In recognition of the risks associated with emerging BESS technology, the National Fire Chiefs Council and updated planning policy guidance recommend early consultation with local Fire and Rescue Services; Lincolnshire Fire and Rescue has identified a programme of ongoing monitoring and risk assessment, requiring an initial 21 days in the first year and two days annually in each subsequent year for the lifetime of the project to ensure compliance with safety plans, for which a financial contribution via a</p>	<p>The Applicant acknowledges the importance of ongoing engagement with Lincolnshire FRS and recognises the time and resource commitment required to support oversight of BESS safety. The Applicant is committed to continuing discussions on appropriate Protective Provisions through the Statement of Common Ground process and examination as required.</p>	Under Discussion

		Protective Provision in the DCO is requested, as established in other recent DCOs; the Applicant has engaged with LFR and will continue to do so through the examination and Statement of Common Ground.		
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Signatures

This Statement of Common Ground is agreed upon:

On behalf of Lincolnshire Fire and Rescue Service

Name:

Signature:

Date:

On behalf of the Applicant

Name:

Signature:

Date:



one earth
solar farm

Contact

Name

Email

Number