



One Earth Solar Farm

Draft Statement of Common Ground with Anglian Water Services Ltd.

EN010159/APP/8.13.2

December 2025

One Earth Solar Farm Ltd

Contents

1. Introduction	2
1.1 Overview	2
1.2 Parties to this Statement of Common Ground	2
1.3 Purpose of this document	2
1.4 Terminology	3
2. Description of the Proposed Development	4
3. Record of Engagement	5
3.1 Summary of Consultation	5
4. Current Position	6

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 Services Ltd. Collectively, the Applicant and Anglian Water Services Ltd. (AWS) 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 AWS 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 AWS.

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 AWS in relation to the Application. For clarity further email correspondence has been undertaken between the Applicant and AWS 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
Ongoing	Emails	Ongoing email communication between the Applicant and AWS to discuss matters relevant to the Statement of Common Ground and Proposed Development as a whole.
05/11/2025	Meeting (Virtual)	Discussion around the Statement of Common Ground, and Water Framework Directive.
03/12/2025	Meeting (Virtual)	Discussion around the Statement of Common Ground final entries, focusing on Gate G, Anglian Water assets and the management plans.

4. Current Position

Table 02 – Protective Provisions

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
02-01	Bespoke protective provisions	<p>AWS welcomes 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>	<p>The Applicant has been in discussions with AWS with respect to bespoke protective provisions. These have now been agreed and are included in the draft Development Consent Order which has been updated and submitted at Deadline 5.</p>	Agreed

Table 03 – AWS Assets

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
03-01	Impact upon AWS 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.	<p>The Applicant can confirm that there is no intention for damage to be made to AWS assets due to the placement of the Proposed Development.</p> <p>Controls will be in place to reduce any potential risk from plant and machinery (compaction and vibration during the construction phase). This will be included in the CEMP, the final version of which will be submitted under Requirement 13 within the Development Consent Order. The Applicant confirms that Anglian Water are named as a consultee and will be consulted on the final CEMP should consent be granted.</p>	Agreed

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
03-02	Access to AWS 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 has been in discussions with AWS with respect to bespoke protective provisions. These have now been agreed and are included in the draft Development Consent Order which has been updated and submitted at Deadline 5 [REP5-006]. These include access of AWS assets.	Under Discussion
03-06	Proposed access point (Gate G) off the A1133 in the vicinity of Water Reservoir and Hall Water Treatment Works	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.	A clarification has been added to the Outline Landscape and Ecology Management Plan submitted at Deadline 5 confirming that the hedgerow north of the access track will be retained, other than a small section marked for removal as shown on the Vegetation Removal Plan in Appendix C of the oLEMP [EN010159/APP/7.7] which will be removed to facilitate the widening of the bell mouth junction. The rest of the access track is proposed to be	Under Discussion

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
			<p>used in its current condition and therefore no further works to the track are proposed. Therefore, there is no impact on AWS's use of the track to access assets.</p> <p>The Applicant has provided AWS with an acces plan of Gate G, which can also be found at page 112 of the Transport Assessment [REP5-030].</p> <p>The road junction works are short term and will be programmed in agreement with Anglian Water. Beyond these works, there are no road closures planned for the project and the likelihood of disruption is minimal. Access for emergency works will be unimpeded by the Applicant. The access at Gate G is for landscaping and biodiversity works, and the expected quantum of traffic will be very low, thus unlikely to have any impact on your operational access.</p>	

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
03-04	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 AWS public sewerThe Applicant added AWS as a consultee for DCO Requirement 11 (Drainage).	Agreed
03-05	Water Supply	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	A Water Resource Assessment (WRA) was submitted to AWS for review on 28 th September 2025 and a response received on 30 th October 2025. AWS's response confirms that	Agreed

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
		<p>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 AWS. Information has been provided to the Applicant about regarding requests for water supply for 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</p>	<p>the domestic, welfare and non-domestic supply can be provided by the existing mains at both construction and operational phases.</p>	

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
		projects that help achieve national ambitions such as achieving net zero carbon and unlocking sustainable growth.		
03-06	Waste water	<p>The Applicant does not propose to make any temporary or permanent connections to AWS waste water infrastructure. In the event this changes AWS's "In Flow" system can be used to assess the sewage connection points through a pre-planning enquiry.</p> <p>If a third-party carrier is used, it should be not implied or agreed that any wastewater collected by the licensed waste carrier will be received at an AWS site for processing.</p>	<p>Wastewater will likely be tankered to a Severn Trent water treatment plant rather than AWS. However, this is subject to detailed discussions with Severn Trent and tankered waste contractors.</p> <p>The Applicant has also added AWS as a consultee for DCO Requirement 11 (Drainage).</p>	Agreed

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
03-07	Interactions and Protection of AWS assets (above and below ground level)	<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> <p>AWS owns and operates the water supply and water sewerage infrastructure within the project area.</p> <p>AWS has identified some notable assets within or in the vicinity of the order limits. There are a number of existing underground assets, including strategic supply pipelines serving water abstraction locations.</p> <p>A completed land interest questionnaire has been provided to the Applicant by AWS's Estates Team through a Land Interest Questionnaire (LiQ). This confirms details of above ground assets and formal easements which may be affected. The Book of Reference....</p>	<p>The Applicant has been in discussions with AWS with respect to bespoke protective provisions. These have now been agreed and are included in the draft Development Consent Order which has been updated and submitted at Deadline 5. These include protection of AWS assets.</p>	Agreed

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
		<p>In locations where the project intersects with AWS assets, their protection and continuity of services to customers will be required.</p> <p>The design of the project should minimise interaction with existing and any new/ planned AWS assets/ critical infrastructure and specifically to avoid the need for mitigation works and diversions which have associated carbon costs.</p> <p>AWS considers that the protection of existing network assets in and near the project site can be secured through Bespoke Protective Provisions, to ensure that such works are in accordance with these provisions.</p>		

Table 04 – Management Plans

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
04-01	Consultee on Management Plans	<p>AWS has requested to be a consultee on the management plans submitted as part of the One Earth Solar Farm Project.</p> <p>AWS welcome the inclusion of AWS as a named consultee in the amended dDCO submitted by the applicant concerning the approval of these management plans.</p> <p>AWS has no further comments to make relating to this matter.</p>	The Applicant notes this request and can confirm that AWS has now been named as a consultee on the management plans for the Proposed Development. The updated draft Development Consent Order [REP5-006] update has noted this inclusion.	Agreed

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
04-02	Abstraction	<p>AWS requested that points around abstraction are added into the management plans.</p> <p>AWS now welcome the specific reference made to the water abstraction points in the updated WFD Screening Assessment and the management plans.</p> <p>AWS confirm it has no further comments on the WFD Screening Assessment.</p>	<p>The Applicant has updated the Water Framework Directive [REP4-004] to note the water abstraction points.</p> <p>The Applicant can confirm that AWS has now been named as a consultee on the management plans for the Proposed Development. The updated draft Development Consent Order [REP4-004] update has noted this inclusion. REQ 13 check</p>	Agreed



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