

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

Agenda for Issue Specific Hearing 2 (ISH) dealing with matters relating to environmental matters:

Hearing	Date and Time	Location
Issue specific hearing 2	Wednesday 3 September 2025 Hearing starts at 3pm Registration and seating is available at the venue from 2.30pm, and the virtual registration process from 2.30pm	Double Tree by Hilton, Brayford Wharf North, Lincoln, LN1 1YW. and By virtual means using Microsoft Teams Full instructions on how to join online or by telephone will be provided in advance to those who have registered
	Thursday 4 September 2025 Hearing, starts at 10.00am Registration and seating available from 9.30am and virtual registration process from 9.30am	

Where necessary breaks will be provided during the ISH in recognition of the fatigue associated with on-screen communication during virtual and blended events.

Procedure at ISH

Guidance under the Planning Act 2008 and the Infrastructure Planning (Examination Procedure) Rules 2010 provides that it is for the ExA to probe, test and assess the evidence through direct questions of persons making oral representations at hearings. Questioning at the hearing will be led by the ExA. Cross questioning of a person giving evidence by another person will only be permitted if the ExA decides it is necessary to ensure representations are adequately tested or that an IP has had a fair chance to put its case.

Participation, conduct and management of the hearing

The Examining Authority (ExA) has identified the matters to be considered at this ISH, and those on which it requires further information, and these are set out in this agenda. It is intended that the scope of the ISH will be limited to those matters. However, the ExA may wish to raise matters arising from oral submissions and pursue lines of inquiry in the course of the discussions which are not listed on the agenda. The actual agenda on the day including the order of items may be subject to change at the discretion of the ExA.

Oral submissions on other matters or from persons who are not IPs may only be heard at the discretion of the ExA. However, reliance should not be placed upon the exercise of that discretion and attention is drawn to the opportunity for any such submissions to be made in writing by **Deadline 3, 16 September 2025**.

In person registration and attendance

To enable the hearing to start on time at **3pm on 3 September** and **10am on 4 September 2025** those attending in person should arrive at **2.30pm on 3 September** and **9.30am on 4 September 2025** to ensure that attendees can be registered and seated in good time.

Anyone wishing to attend the hearing in person, who has not already advised the case team of this, should do so as soon as possible.

Virtual registration and attendance

Parties who have registered to speak will receive a joining instruction email shortly before the hearing which will include a link to the virtual event on Microsoft Teams, and a telephone number should they need to participate by telephone.

To enable the hearing to start on time **3pm on 3 September** and **10am on 4 September 2025** those attending virtually should join at **2.30pm on 3 September** and **9.30am on 4 September 2025** to ensure that all virtual attendees can complete the registration process in good time. The Case Team will admit you from the lobby and register your attendance. During registration the online procedures will be explained.

To avoid 'screen fatigue', session breaks will be provided after about 90 minutes of business, and other breaks may be taken, subject to the ExA's discretion.

Anyone wishing to attend the hearing virtually, who has not already advised the case team of this, should do so as soon as possible.

Online viewing

The event will be livestreamed and a link for watching the livestream will be posted on the [project webpage of the National Infrastructure Planning website](#) closer to the hearing date. IPs and members of the public who wish to observe the hearing can therefore view and listen to the hearing using the livestream, or view and listen to the recording, after it has concluded.

Detailed agenda for Issue Specific Hearing 2

1. Welcome and arrangements for the hearing

2. Purpose of the issue specific hearing

3. Introductions of parties

Reference will be made in agenda items 4-10 to the applicant's submissions in particular:

- **Relevant chapters of the ES**
- **Supporting plans in particular Figure 8.6 of [APP-053] in relation to BMV**
- **Figure 7.3 of [AS-055] in relation to flood risk**
- **Figure 11.1 Order Limits and Study Area [AS-019]**
- **Figures 11.3 - 11.6 of [AS-022, AS-023, AS-024] 5km Zone of Theoretical Visibility.**
- **Sequential Assessment received at Deadline 2. (Examination Library reference to be confirmed)**

The ExA will seek to rely upon the most recent iteration of documents submitted at Deadline 2, and where appropriate will advise parties of the latest Examination Library Reference Number.

