

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 3 (ISH) dealing with matters relating to the draft Development Consent Order (dDCO) and environmental matters:

Hearing	Date and Time	Location
Issue specific hearing 3	Thursday 6 November 2025 Hearing starts at 11:30am Registration will commence from 11.00am, and the virtual hearing will commence at 11.30am	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

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

The event will be livestreamed and a link for watching the livestream will be posted on the project page of the National Infrastructure Planning website closer to the event date.

Interested parties (IPs) and members of the public who wish to observe the event can therefore view and listen to the hearing using the livestream, or the recording, after it has concluded.

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 5, 12 November 2025**.

Hearing into the dDCO

The main purpose of this part of the ISH is to undertake an examination of the dDCO.

This is the Order which the Secretary of State would make if he decided to grant consent for the application. The discussion will principally be informed by the draft DCO submitted by the applicant [REP4-004].

Discussion on this aspect of the hearing is 'without prejudice'; this means that parties may make contributions to improve the quality of the draft DCO without invalidating their own positions of support or opposition to the proposed development as a whole.

Irrespective of its recommendation, the ExA is required to present a draft DCO to the Secretary of State. Discussion about the specifics of the draft DCO does not indicate that the ExA has made up its mind about the application. The hearing into the draft DCO is likely to be of a technical nature and will be based on the specific wording of the Order.

Detailed Agenda for Issue Specific Hearing 3

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 4-8.8 to the applicant's submissions in particular:

- **dDCO [REP4-004]**
- **Outline Design Parameters (Tracked) Rev 4 [REP4-013]**
- **Supplementary Glint and Glare Assessment [REP4-054]**
- **Supporting plans in particular showing areas of flood risk. [REP3-069 Appendix B]**

4. The draft Development Consent Order (dDCO)

- (i) The ExA will seek to understand progress on the development of protective provisions, and respective parties' views in the event they are not agreed by the time the examination closes.
- (ii) The ExA will lead a discussion on Article 6 and seek views on the appropriateness of the disapplication of permits
- (iii) The ExA will explore progress on the drafting of Requirement 22 and the interrelationship with the revised wording of the outline design parameter for the PV panels
- (iv) The ExA will lead a discussion on the wording in respect of the payment of fees for the discharge of requirements and how the issue of inflation over the operational time of the project has been addressed
- (v) The ExA will lead a discussion on the appropriateness of having a restriction on the extent of the operational land or restriction of permitted development rights by way of an additional requirement (23) a revised Article, or other alternative.
- (vi) The ExA will lead a discussion on the reference to acoustic fence or barriers as defined in the dDCO to seek to get a full understanding of the mitigation proposed
- (vii) The ExA will invite discussion from IPs on whether there are any other outstanding matters in respect of the dDCO not already covered?

Environmental Matters

5. Hydrology, Flood Risk, Water Resources and the application of the sequential test

Hydrology

- (i) The ExA will seek clarification from the applicant, Environment Agency and LCC and NCC as LLFA on the assessment of water run-off and the suitability of the proposed mitigation measures
- (ii) The ExA will seek guidance from the EA and Anglian Water on the Water Management Plan.

Flood Risk

- (i) The ExA will seek views from the LLFAs and the EA on the overall potential flood risk from the proposed development, the modelling carried out within the FRA, and the conclusions that have been reached.

Water Resources

- (i) The ExA will seek clarification from the applicant Environment Agency and Anglian Water on the progress and outcome of the WRA.

Sequential Test

- (i) The ExA will seek views from the applicant, councils and the EA on the approach taken to the sequential test and its compliance with national policy, including any implications from the recently updated PPG.

Exceptions Test

- (i) The ExA will seek views from the applicant, councils and the EA on the approach taken to the exception test and its compliance with national policy including any implications from the recently updated PPG.

6 Transport

- (i) The ExA will seek views from the applicant and National Highways on the proposed AIL routes.
- (ii) The ExA will seek an update on the latest position in respect of the proposed access points from the applicant and Nottinghamshire County Council

7 Landscape and Visual Amenity

- (i) The ExA will seek views from the applicant and the councils upon the approach to minimising the visual effect of the proposed development and the

suitability of the assessment and the application of the mitigation hierarchy as expected from NPS EN-1 paragraph 4.1.5.

- (ii) The ExA will explore the suitability of the siting of the eastern substation and the drafting of current parameters.
- (iii) The ExA will explore the mitigation proposed along the A1133 and A57 and how this achieves a sustainable development through construction, subsequent operation and decommissioning.
- (iii) The ExA will explore the findings of the Glint and Glare assessment.
- (iv) The ExA will seek to understand the apparent conflict with the design for the access adjacent to the reservoir and the effect on existing vegetation.

8. Cumulative effects.

- (i) The ExA will explore parties positions in respect of the list of the projects that are now included within the cumulative assessment, and the relative positions in respect of the suitability in informing the overall ES on cumulative assessment?
- (ii) The ExA will explore with parties their respective positions with regard to the cumulative assessment of effects on BMV and landscape.

9. Any other business

10. Action Points

11. 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
- National Highways

However, 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.

Registration and attendance

Parties who have registered to speak (both in person and virtually) 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 at **11.30am** on **6 November** registering to attend virtually should commence at **11.00am** attendees can complete the registration process in good time.

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.

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.