



One Earth Solar Farm

Volume 4.0: Compulsory Acquisition Information [EN010159]

Land and Rights Negotiations Tracker – Clean Version

September 2025

Document Reference: EN010159/APP/4.4.3

Revision 04

Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009
- Reg 5 (2) (g)

A. Affected Party			B. Examination Library references	C. Status of Objection		D. Draft DCO information							E. Voluntary agreements	
AP ref no.	Land Interest	Professional representation (Name and company)	Examination Library references	Status of objection	Summary of objection	BoR Category	Interest	Sheet Number & Land Plot no(s)	Description of rights sought	Works no(s)	Works Description	Temporary Possession Commentary	Status of negotiation	Summary of negotiation status
250534 & 250535	Alison Mary Wells & Andrew John Wells		RR-010	Relevant Representation	The land interest raises no objection and expresses strong support for the project, highlighting the national need for energy self-sufficiency and noting that the proposed site comprises low-grade arable land already used for non-food crops.	Category 1	Owner	10-010, 11-005, 11-006*	Freehold Acquisition	1, 5, 6B, 8	Solar, Ancillary Works, Secondary Construction Compounds, Landscape and Ecology		Option agreement signed	An Option Agreement was signed on 21st February 2024.
250394	Andrew Ian Croft					Category 1	Owner	04-010, 04-011, 04-011a, 04-011b, 04-011c, 04-012, 04-013, 04-014, 04-015*, 04-016*, 11-010, 11-011*, 11-012, 12-001*, 12-002, 12-003, 12-004*, 12-007, 12-011*, 12-014, 15-004, 15-005*, 15-007, 15-010*, 15-011, 15-015*	Freehold Acquisition, Acquisition of Rights	1, 4, 5, 6B, 7, 8	Solar, Grid Connection Cable Route, Ancillary Works, Secondary Construction Compounds, Highway Works, Landscape and Ecology		Option agreement signed	An Option Agreement was signed on 17th April 2024. HoTs for the Cable Agreement Easement agreed and dated 18 December 2024.
250493, 250494 & 270663	Ann Priestley, Graham James Priestley & G J Priestley Limited					Category 1	Owner	10-003, 10-007	Freehold Acquisition, Temporary Possession	1, 5, 6B, 7, 8	Solar, Ancillary Works, Secondary Construction Compounds, Highway Works, Landscape and Ecology		Option agreement signed	An Option Agreement was signed on 23rd December 2024.
250527	Barbara Watson					Category 1	Owner	04-015*, 04-016*	Freehold Acquisition	4, 5, 8	Grid Connection Cable Route, Ancillary Works, Landscape and Ecology		Option agreement signed	An Option Agreement for this land was signed by Peter and Clare Watson on 9th February 2024.
250529	Charles Peter Watson					Category 1	Owner	12-008, 12-009, 12-010, 12-011*, 12-012, 12-013, 12-015, 13-003, 13-005, 13-006, 13-007, 14-001, 14-002, 14-006*, 14-007*, 14-009*, 14-010, 14-011, 15-001, 15-002, 15-003, 15-005*	Freehold Acquisition, Acquisition of Rights	1, 4, 5, 6B, 7, 8	Solar, Grid Connection Cable Route, Ancillary Works, Secondary Construction Compounds, Highway Works, Landscape and Ecology		Option agreement signed	An Option Agreement was signed on 17th April 2024.
250550	David Nicholas Young					Category 1	Owner	11-008	Acquisition of Rights	5	Ancillary Works		Negotiations ongoing	<p>The Applicants agents, Dalcour Maclaren, have engaged with Mr Young with regards to his ownership of this parcel of land. Further discussions are required with Mr Young in relation to potential HM Land Registry discrepancies with this land. Negotiations in relation to the permanent rights required are temporarily on hold until such a time as this discrepancy is resolved.</p> <p>Deadline 1 The Applicant's position remains unchanged.</p> <p>Deadline 2 The Applicants position remains unchanged.</p> <p>Deadline 3 The Applicant and their representatives have engaged with Mr. Young regarding land ownership. Mr. Young confirmed that his ownership is limited to the field only, which does not fall within the project boundary. The landowner believes he does not own any part of the track, despite what is indicated on the Land Registry records therefore, he is not minded to engage into any agreement negotiations.</p> <p>Furthermore, it is understood that the track is adopted highway under the jurisdiction of Lincolnshire County Council.</p>
250507	Diane Strawson					Category 1	Owner	05-012, 06-002*	Freehold Acquisition, Acquisition of Rights	1, 4, 5, 6B, 7, 8	Solar, Grid Connection Cable Route, Ancillary Works, Secondary Construction Compounds, Highway Works, Landscape and Ecology		Option agreement signed	An Option Agreement was signed on 10th April 2024.

