



One Earth Solar Farm

Draft Statement of Common Ground with Anglian Water

EN010159/APP/8.13

October 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 Anglian Water. Collectively, the Applicant and Anglian Water 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’).

1.3.3 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 Anglian Water 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 Anglian Water.

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 parties continue to be the subject of ongoing discussions between the 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 meetings that has taken place between the Applicant and Anglian Water in relation to the Application. For clarity further email correspondence has been undertaken between the Applicant and Anglian Water throughout the design and project evolution.

Table 01 – Record of Meeting Engagement

Date	Form of correspondence	Key topics discussed and key outcomes
12/09/2025	Meeting (Virtual)	Discussion around the Statement of Common Ground and other key technical aspects following the Issue Specific Hearing 2

4. Current Position

Table 02 – Protective Provisions

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
02-01	Bespoke protective provisions	<p>Anglian Water welcome the submission of the framework documents (including oCEMP, oOEMP, oDEMP, oCTMP), however they refer to compliance with Protective Provisions in Draft DCO [EN010159/APP/3.1].</p> <p>Instead Bespoke Protective Provisions provided by AWS should address those interactions with our assets.</p>	The Applicant is in discussions with Anglian Water with respect to bespoke protective provisions. Once agreed, these will be included in the draft DCO for the benefit of Anglian Water.	Under Discussion

Table 03 – Anglian Water Assets

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
03-01	Impact upon Anglian Water Assets	The submitted framework documents should include steps to remove the risk of damage to AWS assets from plant and machinery (compaction and vibration during the construction phase) including any haul and access roads and crossings.	The Applicant can confirm that there is no intention for damage to be made to Anglian Water assets due to the placement of the Proposed Development. Controls will be in place to reduce any potential risk from plant and machinery (compaction and vibration during the construction phase).	Under Discussion
03-02	Access to Anglian Water assets	AWS would seek to ensure that 24 hours /7-day access to our assets is not compromised, and therefore would welcome further discussion with the Applicant regarding such matters and their inclusion in the final versions of these documents.	The Applicant can there are no current proposals to connect surface water flows to any Anglian Water public sewer and there is therefore no right to connect powers proposed for surface water.	Under Discussion

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
03-03	Flooding and surface water drainage	Table 4-1 'Surface Water Drainage Hierarchy in the Flood Risk Assessment (FRA) and Outline Drainage Strategy' (APP-095) confirms it does not require the use of the public sewer network to manage additional surface water flows. As a result, we would want to ensure that there should be no right to connect powers included within the draft DCO on a temporary or permanent basis. AWS reserves its position on the need to be a consultee pre commencement Requirement on the final drainage strategy for the scheme to be submitted to the Councils, until the FRA is produced alongside the detailed design.	The Applicant can confirm that there are no current proposals to connect surface water flows to any Anglian Water public sewer and there is therefore no right to connect powers proposed for surface water.	Under Discussion

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
03-04	Water Supply	<p>The proposed development being within an area of serious water stress designated by the Environment Agency. Some detail on the need for water usage and reducing onsite water demand for the project is set out under 'Chapter 7: Hydrology and Hydrogeology' of the Environmental Statement at during the construction, operational and de-commissioning phases. Table 7.4 Summary of Significant Environmental Effects indicates that water supply requirements for the project are to be agreed with Anglian Water. Information has been provided to the Applicant about regarding requests for water supply for</p>	<p>The Applicant confirms that if at detailed design, it is confirmed that potable water demand is in excess of 20m³ /day then a Water Resource Assessment will be produced prior to detailed design and suggest this is secured through requirement.</p> <p>Wastewater will likely be tankered to a Severn Trent water treatment plant rather than Anglian Water. However, this is subject to detailed discussions with Severn Trent and tankered waste contractors and it is preferable therefore for the draft DCO Order to include a provision for a general right to connect to AWS foul wastewater assets.</p>	Under Discussion

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
		<p>domestic and non-domestic purposes.</p> <p>For Nationally Significant Infrastructure Projects that are requesting over 20m³/day of non -domestic water (as defined above) for a scheme, a Water Resource Assessment must be completed. This is so we can better understand water demands, water efficiency measures and more effectively forecast water supply requirements. This will help enable us to support projects that help achieve national ambitions such as achieving net zero carbon and unlocking sustainable growth.</p>		

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
03-05	Pipeline Assets / Potential Impact	<p>The masterplan document shows a proposed access point (Gate G) adjacent to the Hall Water Reservoir and this would involve crossing over AWS's pipeline assets. It is proposed to widen the access road and create visibility splays on the track running parallel to the reservoir.</p> <p>The design of the project should minimise interaction with AWS assets/critical infrastructure and specifically to avoid the need for mitigation works and diversions which have associated carbon costs.</p>	The access proposal prepared at the location designated as Gate G is proposed to be widened to accommodate construction vehicle movements and ensure that access and egress movements can be undertaken safely. The Applicant is cognisant of the risk of buried services in this region and will continue to work collaboratively to ensure that any assets (both above and below ground) that are essential for the operation of the Hall Water Reservoir are suitably protected.	Under Discussion

Table 04 – Management Plans

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
04-01	Consultee on Management Plans	Anglian Water have requested to be a consultee on the management plans submitted as part of the One Earth Solar Farm Project	The Applicant notes this request and can confirm that Anglian Water will be a consultee on the management plans moving forward. Deadline 3 draft Development Consent Order update will show this inclusion.	Under Discussion
04-02	Abstraction	Anglian Water has requested that points around abstraction are added into the management plans	The Applicant can confirm that the management plans will be updated to include reference to abstraction.	Under Discussion



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