



One Earth Solar Farm

Statement of Common Ground with Nottinghamshire Fire and Rescue Service [EN010159]

EN010159/APP/8.8.1

November-December 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 Nottinghamshire Fire and Rescue Service.
- 1.2.2 Nottinghamshire Fire and Rescue Service are a statutory stakeholder defined for the One Earth Solar Farm Development Consent Order application. They are the responding fire and rescue service covering the Proposed Development.
- 1.2.3 Collectively, the Applicant and Nottinghamshire Fire and Rescue 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.

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 Nottinghamshire Fire and Rescue 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 Nottinghamshire Fire and Rescue.

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

¹ Planning Act 2008: Examination stage for Nationally Significant Infrastructure Projects (30 April 2024).

- “Under Discussion” indicates where points continue to be the subject of ongoing discussions between 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 3.1](#) shows a summary of key engagement that has taken place between the Applicant and Nottinghamshire Fire and Rescue Service (FRS) in relation to the Application.

Table 3.1 - Record of Engagement

Date	Form of correspondence	Key topics discussed and key outcomes
02.05.2024	Meeting	Initial discussion between Applicant and LFRS
03.02.2025	Email	Email to request meeting with Lincolnshire FRS and Nottinghamshire FRS for initial discussions on Proposed Development.
07.03.2025	Meeting	Discussion of the Outline Battery Safety Management Plan and initial comments from the FRSs
10.10.2025	Meeting	Discussion on Statement of Common Grounds , changes to the Outline Battery Safety Management Plan and Emergency Planning

Ongoing

Emails

Ongoing email communication
between the Applicant and
Nottinghamshire Fire and Rescue
Service.

4. Current Position

4.1 Position of the Applicant and Nottinghamshire Fire and Rescue Service

- 4.1.1 The following tables set out the position of the Applicant and Nottinghamshire Fire and Rescue Service, following a series of meetings and discussions with respect to the key areas of the Proposed Development. This includes matters where discussions are ongoing.
- 4.1.2 As noted above, this is a 'live' document, and some aspects have yet to be agreed upon between both parties. The intention is to provide a final position in subsequent versions of the SoCG, addressing and identifying where changes have been made, and ultimately, documenting agreement by both parties on relevant points.

Table 4.1 – BESS Fire Safety Topics Discussed

Ref.	Description of Matter	Stakeholder Comment	Applicant's Response	Status
01	National Fire Chief Council (NFCC) Guidance for design of Battery Energy Storage System (BESS) sites	<p>The Fire Authority has provided comments on the proposal previously and these are as follows:</p> <p>1) The Fire Authority has requested that the developer follows the NFCC Grid Scale Battery Energy Storage System Guidance and other relevant standards (e.g., NFPA). If any deviations are proposed, these must be supported with</p>	The Applicant will meet NFCC guidance, and where any variation occurs agree through justification these with Lincolnshire and Nottinghamshire council FRS.	<u>Agreed Under Discussion</u>

		expert evidence or technical data.		
02	Generic statements/observations on safety considerations for the BESS containers.	2) Fire Authority notes that the online documentation includes several general statements of 'good intent' from the developers regarding the safety of the BESS containers. However, in the absence of detailed supporting information to substantiate these statements, the Fire Authority is unable to provide any further meaningful comments at this stage.	<p>Consultation will continue with local Fire Authorities through development, in-line with selected energy storage solutions and associated controls. The Statement of Common Ground process has been initiated to formalise this.</p> <p>Any new supporting information provided will be FRS for comment.</p>	Agreed Under Discussion

			<p><u>A HAZOP study will be undertaken to assess the safety of battery unit separation during an emergency scenario, and the risk of electrocution to personnel. The FRS shall be a key stakeholder during this process and the project's emergency response planning. Emergency response plans will be developed to include detailed electrical isolation and remote shutdown procedures. It is expected that The Applicant's first responders shall follow the procedures to safely de-energise the BESS and identify live components in case of a fire. This information would then be shared with the FRS onsite to support assessment on whether the use of conductive suppression methods is acceptable, in the case the system is</u></p>	
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			confirmed to be electrically safe.	
03	Further consultation once detail is known.	3) The Fire Authority has provided comments on the proposal previously and these are as follows:	The applicant will work with Lincolnshire and Nottinghamshire FRS through development of the BESS	Agreed Under Discussion
04	Fire fighting strategy - Burn out and protect approach	<p>Fire Authority notes that while active fire-fighting is referenced in the online documentation, the industry is increasingly moving toward a “burn out and protect” approach for BESS fire incidents, based on guidance from leading experts.</p> <p>The Fire Authority seeks to clarify that the relevant enforcing authority for the protection of the environment (for example Environment Agency / Environmental Health / UK Health Security Agency) should be consulted.</p> <p>The relevance being that if this approach is not approved by that</p>	<p>The burn out and protect approach is being considered as an option, with provisions for managing associated firewater integrated into the design.</p> <p>The UK Health Security Agency response on the probable low public health impacts of a controlled burn approach shared with FRS.</p>	Agreed Under Discussion

		<p>enforcing body, this may influence any subsequent risk management and emergency response plans detailing the requisite safety provisions expected for the site. Whilst The Fire Authority does recognise burn out as a potential means to resolve an emergency of this type on site, it is not the role of the Fire Authority to authorise it.</p>		
05	Two access points	<p>The Fire service highlights the importance of the provision of access, that being suitable safe access into and out of the site at all times irrespective of wind direction and incident location Battery energy storage systems safety and fire-fighting response.</p>	<p>Roads accessing the BESS areas will be suitably sized to allow for fire tender access, with routing to be confirmed. This was initially discussed during the meeting with the Nottinghamshire and Lincolnshire FRS on 07 March 2025 and will be further reviewed and confirmed through ongoing engagement with them.</p>	<p><u>Agreed Under Discussion</u></p>

			<p>Minimum width of roads: 6m</p> <p>For the West BESS Site:</p> <p>An access route from the north of the West BESS Site from the adjacent internal solar access road.</p> <p>A second access route from the internal solar farm access road either at the south or east of the West BESS Site.</p> <p>For the East BESS Site:</p> <p>An access point west or north of the East BESS Site from the A1133, Collingham Road.</p> <p>An access point from the solar access road in the east through the middle of the East BESS Site.</p> <p>At least two access points into the site from a public road.</p>	
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06	Continual engagement with Nottinghamshire FRS	In recognition of the risks associated with emerging BESS technology, the National Fire Chiefs Council and updated planning policy guidance recommend early consultation with local Fire and Rescue Services; Lincolnshire Fire and Rescue has identified a programme of ongoing monitoring and risk assessment, requiring an initial 21 days in the first year and two days annually in each subsequent year for the lifetime of the project to ensure compliance with safety plans, for which a financial contribution via a Protective Provision in the DCO is requested, as established in other recent DCOs; the Applicant has engaged with NFRS and will continue to do so through the examination and	The Applicant acknowledges the importance of ongoing engagement with Nottinghamshire FRS and recognises the time and resource commitment required to support oversight of BESS safety. Protective provisions for the benefit of NFRS are included within the draft DCO at Deadline 5 [REP5-006]	Agreed Under Discussion
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		Statement of Common Ground.		
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Signatures

This Statement of Common Ground is agreed upon:

On behalf of Nottinghamshire Fire and Rescue

Name:

Signature:

Date:

On behalf of the Applicant

Name:

Signature:

Date:



one earth
solar farm