A. Affected Party			B. Examination Library references	C. Status of Objection		D. Draft DCO information							E. Voluntary agreements	
AP ref no.	Land Interest	Professional representation (Name and company)	Examination Library references	Status of objection	Summary of objection	BoR Category	Interest	Sheet Number & Land Plot no(s)	Description of rights sought	Works no(s)	Works Description	Temporary Possession Commentary	Status of negotiation	Summary of negotiation status
250319	Eagle Hall Estates Limited					Category 1	Owner	14-022*, 14-023, 15-017*, 16-001, 16-002*, 16-003, 16-004, 16-005*, 16-007, 16-008, 16-009, 16-010, 16-011	Freehold Acquisition, Acquisition of Rights	1, 5, 6B, 7, 8	Solar, Ancillary Works, Secondary Construction Compounds, Highway Works, Landscape and Ecology		Option agreement signed	An Option Agreement was signed on 5th December 2024.
250530	Elizabeth Clare Watson					Category 1	Owner	12-008, 12-009, 12-010, 12-011*, 12-012, 12-013, 13-003, 13-005, 13-006, 13-007, 14-001, 14-002, 14-009*, 14-010, 14-011, 15-003, 15-005*	Freehold Acquisition, Acquisition of Rights	1, 4, 5, 6B, 7, 8	Solar, Grid Connection Cable Route, Ancillary Works, Secondary Construction Compounds, Highway Works, Landscape and Ecology		Option agreement signed	An Option Agreement was signed on 17th April 2024.
321215	Farhill Farming Ltd					Category 1	Owner	01-001, 01-006, 01-007, 01-008, 01-009*, 01-010, 01-011, 01-012, 01-015*, 01-016, 03-001*, 03-002*	Freehold Acquisition, Acquisition of Rights	1, 5, 6A, 6B, 7, 8	Solar, Ancillary Works, Primary Construction Compounds, Secondary Construction Compounds, Highway Works, Landscape and Ecology		Option Agreement Signed	Deadline 1 Farhill Farming Ltd. has acquired land previously owned by Mr. John David Strawson. Mr. Strawson signed the Option Agreement on 3rd November 2024 and this agreement remains effective over the land, as previously agreed.
250321	G.H. Sutton Limited					Category 1	Owner	05-001, 05-002*, 05-004*, 05-006, 05-007, 05-008*, 07-001, 07-006*, 07-007, 07-009	Freehold Acquisition, Acquisition of Rights	1, 4, 5, 6B, 7, 8	Solar, Grid Connection Cable Route, Ancillary Works, Secondary Construction Compounds, Highway Works, Landscape and Ecology		Option agreement signed	An Option Agreement was signed on 30th September 2024.
250324	H.C. Grimes & Son Limited					Category 1	Owner	10-001, 10-002, 10-006, 10-008, 10-009, 10-011, 10-013, 10-018, 13-001, 13-002	Freehold Acquisition, Acquisition of Rights	1, 2, 3, 4, 5, 6A, 6B, 7, 8	Solar, BESS, Substation, Ancillary Works, Primary Construction Compounds, Secondary Construction Compounds, Highway Works, Landscape and Ecology		Option agreement signed	A Option Agreement was signed on 21st February 2024.
250326	J G Pears Property Limited		RR-020 REP2-106	Relevant Representation	The land interest raises concerns over the excessive and unjustified use of compulsory acquisition powers, which would significantly impact JG Pears Group's operations, sterilise future development potential, and lacks clarity regarding the specific rights and works affecting their land.	Category 1	Owner	05-008*, 05-011, 05-011a, 06-003, 06-003a, 07-011*, 07-015, 08-001, 08-002, 08-003, 08-004, 08-005, 08-006, 08-007, 08-008, 08-009, 08-010, 08-011	Acquisition of Rights	4, 5, 7	Grid Connection Cable Route, Ancillary Works, Highway Works		Negotiations ongoing	The Applicant has been in discussions with the J G Pears group since January 2022 regarding various land interests. The applicant will send HoTs across shortly for land included in the Order limits. Deadline 1 The Applicant issued HoTs to J G Pears on 17th February 2025, although these were rejected by J G Pears on 26th March 2025. The Applicant is continuing to engage in discussions in an effort to reach a voluntary agreement. Deadline 2 The Applicant is continuing to attempt to engage and progress negotiations with the latest communication being issued on 13/08/2025. The Applicant and J.G Pears Group are currently in discussions around the content of an non-disclosure agreement (NDA) which has been requested by J.G Pears Group. The Applicant is hopeful that an agreeable position can be reached in relation to the NDA and progress can be swiftly made on the negotiation of the required rights. Deadline 3 The Applicant has now agreed the NDA with J G Pears and will continue to engage with them to progress the voluntary agreement.
250327	K.R. & S.R. Spilman					Category 1	Owner	01-013, 01-015*, 02-001, 04-001	Freehold Acquisition, Acquisition of Rights	1, 4, 5, 6B, 8	Solar, Grid Connection Cable Route, Ancillary Works, Secondary Construction Compounds, Landscape and Ecology		Option agreement signed	An Option Agreement was signed on 22nd July 2024.

