

One Earth Solar Farm

Statement of Commonality [EN010159]

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December 2025

One Earth Solar Farm Ltd

Contents

1. Introduction	2
2. Description of the Proposed Development	3
3. Structure of the Statement of Commonality	4
4. Position	5
4.1 Structure of the SoCGs _____	5
4.2 List of SoCGs _____	5
5. Status of SoCGs	7
6. Commonality	9
6.1 Summary _____	9

1. Introduction

1.1.1 This Statement of Commonality 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’).

1.1.2 This document provides the Examining Authority (ExA) with the position of the Statements of Common Ground (SoCG) between the Applicant and statutory consultees and Interested Parties in relation to the proposed One Earth Solar Farm. It will be updated throughout the course of the examination.

1.1.3 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’).

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. Structure of the Statement of Commonality

3.1.1 This Statement of Commonality document is structured as follows:

- Section 4 details the structure of each SoCG document and provides a list of the SoCGs that are being produced;
- Section 5 addresses the status of each SoCG;
- Section 6 sets out the commonality between SoCGs and a summary of their position; and
- Section 7 sets out a summary of the matters not agreed within the SoCGs.

4. Position

4.1 Structure of the SoCGs

4.1.1 Each of the SoCGs adopts a standard format to ensure consistency in the approach taken to documenting matters agreed, matters under discussion, or matters not yet agreed upon.

4.1.2 Each of the SoCGs are structured in the following way:

- Section 1 provides an introduction to the SoCG, including a description of the document and the relevant party;
- Section 2 provides a summary of engagement between the Applicant and the relevant party so far; and
- Section 3 provides a schedule of matters raised by the relevant party and the Applicant's responses to these.

4.2 List of SoCGs

4.2.1 The Rule 6 letter identified a number of statutory consultees and interested parties with which SoCGs were to be prepared. Accordingly, the Applicant has drafted and now finalised a number of SoCGs with the relevant stakeholders. The final SoCGs which have updated and submitted at Deadline 8 include:

- Nottinghamshire County Council
- West Lindsey District Council

4.2.2 In addition to the above, the Applicant has finalised and signed an SoCG with the following relevant stakeholders. Including:

- Lincolnshire County Council (including Lincolnshire Fire and Rescue Service)
- Newark and Sherwood District Council
- Natural England
- Historic England
- Environment Agency

- Nottinghamshire Fire and Rescue Service
- Anglian Water
- National Highways

4.2.3 The Applicant continues to progress the following SoCGs, including:

- Bassetlaw District Council – this SoCG is finalised and agreed. However, it is yet to be signed by the Council despite numerous attempts from the Applicant to receive an update from Bassetlaw through various means including emails and phone calls since 26/11/2025. However, the Applicant can confirm that all SoCG entries are either marked as 'Agreed' or 'Not Agreed'.
- National Grid Electricity Transmission Plc – this SoCG is in a final draft form and is due to be agreed and signed as soon as possible.

5. Status of SoCGs

5.1.1 This section confirms the current status of each of SoCG as of Deadline 8.

5.1.2 Table 5.1 provides a high-level position on the status of each SoCG and where necessary includes further detail to aid the understanding of the status.

5.1.3 The terms used in Table 5.1 are as follows:

- Final SoCG – the final SoCG has been agreed upon by both parties, with no outstanding matters to resolve.
- Draft SoCG – the SoCG has mainly been agreed upon by both parties, but there are a number of issues still outstanding, and it is yet to be signed off.
- Initial Draft SoCG – the initial SoCG has been drafted by the Applicant (using matters identified from meetings with the party alongside responses to Statutory Consultation, Relevant Representations) and is with the party for review, this has not had feedback by the party and is not signed off.
- Not yet submitted – the Applicant is progressing these SoCGs with the intent to submit drafts at subsequent deadlines.

Table 5.1: Current Status of SoCGs

Document Ref.	Relevant Party	Position at Deadline 8
8.2	Lincolnshire County Council (incl. Lincolnshire Fire and Rescue Service)	Final SoCG
8.3	Nottinghamshire County Council	Final SoCG
8.4	West Lindsey District Council	Final SoCG
8.5	Bassetlaw District Council	Final SoCG (not signed)

8.6	Newark and Sherwood District Council	Final SoCG
8.7	Historic England	Final SoCG
8.8	Nottinghamshire Fire and Rescue Service	Final SoCG
8.9	National Grid Electricity Transmission Ltd.	Final Draft SoCG
8.10	Natural England	Final SoCG
8.11	Environment Agency	Final SoCG
8.12	National Highways	Final SoCG
8.13	Anglian Water	Final SoCG

6. Commonality

6.1 Summary

- 6.1.1 This section provides a summary of the main topics covered by the draft SoCGs submitted at this deadline (Deadline 8) and identifies where there is a commonality in the topics between the SoCG parties.
- 6.1.2 Table 6.1 has been produced to set out the topics covered across the SoCGs and the status of the matter at this deadline with the relevant party. The colour coding used within this table has been described further below.

