



One Earth Solar Farm

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

**Draft Statement of Common Ground with Historic England
EN010159/APP/8.7**

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’).

1.2 Parties to this Statement of Common Ground

- 1.2.1 This SoCG has been prepared by the Applicant and Historic England. Collectively, the Applicant and Historic England 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 Planning Act 2008: Examination stage for Nationally Significant Infrastructure Projects (30 April 2024).

- 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 Historic England 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 Historic England.
- 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
 - “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 Historic England in relation to the Application.

Date	Form of correspondence	Key topics discussed and key outcomes
Record of Engagement: Built Heritage		
22 nd November 2023	Meeting (Virtual)	Introduction to the Site, Proposed Development and the proposed scope of assessment.
8 th February 2024	Meeting (Virtual)	Discussion and agreement of the scope of assessment and the approach to views and photography by email on 20 th March.
9 th February - 20 th March 2024	Email correspondence	
22 nd August 2024	Meeting (Virtual)	Review of potential effects and further mitigation to assets in Ragnall, Fledborough, North and South Clifton, High and Low Marnham, Thorney and Whimpton Moor and Roman Vexillation Fortress (Scheduled Monuments).
25 th September 2024	Meeting (On Site)	
20 th November 2024	Meeting (Virtual)	Discussion of amendments to masterplan following previous comments and incorporation of additional mitigation.

4 th December 2024 – 21 st January 2025	Email correspondence	Further information requested and clarification provided on: effects to Church of St Oswald, Dunham on Trent; the fields to the north of North and South Clifton; the mitigation of substation near Gibraltar Farm; the offset to Whimpton Moor Scheduled Monument; and request for view from former Royal Observer Corps bunker access hatch (within Roman Vexillation Fortress Scheduled Monument). No response provided by Historic England to information sent on 21 st January 2025.
31 st January – 13 th February 2025	Email correspondence	Discussion and agreement of 'Potential Main Issues for Examination'
8 th July 2025 20 th June – 17 th July	Meeting (Virtual) Email correspondence	Discussion on Relevant Representation comments and items for potential agreement for this Statement of Common Ground

Record of Engagement: Buried Heritage

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> <p>Agreed that a member of Historic England will be involved in future engagement with Lincolnshire and Nottinghamshire City Councils.</p>
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01/03/2024	Meeting (Virtual)	<p>Discussion on further evaluation scope and strategies for trial trenching have been discussed at a high level.</p> <p>Agreed to include an assessment of geology and topography to inform the DBA.</p> <p>Agreed to consider the current guidelines about flint scatters early within the evaluation design</p>
24/04/2024	Meeting (Virtual)	<p>Fieldwork update on the geophysical survey.</p> <p>Draft trial trenching strategy presented by Iceni, Historic England asked for a more detailed information regarding trenching sampling percentages.</p>
Email correspondence		<p>Draft trial trenching strategy presented by Iceni, LCC, NCC and HE asked for a more information regarding trenching percentages.</p>
02/08/24	Email correspondence (Iceni Projects)	<p>Agreement on the Archaeological Evaluation Strategy, asking for the approach to the trial trenching evaluation not be limited to than the high-impact areas.</p>
23/08/2024	Email correspondence (Iceni Projects)	<p>Updated version of the One Earth Archaeological Evaluation Strategy issued for comments.</p>
04/12/2024	Email correspondence	<p>Concerns regarding the proximity of the panels to the west and south of the water reservoir, due to the</p>

potential for archaeological deposits in this area associated with the Roman Fort Scheduled Monument.

12/06/2025

Email correspondence

Results of the trial trenching evaluation carried out south of the reservoir circulated.

Table 01 – Record of Engagement

4. Current Position

4.1 Position of the Applicant and Historic England

- 4.1.1 The following tables set out the position of the Applicant and Historic England, 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 – Built Heritage

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
02-01	Scope of Assessment	<p>Scope of assessment, specifically the inclusion of assets in Kettlethorpe, Dunham, Newton on Trent, Low Marnham and beyond 2km radius.</p> <p>Further detail can be found in Section 3.5 and Appendix 2 of the Scoping Opinion [APP-150]. Scope confirmed by Historic England in email correspondence on 20th March 2024 and in Historic England's Statutory Consultation Response (Appendix J-1 [APP-161], p.57) in July 2024.</p>	Further detail can be found in Table 10.5 of ES Chapter 10: Cultural Heritage [APP-039]	Agreed