A. Affected Party			B. Examination Library references	C. Status of Objection		D. Draft DCO information							E. Voluntary agreements	
AP ref no.	Land Interest	Professional representation (Name and company)	Examination Library references	Status of objection	Summary of objection	BoR Category	Interest	Sheet Number & Land Plot no(s)	Description of rights sought	Works no(s)	Works Description	Temporary Possession Commentary	Status of negotiation	Summary of negotiation status
250504	Keith Richard Spilman					Category 1	Owner	01-013, 01-015*, 02-001	Freehold Acquisition, Acquisition of Rights	1, 4, 5, 6B, 8	Solar, Grid Connection Cable Route, Ancillary Works, Secondary Construction Compounds, Landscape and Ecology		Option agreement signed	An Option Agreement was signed on 22nd July 2024.
250329	Lincolnshire County Council		RR-038 WR26 WR27 WR28 WR29 WR30 WR31 WR32	Relevant Representation Written Representation	The land interest raises concerns over the adequacy of transport, flood risk, and landscape mitigation measures within the proposed Order, and highlights the need for further engagement to address local infrastructure impacts and ensure alignment with Lincolnshire County Council's statutory responsibilities and planning policies. The land interest raised concerns overlandscaping, BMV agricultural land, archaeological investigations, waste management,mineral safe guarding, grid connection and cumulative impacts.	Category 1	Owner	10-005*	Acquisition of Rights	4, 5, 7	Grid Connection Cable Route, Ancillary Works, Highway Works		Negotiations Ongoing	Deadline 1 The interest has been identified through a HMLR data refresh. The Applicant will engage with the Lincolnshire County Council should a voluntary agreement be required. Deadline 2 The Applicant will engage with the Lincolnshire County Council should a voluntary agreement be required. Deadline 3 The Applicants position remains unchanged.
287502	Martin Tom Croft					Category 1	Owner	15-017*, 15-018, 15-019, 15-020, 15-021	Freehold Acquisition, Acquisition of Rights	1, 5, 6B, 8	Solar, Ancillary Works, Secondary Construction Compounds, Landscape and Ecology		Option agreement signed	An Option Agreement was signed on 17th April 2024.
250336	Nottinghamshire County Council		RR-036	Relevant Representation	The land interest raises concerns over inadequate ecological, archaeological, and landscape assessments, insufficient mitigation for protected species and habitats, unrealistic biodiversity net gain assumptions, and the long-term visual and heritage impacts of the proposed development.	Category 1	Owner	01-002, 01-003, 01-004, 01-005	Temporary Possession	5, 7	Ancillary Works, Highway Works		Negotiations Ongoing	Deadline 1 From communication with National Highways, it has been confirmed that the landownership has been transferred to Nottinghamshire County Council. The applicant will engage with the council going forward. Deadline 2 The Applicants position remains unchanged. Deadline 3 The Applicant will engage with the Lincolnshire County Council should a voluntary agreement be required.
250338	P & A Croft (Farmers) Limited					Category 1	Owner	11-001, 11-002, 11-003, 11-004, 11-006*, 13-004, 13-008, 15-005*	Freehold Acquisition	1, 5, 6B, 8	Solar, Ancillary Works, Secondary Construction Compounds, Landscape and Ecology		Option agreement signed	An Option Agreement was signed on 17th April 2024.
250339	P & L Farming Partnership Ltd					Category 1	Owner	03-005, 04-002*	Freehold Acquisition, Acquisition of Rights	1, 4, 5, 6B, 7, 8	Solar, Grid Connection Cable Route, Ancillary Works, Secondary Construction Compounds, Highway Works, Landscape and Ecology		HoTs signed	HoTs were signed 9th July 2024. The applicant issued has not issued draft legal documents to the landowner's legal team as further discussions are ongoing regarding an overage clause on the landowners land. Deadline 1 The Applicant's remains in ongoing negotiations. Deadline 2 The Applicants position remains unchanged. Deadline 3 The Applicants is currently working through commerical terms in relation to the option, the Applacant remains optimistic that an option will complete shortly.
250379, 250408 & 250425	Paul Catling, John Stewart Deech & Simon Lloyd Greening					Category 1	Owner	03-001*, 03-002*, 03-003, 04-004, 04-006, 06-001*, 06-002*, 07-012, 07-013, 07-013a, 07-014*	Freehold Acquisition, Acquisition of Rights	1, 2, 3, 4, 5, 6B, 7, 8	Solar, BESS, Substation, Grid Connection Cable Route, Ancillary Works, Secondary Construction Compounds, Highway Works, Landscape and Ecology		Option agreement signed	An Option Agreement was signed on 12th December 2024.
250543 & 250545	Paul William Christopher Wojna & Susan Wojna					Category 1	Owner	10-012, 10-014, 10-017	Freehold Acquisition	1, 5, 6B, 8	Solar, Ancillary Works, Secondary Construction Compounds, Landscape and Ecology		Option agreement signed	An Option Agreement was signed 13th December 2024.