Cell	Status
	Agreed
	Subject to further agreement
	Currently subject to disagreement
	Not applicable

- 6.1.3 The colours of each cell correspond to the status table in each individual SoCG.

Table 6.1 – Summary of Commonality with relevant stakeholders																		
Doc Ref.	Party	Topics																
		Principle of Development	Noise & Vibration	Fire	Cumulative Effects	Cultural Heritage	Buried Archaeology	Design	Air Quality	Land, soils and Groundwater	Landscape and Visual	Transport	Draft DCO	Ecology and Biodiversity	Grid Connections	Economic Impacts	Human Health	Waste
8.2	Lincolnshire County Council (incl. Lincolnshire Fire and Rescue Service)																	
8.3	Nottinghamshire County Council																	
8.4	West Lindsey District Council																	
8.5	Bassetlaw District Council																	
8.6	Newark and Sherwood District Council																	

8.7	Historic England																	
8.8	Nottinghamshire Fire and Rescue Service																	
8.9	National Grid Electricity Transmission Ltd.																	
8.10	Natural England																	
8.11	Environment Agency																	
8.12	National Highways																	
8.13	Anglian Water																	

7. Matters not agreed

7.1 Summary

7.1.1 This section provides a summary of the topics which were not agreed within the SoCGs submitted throughout the course of the examination for One Earth Solar Farm with each of the relevant Stakeholders.

7.1.2 Table 7.1 sets out the topics not agreed with each relevant stakeholders.

Table 7.1 – Summary of SoCG matters not agreed

Relevant Stakeholder	Summary of Matters Not Agreed
Lincolnshire County Council	Land and Groundwater - Best and Most Versatile Land (entry 06-02) Landscape and Visual - Approach to assessing cumulative landscape and visual impacts (entry 07-10) - LVIA methodology with regard to visual assessment (entry 07-13) Principle of Development / Site Selection - Sequential Test (entry 09-01) - Temporary nature of Proposed Development (entry 09-04) - Grid Connection (entry 09-05) Waste Management - Outline Site Waste Management Plan (entry 10-01) - Scope of assessment (entry 10-02) - Cumulative Waste (10-03) DCO Requirements - Part 6 (Miscellaneous and General), Article 40 (entry 12-02)
Nottinghamshire County Council	Landscape and Visual - Approach to assessing cumulative landscape and visual impacts (entry 04-10) - LVIA methodology with regard to visual assessment (entry 04-13) Traffic and Transport

	- Access Junction Drawings (entry 06-02) - Road Safety Audits (entry 06-03) DCO Requirements - Timeframes for requirements (entry 07-01)
West Lindsey District Council	Cultural / Built Heritage - Impact to Roman Vexillation Fortress, and a Royal Observer Corps Monitoring Post (Scheduled Monument) (entry 02-02) Landscape and Visual - Scope of representative viewpoints (entry 04-05) - Level of effect on visual receptors (entry 04-09) - Glint and Glare mitigation fencing – Viewpoint 4 (entry 04-12) Agricultural Land - Loss of BMV – Food Security (entry 05-01) - Loss of BMV (entry 05-02) Principle of Development / Site Selection - Lifetime of the Proposed Development (entry 06-01) - Sequential Test / Site Selection Search Radius (entry 06-02) Design - Design Approach (entry 07-01) Cumulatives - Cumulative Assessment in regards to Landscape and Visual (entry 08-01) - Cumulative Assessment in regards to Traffic (entry 08-02) - Accommodation Impacts (entry 08-04) Community Benefits - Lack of information around community benefits (entry 10-01) DCO Requirements - Discharge of Requirements (entry 11-01)
Bassetlaw District Council	Landscape and Visual - Approach to assessing cumulative landscape and visual impacts (entry 06-10)

	- LVIA methodology with regard to visual assessment (entry 06-13) DCO Requirements - Discharge of Requirements (entry 08-01)
Newark and Sherwood District Council	Landscape and Visual - Approach to assessing cumulative landscape and visual impacts (entry 04-10) - LVIA methodology with regard to visual assessment (entry 04-13) Principle of Development - Lifetime of the Proposed Development (entry 06-01) Cumulative Effects - Cumulative effects on landscape character areas (entry 07-01) DCO Requirements - Discharge of Requirements (entry 08-01) - Fees (entry 08-02)
Historic England	Cultural/Built Heritage - Magnitude of Effects (entry 02-04)
Nottinghamshire Fire and Rescue Service	All matters were agreed within the SoCG.
National Grid Electricity Transmission Ltd.	All matters were agreed or under discussion within the SoCG.
Natural England	All matters were agreed within the SoCG.
Environment Agency	All matters were agreed within the SoCG.
National Highways	All matters were agreed within the SoCG.
Anglian Water	All matters were agreed within the SoCG.



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