02-02	Impact on built heritage assets	<p>Preference for southern option for substation and BESS compounds “to reduce proximity to highly graded heritage assets and greater groupings of listed building in general”.</p> <p>Further detail can be found in Historic England’s Statutory Consultation Response (reference can be provided upon request) in July 2024.</p>	<p>Further detail can be found in Table 10.5 of ES Chapter 10: Cultural Heritage [APP-039]. Discussion in meetings on 22nd August and 25th September 2024 to explain process behind substation location.</p>	Agreed
02-03	Mitigation / buffering	<p>Requests for more substantial buffering around Newton on Trent, Ragnall, Fledborough, Thorney and Low Marnham, to mitigate concerns on potential impacts to setting of listed churches in these settlements.</p> <p>Further detail can be found in Historic England’s Statutory Consultation Response (reference can be provided upon request) in July 2024.</p>	<p>Further detail can be found in Table 10.5 of ES Chapter 10: Cultural Heritage [APP-039]. Additional mitigation provided to Ragnall and Fledborough following discussions between Aug – Dec 2024. And concerns to Newton on Trent, Thorney and Low Marnham mitigated through reviewing during site meeting (Sept 2024). HE confirmed approach to mitigation in meeting of 20th November 2024 (minuted).</p>	Agreed
02-04	Magnitude of effects	<p>Querying the magnitude of effects to NHLE 1003608 (Roman Vexillation Fortress). Verified</p>	<p>Further detail can be found in Table 10.5 of ES Chapter 10: Cultural Heritage [APP-039]. The additional view</p>	Under Discussion

		<p>view requested from this asset.</p> <p>Further detail can be found in Historic England's Statutory Consultation Response (reference can be provided upon request) in July 2024, and in Relevant Representation [RR-019, 190].</p>	<p>requested from the Roman Fort Scheduled Monument has been provided at Figure 10.7 [APP-055]. To confirm, as per the assessment at 10.6.15 and 10.6.81 – 85 [APP-039], this view is not considered to be a designed viewpoint. As discussed in detail in the assessment and subsequent response to Relevant Representation, there are not considered to be long term or permanent harmful effects to this asset during operation.</p>	
02-05	Impact on built heritage assets	<p>Further information requested on any impact to the Church of St Oswald, Dunham.</p> <p>Further detail can be found in Historic England's Relevant Representation [RR-019, 190], as well as email correspondence in December 2024 – January 2025.</p>	<p>Further detail can be found in Table 10.5 of ES Chapter 10: Cultural Heritage [APP-039]. The assessment of the Church of St Oswald has been provided at paragraphs 10.6.48 - 50 of ES Chapter 10, supported by baseline analysis in Cultural Heritage Desk-Based Assessment (Appendix 10.2 [APP-127, APP-128]). This assessment reviewed the visibility (Figure 10.3 [APP-055]) and referred to views looking south of Dunham (see Figure 11.13.16A; 11.13.16B [AS-040]) to support the understanding of potential effects. As</p>	Under Discussion

			confirmed in subsequent response to Relevant Representation, there would be no impact to the Church.	
02-06	Impact on built heritage assets	<p>Further understanding required on field to the north of North and South Clifton as viewed from Fledborough Viaduct.</p> <p>Further detail can be found in Historic England's Relevant Representation [RR-019, 190], as well as email correspondence in December 2024 – January 2025.</p>	The understanding of Proposed Development in relation to North and South Clifton is supported by LVIA photomontages (Views 25a, Figure 11.13.7a, [AS-038]) and Zone of Theoretical Visibility (Figure 10.3 [APP-055]). The effect on heritage assets within North and South Clifton is provided in pages 51-53 and page 57 of ES Chapter 10 [APP-039]. There are no harmful effects identified to these assets.	Under Discussion
02-07	Mitigation	<p>Historic England have requested for mitigation to be provided at western substation (Gibraltar Farm) and consideration of associated impacts, i.e. lighting.</p> <p>Further detail can be found in Historic England's Relevant Representation [RR-019, 190], as well as email correspondence</p>	The mitigation for Gibraltar Farm has been clarified at 10.5.5 of ES Chapter 10 [APP-039], and the assessment has been provided at 10.6.65 - 67. The mitigation provided is considered to be proportionate to the very low value of this asset. And this location is considered preferable to others, as per the response to comment HE02 above.	Under Discussion

		in December 2024 – January 2025.		
02-08	Impact on built heritage assets	<p>Historic England raised concerns on the proximity of the solar panels to the south of Whimpton Moor SM. Larger buffer suggested, “possibly by removing the triangular area of panels to the brown line indicated on the masterplan”.</p> <p><i>Further detail can be found in Historic England’s Statutory Consultation Response (reference can be provided upon request) in July 2024, and in Relevant Representation [RR-019, 191], as well as email correspondence in December 2024 – January 2025.</i></p>	<p><i>Further detail can be found in Table 10.5 of ES Chapter 10: Cultural Heritage [APP-039]. The effect on Whimpton Moor Scheduled Monument has been assessed in ES Chapter 10 at 10.6.39 – 41 [APP-039].</i></p> <p><i>Whilst the concerns on the proximity of development to the south are noted, this has been designed in response to the topography and would not be visible in views of the Scheduled Monument (see Figure 11.13.13A; 11.13.13B [AS-039]). See response to Relevant Representation [RR-019, 191] for further detail.</i></p>	Under Discussion