A. Affected Party			B. Examination Library references	C. Status of Objection		D. Draft DCO information							E. Voluntary agreements	
AP ref no.	Land Interest	Professional representation (Name and company)	Examination Library references	Status of objection	Summary of objection	BoR Category	Interest	Sheet Number & Land Plot no(s)	Description of rights sought	Works no(s)	Works Description	Temporary Possession Commentary	Status of negotiation	Summary of negotiation status
250395	Peter Croft					Category 1	Owner	11-009, 11-011*	Freehold Acquisition, Acquisition of Rights	5, 7, 8	Ancillary Works, Highway Works, Landscape and Ecology		Option agreement signed	An Option Agreement for this land was signed by Andrew Croft on 17th April 2024.
213581	Pheasantry Farms And Brewery Limited					Category 1	Owner	04-002", 04-003, 04-007, 04- 008"	Freehold Acquisition, Acquisition of Rights	1, 4, 5, 6B, 7, 8	Solar, Grid Connection Cable Route, Ancillary Works, Secondary Construction Compounds, Highway Works, Landscape and Ecology		Option agreement signed	An Option Agreement was signed on 10th October 2024.
250544 & 250546	Rachael Wojna & Timothy Paul Wojna					Category 1	Owner	10-016, 10-017	Freehold Acquisition	1, 5, 6B, 8	Solar, Ancillary Works, Secondary Construction Compounds, Landscape and Ecology		Option agreement signed	An Option Agreement was signed on 5th December 2024.
284112	Rachel Mary Gagg					Category 1	Owner	14-013, 14-014, 14-015*, 14- 016*, 14-020, 14-021, 14- 022", 14-024, 14-025, 14- 026, 15-015*, 15-017"	Freehold Acquisition, Acquisition of Rights	1, 5, 6B, 7, 8	Solar, Ancillary Works, Secondary Construction Compounds, Highway Works, Landscape and Ecology		Option agreement signed	Land was signed under Option on 9th February 2024 by Charles Anthony Watson, Charles Peter Watson and Elizabeth Claire Watson. Subsequently Land has been passed onto family member Rachel Mary Cragg
250342	Railway Paths Limited					Category 1	Owner	14-017, 14-018, 14-019, 15- 012, 15-013, 15-015*, 15- 016*, 15-017"	Acquisition of Rights	5	Ancillary Works		Negotiations ongoing	The Applicant's agent, Dalcour Maclaren, is continuing to engage and discuss the documentation of permanent rights with Railway Paths Limited. Information is awaited from Railway Paths Limited in relation to the instruction of an agent to progress matters on their behalf. Deadline 1 The Applicant has temporarily paused discussions with Railway Paths while ongoing negotiations concerning a covenant affecting Railway Paths' land are being progressed. Deadline 2 The Applicant is continuing to endeavour to agree a voluntary agreement. Deadline 3 The Applicant is progressing conversations concerning the covenant held by Secretary of State for Transport across Railway Paths' land. Once these conversations have progressed the Applicant will re-engage with Railway Paths to negotiate the voluntary agreement. It is anticipated that the meeting with Secretary of State for Transport will be held within the next two weeks.
