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Temple Quay House
Temple Quay
Bristol
BS1 6PN

One Earth Solar Farm Ltd
Registration No: 13078087

6th January 2026

One Earth Solar Farm

The Planning Act 2008

The Infrastructure Planning (Examination Procedure) Rule 2010

Dear Ms Allen,

This letter [EN010159/APP/9.49] introduces One Earth Solar Farm Limited's (the 'Applicant's') submissions for Deadline 9 of the Examination as requested within the Revised Timetable letter dated 19th December 2025.

Updated Application Documents Submitted

The following documents have been updated and submitted as part of the Applicant's Deadline 9 submission:

- Document 1.3.10: Guide to the Application [EN010159/APP/1.3.10] (revision 11)
- Document 2.2.4: Land Plans [EN010159/APP/2.2.4] (revision 05)
- Document 2.8.2: Crown Land Plan [EN010159/APP/2.8.2] (revision 03)
- Document 3.1.8: Draft Development Consent Order [EN010159/APP/3.1.8] (revision 09)
- Document 3.2.4: Explanatory Memorandum [EN010159/APP/3.2.4] (revision 05)
- Document 4.1.5: Statement of Reasons [EN010159/APP/4.1.5] (revision 06)
- Document 4.3.5: Book of Reference [EN010159/APP/4.3.5] (revision 06)
- Document 4.4.6: Land and Rights Negotiations Tracker [EN010159/APP/4.4.6] (revision 07)
- Document 5.8.3: Design Approach Document [EN010159/APP/5.8.3] (revision 08)
- Document 8.1.6: Statement of Commonality [EN010159/APP/8.1.6] (revision 07)
- Document 8.5.4: Final Statement of Common Ground with Bassetlaw District Council [EN010159/APP/8.5.4] (revision 05)
- Document 8.9.2: Final Draft Statement of Common Ground with National Grid [EN010159/APP/8.9.2] (revision 03)
- Document 9.8.7: Schedule of DCO Changes [EN010159/APP/9.8.7] (revision 08)

- Document 9.9.4: Schedule of Book of Reference Changes [EN010159/APP/9.9.4] (revision 05)
- Document 9.10.3: Schedule of Changes to Land Plans [EN010159/APP/9.10.3] (revision 04)
- Document 9.11.1: Schedule of Changes to Crown land Plans [EN010159/APP/9.11.1] (revision 02)

New Documents Submitted

In addition to the updates made to the Applicant's submission documents, the Applicant has submitted several new documents to support the DCO Application. These new documents include:

- Document 9.49: Deadline 9 Covering Letter [EN010159/APP/9.49] (revision 01)
- Document 9.50: Applicant's Closing Statement [EN010159/APP/9.50] (revision 01)

Updated Guide to the Application

All new and revised documents are referenced in the enclosed updated Guide to the Application [EN010159/APP/1.3.10].

Draft Development Consent Order

The Applicant can confirm that in addition to the PDF draft Development Consent Order, a word version has also been submitted into the examination. Additionally, the validation report of the final draft Development Consent Order has been provided.

Statements of Common Ground (SoCGs)

At Deadline 9, the Applicant has submitted the outstanding SoCGs; including:

- Bassetlaw District Council [EN010159/APP/8.5.3]. Please note this is the final SoCG agreed between the Parties, but the Applicant has been unable to obtain a signed version from Bassetlaw after a number of attempts at contacting officers via email and phone. If a signed version is obtained it will be provided to the ExA or the Secretary of State (as/when relevant).
- National Grid [EN010159/APP/8.9.1]. Please note that this is the final draft SoCG agreed between the Parties. If a signed version is obtained it will be provided to the ExA or the Secretary of State (as/when relevant).

The Statement of Commonality [EN010159/APP/8.1.6] provides an overview of the final version of all Statements of Common Ground and provides a summary of the matters which were not agreed during this examination with each relevant stakeholder.

Updated Design Approach Document

The Design Approach Document (DAD) has been submitted at this deadline to ensure that the references within the document are correct. The Applicant can confirm that no changes were made to the material presented within this document itself.

Applicant's Closing Statement

The Applicant has submitted their closing statement for the One Earth Solar Farm Examination at this deadline within Document 9.50: Applicant's Closing Statement [EN010159/APP/9.50].

Applicant's Response to Deadline 8 Submissions

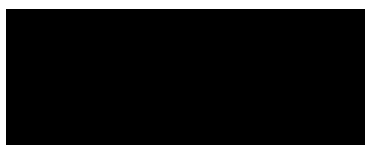
Following the closure of Deadline 8 on 29th December, the Applicant reviewed all documents submitted and has provided responses to the action points of the Deadline 8 Submissions from other parties involved in the Examination process. The Applicant's responses have been submitted at this deadline within Appendix A: Applicant's Response to Deadline 8 Submissions of this letter.

Section 135 Application Update

The Applicant confirms that a response to the application for consent under section 135, relating to land in which the Secretary of State for Transport has an interest, has now been received. The response has been submitted at this deadline and is included in Appendix B: Response to the Applicant's Section 135 Application to the Secretary of State for Transport.

If the Examining Authority or Planning Inspectorate Case Team have any questions on any of the above, then please do not hesitate to get in touch.

Yours sincerely,

A large black rectangular box redacting the signature of Daniel Boyd.