Table 02 – Buried Heritage

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
02-01	Impacts on buried heritage assets	<p>Historic England raise concerns regarding the proximity of the panels to the west and south of the reservoir, due to the potential for archaeological deposits in this area associated with the Roman Fort Scheduled Monument.</p> <p>Further detail can be found in Historic England's Statutory Consultation Response in July 2024, and in Relevant Representation [RR-019], as well as email correspondence in December 2024 – January 2025.</p>	<p>Further detail can be found in the Archaeological Desk-Based Assessment [APP-110 to APP-115] at paragraph 5.11.3, and in the Preliminary Results of the Trial Trenching [APP-124]. An assessment of the potential impact on archaeological deposits south of the water reservoir has been carried out in Chapter 9: Buried Heritage [APP-038] at 9.6.82-87.</p> <p>The DBA and geophysical survey detected potential buried heritage assets south of the water reservoir. The areas have been evaluated via trial trenching in March 2025, and the results of the evaluation will be submitted alongside the draft Outline Written Scheme of Investigation (oWSI), along with the</p>	Under Discussion

			proposed Mitigation Strategy.	
02-02	Impacts on buried heritage assets	<p>Historic England hold concerns regarding the potential for prehistoric archaeology and geoarchaeological remains and deposits associated with the watercourses present through the proposal. These should be suitably characterised, assessed and mitigated through an appropriate scheme of archaeological works.</p> <p>Suggested an amendment to the wording of the Draft DCO As submitted.]</p> <p>Acknowledgement of the commitment to ongoing engagement with Historic England on the development of an Archaeological Mitigation Strategy.</p> <p>Request for for flexibility in the DCO design approach to facilitate the appropriate mitigation through design in response to potential archaeological remains forthcoming in order to guarantee the proposed approach to be successful. As in cases where</p>	<p>Further detail regarding the potential for prehistoric archaeology and geoarchaeological remains and deposits can be found in Section 5 and Section 6 of the Archaeological Desk-Based Assessment [APP-110 to APP-115]. 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 [APP-038]. A Geoarchaeological Deposit Model has been carried out as part of the Archaeological Desk-Based Assessment [APP-110 to APP-115] and informed the results of Chapter 9: Buried Heritage [APP-038] as part of the programme of evaluations carried out to inform the DCO. An appropriate mitigation strategy, as discussed in Section 9.5 of the Chapter 9: Buried Heritage</p>	Under Discussion

		<p>additional assessment stage trial trenching was to be undertaken post-DCO, there needs to be a mechanism whereby the results of that work have a material bearing upon the subsequent phase of archaeological mitigation scheme.</p> <p>Suggestion to identify Lincolnshire County Council and Nottinghamshire County Council as consultees alongside Historic England as the relevant archaeological curators, who are located in the upper tier Local Authorities.</p> <p>Further detail can be found in Historic England's Relevant Representation [RR-019].</p>	<p>[APP-038] will be finalised once the full impact, if any, in the relevant areas of the Proposed Development will be understood. The geoarchaeological deposit model has been carried out in line with Historic England Guidance for geoarchaeology, and included in Archaeological Desk-Based Assessment [APP-110 to APP-115]. Alongside Historic England, the Archaeology Advisory Teams to the LPAs will be consulted thorough the process to define an appropriate Mitigation Strategy.</p> <p>A strategy for an appropriate additional phase of trial trenching will be included in oWSI, which will also include the draft Mitigation Strategy, which will be updated as the Project Design develops and informed by any future phase of trial trenching.</p> <p>Providing a flexible strategy for the next phases of trial trenching evaluation and mitigation allows the DCO to remain flexible and responsive to any future potential</p>	
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			<p>environmental constraints, technological advancements, and updates in professional guidance.</p> <p>The need for flexibility in design, layout and technology is recognised in National Policy Statement EN-1 is details of a development, such as the final design, may not be finalised until after consent is granted.</p> <p>This approach aligns with industry best practice and has been successfully adopted on recently consented NSIPs (such as Longfield Solar Farm, Essex, Mallard Pass Solar Farm, Lincolnshire, and Springwell Solar Farm, Lincolnshire</p>	
02-03	Impacts on buried heritage assets	<p>Concern over the potential impact on nationally significant buried remains associated with nearby scheduled Roman military sites, as the designated area may not reflect the full extent of surviving archaeology.</p> <p>Further detail can be found in Historic England's Statutory</p>	<p>The areas south and east of the Scheduled Roman military sites (a vexillation fortress and two marching camps) have been removed from the DCO Order Limits. All the areas still within the DCO Order Limits in proximity of the Scheduled Roman military sites (a vexillation fortress and two marching camps) have been evaluated</p>	Agreed