250509	Richard Henry Strawson					Category 1	Owner	05-008*, 05-009, 05-009a	Acquisition of Rights	4, 5, 7	Grid Connection Cable Route, Ancillary Works, Highway Works		Negotiations ongoing	The Applicant's agent (Dalcour Maclaren) had a meeting with Mr Strawson's appointed agent on 17th January 2025. The landowner's agent confirmed that negotiations could be paused until there was a detailed design available showing a defined cable location prior to engaging further in relation to the negotiation of an agreement for the cable. Deadline 1 The Applicant's position remains unchanged. Deadline 2 The Applicants position remains unchanged. Deadline 3 The Applicants position remains unchanged.
277270	The Executor Of The Estate Of The Late Nancy Barbara Wojna					Category 1	Owner	10-017	Freehold Acquisition	1, 5, 6B, 8	Solar, Ancillary Works, Secondary Construction Compounds, Landscape and Ecology		Option agreement signed	An Option Agreement was signed on by the Wojna's on behalf of the late Nancy Barbara Wojna on 5th December 2024.
250347	The King's Most Excellent Majesty In Right Of His Crown					Category 1	Owner	04-009	Acquisition of Rights	4, 5	Grid Connection Cable Route, Ancillary Works		Negotiations ongoing	The Applicants agents, Dalcour Maclaren have endeavouring to engage with The Crown Estate (TCE) in relation to the negotiation of terms for the permanent rights required by the Applicant since 13th February 2024. TCE have confirmed to the Applicant's agents that they will engage in relation to the voluntary agreement and s.135 consent once the application has been submitted. Deadline 1 The Applicant's agents, Dalcour Maclaren, continue to endeavour to engage with The Crown Estate (TCE), regarding both the voluntary agreeen and s.135 consent. Heads of Terms were issued to TCE on 22 July 2025, and the Applicant remains open to discussions. Deadline 2 The Applicant's agents, Dalcour Maclaren, continue to endeavour to engage with TCE, regarding both the voluntary agreeen and s.135 consent. The applicants agent attempted further contact to TCE on 6th August 2025 via email and 14th August 2025, the Applicant remains open to discussions. Deadline 3 The Applicant has now received engagement from The Crown Estate's appointed agent stating that GIS Checks are being undertaken and that a response will be provided in the next 2 – 3 weeks. The Applicant is optimistic that negotiations regarding voluntary agreements will progress swiftly.

A. Affected Party			B. Examination Library references	C. Status of Objection		D. Draft DCO information							E. Voluntary agreements	
AP ref no.	Land Interest	Professional representation (Name and company)	Examination Library references	Status of objection	Summary of objection	BoR Category	Interest	Sheet Number & Land Plot no(s)	Description of rights sought	Works no(s)	Works Description	Temporary Possession Commentary	Status of negotiation	Summary of negotiation status
250348	Warsop United Charities					Category 1	Owner	10-015	Freehold Acquisition	1, 5, 6B, 8	Solar, Ancillary Works, Secondary Construction Compounds, Landscape and Ecology		HoTs signed	HoTs were signed on 27th November 2024. In negotiation regarding Option and Lease with legal teams. Deadline 1 The Applicant's position remains unchanged. Deadline 2 The Applicants position remains unchanged. Deadline 3 The Option is currently going through the landowner's internal governance processes, the applicant remains optimistic the option will complete shortly.