



One Earth Solar Farm

**Volume 8.0: Statement of Commonality and Statements of
Common Ground**

**Draft Statement of Common Ground with West Lindsey District
Council**

EN010159/APP/8.4

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 West Lindsey District Council.
- 1.2.2 West Lindsey District Council is one of the host authorities for the application, and the remainder of the host authorities have separate Statements of Common Ground.
- 1.2.3 Collectively, the Applicant and West Lindsey District Council 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 West Lindsey District 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 West Lindsey District 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 01 shows a summary of key engagement that has taken place between the Applicant and West Lindsey District Council in relation to the Application.

Date	Form of correspondence	Key topics discussed and key outcomes
General Catch Ups		
20th July 2023	Meeting (Virtual)	Initial introductions to the Project
20 th July 2023 – Ongoing	Correspondence (Email)	Ongoing email correspondence between the Applicant and West Lindsey District Council
31st August 2023	Meeting (Virtual)	Follow up introduction to the project
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

		<ul style="list-style-type: none"> 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
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

Cultural Heritage

29th- 30th April 2024	Meeting (Virtual)	Presentation on scope of cultural heritage assessment and discussion of proposed scope of heritage photomontages.
19th November 2024	Meeting (Virtual)	Presentation of amended masterplan and response of revisions to masterplan. Discussion on anticipated conclusion of heritage impact and additional information required.
Ground Conditions		
27 November 2024	Email	<p>Information was provided to West Lindsey District 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 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.</p>

10 December 2024	Email	Response from the 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 awaited as to whether any information is available from West Lindsey District Council.
Landscape and Visual		
22 nd April 2024	Virtual meeting	<p>Key Topics:</p> <ul style="list-style-type: none">• LVIA methodology• LVIA Study Area• Landscape receptors• Visual receptors• Representative viewpoints• Photomontages <p>Key Outcomes:</p> <ul style="list-style-type: none">• Request for LVIA study area refinement to be detailed in the LVIA• Suggestion of ZTV approach and agreement to share drafts for comment

- Comments on consultation note to be provided in writing

Follow-up meeting to be scheduled following publication of the PEIR

18 th October 2024	Virtual meeting	<p>Key Topics:</p> <ul style="list-style-type: none">• LVIA Study Area• Scope of cumulative assessment• Scope of photomontages <p>Key Outcomes:</p> <ul style="list-style-type: none">• Agreed that 2km LVIA Study Area was appropriate <p>Justification on photomontage scope to be provided in the LVIA</p>
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Table 01 – Record of Engagement

4. Current Position

4.1 Position of the Applicant and West Lindsey District Council

- 4.1.1 The following tables set out the position of the Applicant and West Lindsey District 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	Scope of Assessment around Kettlethorpe and Dunham. Further detail can be found in Table 10.5 of ES Chapter 10: Cultural Heritage [APP-039]	Concerns addressed, further detail can be found in Table 10.5 of ES Chapter 10: Cultural Heritage [APP-039]	Under Discussion
02-02	Impact to Roman Vexillation Fortress, and a Royal Observer Corps Monitoring Post (Scheduled Monument)	Any adverse impact must be given due negative weight	As detailed within paragraphs 10.6.81 – 10.6.85 of ES Chapter 10 [APP-039], the Proposed Development are at a distance of c.880 metres from the asset at its southern boundary and no permanent, long term-adverse effects have been found during operation and therefore no 'negative	Under Discussion

			weight' within the balance.	
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Table 03 – Ground Conditions

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
03-01	Methodology for Land and Groundwater assessment	No response received	In the absence of further queries, the methodology put forward by the Applicant was adhered to in the assessment of land and groundwater receptors, without any subsequent queries or concerns on the assessment having been submitted by West Lindsey District Council	Under Discussion
03-02	Request for private water supply data	Response awaited to confirm if any private water supply data is held by West Lindsey District Council.	<p>A set of records has been requested from West Lindsey District Council (requested by email on 16 June 2025, response awaited).</p> <p>When received, it will be possible to identify if any previously unidentified abstraction locations require adding to the dataset assessed by the ES chapter.</p>	Under Discussion

Table 05 – Landscape and Visual

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
05-01	LVIA methodology	No comments or concerns on the LVIA methodology have been raised to date.	The applicant proposes that the LVIA methodology is agreed and is considered to be in accordance with Guidelines for Landscape and Visual Impact Assessment, Third Edition, and the associated clarification note (LITGN-2024-01)	Under discussion
05-02	LVIA Study Area	<p>West Lindsey District Council requested that further justification should be provided for the proposed 2km LVIA Study Area.</p> <p>In response, photographs from 8 locations were provided by the applicant to test the judgement of no significant visibility beyond 2km.</p> <p>West Lindsey District Council welcomed this additional information and considered the 2km Study Area to be sufficient.</p>	The LVIA 2km Study Area is agreed as being appropriate.	Under discussion
05-03	Scope of landscape receptors	No comments or concerns on the scope of landscape	The applicant proposes that the scope of	Under discussion

		receptors have been raised to date.	landscape receptors is agreed.	
05-04	Scope of visual receptors	No comments or concerns on the scope of visual receptors have been raised to date.	The applicant proposes that the scope of visual receptors is agreed.	Under discussion
05-05	Scope of representative viewpoints	No comments or concerns on the scope of representative viewpoints have been raised to date.	The applicant proposes that the scope of representative viewpoints is agreed.	Under discussion
05-06	Scope of photomontages	<p>West Lindsey District Council suggested an additional Type 4 photomontage from Viewpoint 8 along the A57 following review of the PEIR.</p> <p>No further comments or concerns on the scope of representative viewpoints have been raised to date.</p>	<p>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 any justification for the photomontage scope should be included within the LVIA.</p> <p>The applicant proposes that the photomontage scope is agreed</p>	Under discussion
05-07	Assessment assumptions and limitations	No comments or concerns on the assumptions and limitations have been raised to date.	The applicant proposes that the assumptions and limitations of the LVIA are agreed.	Under discussion

05-08	Level of effect on landscape receptors	No comments or concerns on the level of effect on landscape receptors have been raised to date.	The applicant will await further clarity from the Council's Local Impact Report before discussing further.	Under discussion
05-09	Level of effect on visual receptors	No comments or concerns on the level of effect on visual receptors have been raised to date.	The applicant will await further clarity from the Council's Local Impact Report before discussing further.	Under discussion
05-10	Approach to assessing cumulative landscape and visual impacts	West Lindsey District Council commented that it is expected that the cumulative landscape and visual assessment would including the cumulative effects of other NSIPs including Cottam and West Burton Solar Farms.	The applicant will await further clarity from the Council's Local Impact Report before discussing further.	Under discussion
05-11	Outline Landscape and Environmental Management Plan (OLEMP)	No comments or concerns on the OLEMP have been raised to date.	The applicant will await further clarity from the Council's Local Impact Report before discussing further.	Under discussion

Signatures

This Statement of Common Ground is agreed upon:

On behalf of West Lindsey District Council

Name:

Signature:

Date:

On behalf of the Applicant

Name:

Signature:

Date:



one earth
solar farm

Contact

Name

Email

Number