		<p>Consultation Response to the Scoping Report [APP-080].</p>	<p>via a robust phase of archaeological trial trenching. The preliminary results of the trial trenching evaluation are presented in Appendix 9.5 of the Chapter 9: Buried Heritage [APP-124]. A thorough assessment of any potential effect arising from the Proposed Development on buried heritage assets associated with the Scheduled Roman fortress, based on both the Archaeological Desk-Based Assessment [APP-110 to APP-115] and the results of the of the geophysical survey and trial trenching evaluation, has been carried out as part of Chapter 9: Buried Heritage [APP-038].</p>	
02-04	Scope of Assessment	<p>Inclusion of Whimpton Moor medieval village and moated site and the Ringwork at Kingshaugh Farm in the assessment.</p> <p>Further detail can be found in Historic England's Statutory Consultation Response to the Scoping Report [APP-080].</p>	<p>The archaeological assessment of the of the scheduled monuments at Whimpton Moor medieval village and moated site and the Ringwork at Kingshaugh Farm is included in the Archaeological Desk-Based Assessment [APP-110 to APP-115]. The setting of the scheduled monuments</p>	Agreed

			at Whimpton Moor medieval village and moated site and the Ringwork at Kingshaugh has been assessed as part of the Cultural Heritage chapter in the ES[XXX], with cross referencing with the Buried Heritage Chapter in the ES [XXX] where appropriate, to facilitate a rounded interpretation.	
02-05	Scope of Assessment	<p>Concerns over the exclusion of isolated and unstratified findspots from the assessment, as even a single find can be significant depending on its period and context. The term 'high concentrations' requires clear definition and should be informed by regional archaeological context to avoid underestimating the importance of such finds.</p> <p>Further detail can be found in Historic England's Statutory Consultation Response to the Scoping Report [APP-080].</p>	As part of the ES chapter, a detailed assessment of all the information contained in the Lincolnshire and Nottinghamshire Historic Environment Record, of the relevant entries of the Portable Antiquities Scheme database has been carried out as part of the Archaeological Desk-Based Assessment [APP-110 to APP-115]. This includes any isolated and casual findspots referred to in these sources.	Agreed
02-06	Further Assessments	Concerns raised regarding the presence and treatment of lithic flint scatters.	A comprehensive archaeological desk-based assessment, geoarchaeological mode, aerial photo and LiDAR	Agreed

		<p>Request for a an expert desk-based assessment (undertaken by an appropriately qualified and experienced specialist) of the known and potential lithic resource.</p> <p>Further detail can be found in Historic England's Statutory Consultation Response to the Preliminary Environmental Impact Report (collected in the Review Report APP-151).</p>	<p>assessment have been completed by appropriate qualified specialists to inform Chapter 9: Buried Heritage [APP-038]. The ridge south of the Scheduled Roman fortress (NHLE: 1003608), on the east of the river, has been removed from the Order Limits. A proportionate trial trenching evaluation has been carried in the portions of land adjacent to the Scheduled Roman fortress (NHLE: 1003608) which are included in the Order Limits, to inform the ES chapter and the DCO application. The inclusion of a field walk survey targeting specific parts of the Order Limits will be considered and discussed with the Archaeological Advisory Teams to the LPAs and Historic England to inform pre-commencement commitments, if required.</p>	
02-07	Impacts on buried heritage assets	Concerns raised regarding of temporary and/or permanent de-watering on buried archaeological remains, which, if waterlogged, may suffer irreversible damage.	A full assessment of any potential effect arising from de-watering or from any alteration to groundwater levels to the Buried Heritage Receptors identified, has been carried out in section 9.6 of	Agreed

		<p>Further detail can be found in Historic England's Statutory Consultation Response to the Preliminary Environmental Impact Report (collected in the Review Report, Appendices J-1-J-2, APP-161).</p>	<p>Chapter 9 - Buried Heritage [APP-038], which is supported by Archaeological Desk-Based Assessment [APP-110 to APP-115] as technical appendix. An Outline LEMP (oLEMP) is included within the submitted documentation Volume 7, Other Documents [EN010159/APP/7.7], to ensure that the Proposed Development will be designed, as far as practicable, to avoid or reduce effects on Buried Heritage assets. A strategy for an appropriate additional phase of trial trenching will be included in oWSI and if sensitive remains (such as waterlogged deposits) are potentially identified and there is potential for the Proposed Development to alter the local water environment, a staged assessment of the water environment following Historic England's Preservation guidance (see section 4 'Water Availability and Stresses') will be carried out.</p>	
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Signatures

This Statement of Common Ground is agreed upon:

On behalf of Historic England

Name:

Signature:

Date:

On behalf of the Applicant

Name:

Signature:

Date:



one earth
solar farm

Contact

Name

Email

Number