4. Landscape and Visual Amenity

- (i) The ExA will seek views of the parties on the suitability of a 2km search area and a broader understanding of the effect on landscape character areas.
- (ii) The applicant will be asked to explain and provide justification for the assessment being based on a temporary period.
- (iii) The ExA will seek views from the applicant and IPs on the assessment of the landscape effects relative to static positions and sequential views, including an explanation of the routes where cumulative effects are considered to occur, and an understanding of how this may change any assessed effect.
- (iv) The ExA will seek a greater understanding of the assessment of effects on residential receptors and if IPs agree with the assessment and the conclusions reached.
- (v) The ExA will explore the extent of mitigation offered, and how this is secured within the dDCO, and whether IPs agree this provides a sustainable solution, the ExA would expect this to cover, access provision, hedgerow and tree protection, cable routing, and maintenance and other matters which could affect landscape matters.

5. Agricultural land and best and most versatile agricultural land (BMV)

- (i) The ExA will seek an understanding of the extent of loss of BMV from the Proposed Development, and the quantity that could be regarded as permanently lost. The ExA will also seek clarification of views from parties regarding the cumulative effect on BMV across the local area and whether this should be regarded as significant.
- (ii) The ExA will seek views on the suitability of the search undertaken, and consideration of alternatives in seeking to minimise the loss of BMV.
- (iii) The ExA will seek further explanation to explore the evidence available to support the management of soil health through the lifetime of the project, and the obligations to secure returning the land to its current condition/status, and how these are secured through the dDCO.

6. Transport

- (i) The ExA will seek clarification from the Highway and Local Planning Authorities on their latest position in respect of:
 - Suitability of traffic route choice in the TA and the balance to be struck between residential amenity and transport matters in respect of Ragnall village
 - Abnormal Indivisible Loads, routing and assessment
 - Design and location of individual access points
- (ii) The ExA will seek clarification of the management of traffic during the operation of the proposed development, and what controls are in place to manage traffic during this period.

7. Hydrology, flood risk, water resources and the sequential test



- (i) The ExA will seek clarification on the water resource/availability and the implications this may have for the construction programme.
- (ii) The ExA will seek clarification on the proposed construction programme and the effect on drainage in the event of a flood event
- (iii) The ExA will seek clarification on the Flood Risk Assessment and views of IPs on the conclusions reached, mitigation proposed, how these are secured through the dDCO.
- (iv) The ExA will seek clarification from the Environment Agency on the assessment of any potential effect on drinking water, drinking water protected areas, and suitability of mitigation offered and how this is secured through the dDCO.
- (v) The ExA will seek clarification from the Environment Agency on the assessment of the Proposed Development in respect of duties to comply with the Water Framework Directive.
- (vi) The ExA will explore the application of the sequential test, consideration of search area, extent of site covered by flood zones 2 and 3. The viability of the project without such areas, and if there should be any changes to the order as a consequence.

8. Biodiversity and Ecology

- (i) The applicant will be asked to explain the approach to animal movement across the site, how this is to be managed, and what elements of the DCO secure the planned approach.
- (ii) The ExA will seek clarification on the surveys undertaken, their suitability and whether any further work needs to be undertaken to ensure an appropriate level of understanding is in place at this stage of the process to ensure the SoS can be fully informed to meet their obligations in respect of HRA and protected sites and species.

9. Waste Management planning and resource efficiency

- (i) The ExA will seek clarification on the system for managing waste during construction, operation and decommissioning.
- (ii) The ExA will seek clarification on resource efficiency and waste reduction, and the processes in place to ensure that the approach taken is secured.
- (iii) The ExA will seek clarification on the outline Site Waste Management Plan, and whether it should be referred to in the dDCO.
- (iv) The ExA will seek clarification from the applicant and the waste authorities in respect of future waste management and waste planning to accommodate for the proposed development.

10. Cumulative assessment and timing of the project.

- (i) The ExA will seek views of parties on whether the list of projects included within the assessment is agreed.
- (ii) The ExA will seek views of parties over the timing of the project and the inter relationship with other projects, and if the proposed mitigation is

considered appropriate during construction, operation and decommissioning.

11. Any other business

12.Closing

Attendees

The ExA would find it helpful if the following parties could attend this hearing.

- Applicant
- Bassetlaw District Council
- Newark and Sherwood District Council
- West Lindsey District Council
- Nottinghamshire County Council
- Lincolnshire County Council
- The Environment Agency
- Anglian Water Services

This does not indicate that other parties will not be able to contribute. All interested parties (IP) are invited to attend and make oral representations on the matters set out in the agenda, subject to the ExA's ability to control the hearing.

The ExA has sought to provide sufficient detail to assist the parties to prepare for the hearing. The details set out above are indicative and the ExA may find it necessary to include additional agenda items or to amend the order in which the items are dealt with.