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The applicant and all interested  
parties

Case ref: EN010159  
Date: 19 November 2025

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## **Planning Act 2008 and The Infrastructure Planning (Examination Procedure) Rules 2010 – rule 9 and rule 8(3)**

### **Application by One Earth Solar Farm Ltd for an order granting development consent for the One Earth Solar Farm**

#### **Request for further information and notice of a variation to the timetable**

I am writing under rule 17 of the Infrastructure Planning (Examination Procedure) Rules 2010.

Following on from the hearings undertaken on 6 November and the submissions provided at Deadline 5 I have set out a round of additional questions which are attached to this letter.

Responses should be submitted by **Deadline 6 Wednesday 3 December 2025**.

In addition, in light of the significant differences that remain between the applicant and IPs, particularly in respect of the water environment, but also the potential for contamination and pollution, we are inviting all parties to provide a document setting out their closing submissions to assist the ExA in understanding the matters that remain unresolved. This should be provided by all parties by **Deadline 7 Tuesday 16 December 2025**, and by the Applicant at **Deadline 8 Monday 22 December 2025**.

I also write to provide notification that the Examining Authority (ExA) has made a procedural decision to vary the examination timetable relating to the provision of third written questions and comments on them as well as the request to provide closing submissions. The variation is set out in Annex 1. The variation is made in order to ensure that the Examining Authority receives clear positions from all parties by the end of the examination.

In the interests of openness all IPs should be aware a second Rule 17 has also been sent to the applicant alone, inviting them without prejudice to consider the implications of removing the solar panels and associated development from within flood zones 2 and 3 and whether this could be considered the same Nationally Significant Infrastructure Project as originally applied for.

Yours sincerely

*Edwin Maund*

### Lead member of the panel of Examining Inspectors

This communication does not constitute legal advice.

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### Annex 1

	<b>Publication by the ExA of:</b> <ul style="list-style-type: none"><li>• Third written questions (ExQ3),</li></ul>	<b>Wednesday 19 November 2025</b>
<b>18.</b>	<b>Deadline 6</b> <ul style="list-style-type: none"><li>• Responses to the ExA's third written questions (ExQ3)</li><li>• Comments on any additional submissions received by D5 and accepted by the ExA</li><li>• Responses to any further information requested by the ExA</li></ul>	<b>Wednesday 3 December 2025</b>
<b>19.</b>	<b>Deadline 7</b> <ul style="list-style-type: none"><li>• Comments on responses to ExQ3</li><li>• Comments on responses to the ExA's proposed dDCO</li><li>• Comments on any additional submissions received by D6 and accepted by the ExA</li><li>• Final closing positions from the applicant and any interested party</li><li>• Responses to any further information requested by the ExA under Rule 17 of the Examination Procedure Rules</li></ul>	<b>Tuesday 16 December 2025</b>
<b>20.</b>	<b>Deadline 8</b> <ul style="list-style-type: none"><li>• Comments on any documents submitted at D7</li><li>• Responses to any further information requested by the ExA under Rule 17 of the Examination Procedure Rules</li></ul> <b>From the applicant only</b> <ul style="list-style-type: none"><li>• Final navigation document or guide to the application</li><li>• Applicant's final preferred dDCO and schedule of changes to dDCO.<ul style="list-style-type: none"><li>○ The applicant must provide both the email notification from <a href="https://publishing.legislation.gov.uk/validation">https://publishing.legislation.gov.uk/validation</a> confirming</li></ul></li></ul>	<b>Monday 22 December 2025</b>

	<p>the document has successfully passed validation, and the PDF version of the SI validation report obtained from the link in the notification email.</p> <ul style="list-style-type: none"> <li>○ The applicant must provide a clean (all tracking removed) standalone MS Word version of the draft DCO, with no header or cover page</li> <li>• Final explanatory memorandum</li> <li>• Final SoCG</li> <li>• List of matters not agreed where SoCG could not be finalised</li> <li>• Final land and rights negotiations tracker</li> <li>• Final status of negotiations with statutory undertakers</li> <li>• Final BoR, schedule of changes to the BoR, statement of reasons and land plans</li> <li>• Final outline control documents</li> <li>• Final position of protective provisions</li> <li>• Final position on securing other consents</li> <li>• Final policy compliance document</li> <li>• Final signed and dated Section 106 agreements, if required</li> <li>• Any other updated documents</li> </ul>	
<b>21.</b>	<p><b>Close of examination</b></p> <p>The ExA is under a duty to complete the examination of the application by the end of the period of 6 months.</p>	<p><b>Thursday 8 January 2026</b></p>