Daniel Boyd

One Earth Project Lead

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Appendix A – Applicant's Response to Deadline 8 Submissions

Appendix B - Response to the Applicant's Section 135 Application to the Secretary of State for Transport

Appendix A – Applicant’s Response to Deadline 8 Submissions

- 1.1.1 The purpose of this Appendix is to provide additional comments on submissions by Interested Parties submitted at Deadline 8.
- 1.1.2 To avoid repetition the Applicant has only provided a full response to comments that make points that have not been addressed by the Applicant previously in the Examination. Where the Applicant has not commented further on the responses of Interested Parties at Deadline 8, that should not be taken as being acceptance of the Interested Parties’ position by the Applicant – the Applicant has sought to focus its responses in order to avoid unnecessary written responses that only reiterate its position, as already set out. Therefore, where the submissions by Interested Parties do not raise new matters, or raise matters which the Applicant considers it has already appropriately responded to, no further response to those submissions has been included in this response document. This document only includes matters the Applicant has new or further comments on which arise from the submissions of Interested Parties.
- 1.1.3 To further minimise duplication, the Applicant has sought to cross-refer where appropriate to responses provided in other relevant submissions that have been entered into the Examination.


App Ref	Document Ref	Summary	Applicant Response
D8R1	Mrs Fox Comments on Deadline 7 Submissions [REP8-013]	<p>I had no answer as to why the initial lost volume assessment was a mere 618cubic metres compared to the 14,149 cubic metres volume for the same panel supports. That initial assessment left IPs thinking lost storage volume was not relevant. Then it surprisingly escalated with no comment from the applicant or the EA. It is a significant discrepancy never explained. I have a copy of the first Logika flood risk Flood Water Displacement Table 3-2 page 26 showing the 618cubic mtrs.</p>	<p>The change in volumetric assessment reflects the change in design for the support structure for the solar panels. The volumetric assessment conducted at submission accounted for open C or Y section supports – these only displace the thickness of the steel structure.</p> <p>Following discussion during examination, structural supports with increased structural capacity were suggested to be assessed in some areas to withstand the potential scenario of debris colliding with the structures in a flood scenario as well as flood flow conditions. These new</p>

App Ref	Document Ref	Summary	Applicant Response
		<p>In the current Logika document page 33, the total flood volume lost is in excess of 18,000cubic mtrs, still with the remark that the “change in flood level would actually spread further than the Order limits and would be less as a result”! This remark continues to surprise and alarm, given the “no increase elsewhere” policy.</p>	<p>structures use hollow section steel which displaces the full internal area not just the thickness of the steel.</p> <p>As with all the flood calculations and modelling the Applicant has taken a conservative approach and applied these structures across the entire flood extent resulting in the increased displacement.</p> <p>This is the worst case, and the frames with increased structural capacity will likely only be needed in a specific areas, which will be determined during detailed design. The calculations and modelling show, even when taking a conservative approach, modelled flood depth increases are within the 5mm tolerance.</p>
D8R2	<p>Mrs Fox</p> <p>Comments on Deadline 7 Submissions [REP8-013]</p>	<p>The applicant has never responded to my question of how they intended to keep any increase in flood depth on site, despite my asking at D4, and at ISH3 when the applicant said they would respond in writing but did not. The applicant had stated at point 16.6.30 Chapter 16 Human Health APP/6.16.1 Health, that the ES Vol 2 Chapter 7 Hydrology and Hydrogeology APP/6.7 “considers flood risk and ensures there will be no increase off site”.</p> <p>The applicant’s answer was the development “will remain safe for its lifetime, and as such this part of the exception test is passed”. The applicant has maintained on more than one occasion that</p>	<p>The most recently updated Flood Risk Assessment provide details on the flood extent [REP7-010] (specifically page 37):</p> <p>“There are two cells which could experience a minor extension in flood extent in comparison to both the EA baseline model and re-run baseline model (illustrated by the pink “now wet” cells and arrows in Figure 3-15). These are discussed below:</p> <ul style="list-style-type: none"> A “now wet” cell is shown outside of the Order Limits and along an access track in the south. In the baseline scenario (both the EA baseline and rerun baseline), this access track and the residential property are shown to flood to the north and south of the “now wet” cell, and the impact of this minor additional extent would therefore not cause any

App Ref	Document Ref	Summary	Applicant Response
		<p>“the area of design flood extent within the order limits has been used to determine the potential change in flood level. The reality is that that the change in flood level would actually spread further than the Order Limits and would be less as a result”, Vol 6 ES APP/6.21.2.</p> <p>How does this not constitute an “increase in flood risk elsewhere”? There has been no strategy to keep the acknowledged increases on site.</p>	<p>additional risk. This additional extent would not restrict access/egress to the property, which is already flooded in the existing baseline situation.</p> <ul style="list-style-type: none"> The remaining cell which is shown to be “now wet” is within the Order Limits and has been taken into account within the scheme design. This is not discussed further within this FRA.”
D8R3	<p>Mrs Fox</p> <p>Comments on Deadline 7 Submissions [REP8-013]</p>	<p>Development layout. Applicant to set out the development such that sensitive equipment is located outside the design flood extent. Response.” A sequential approach to the development layout has been taken with sensitive infrastructure (BESS and Substations located outside of the design flood extent”.</p> <p>When did Inverters become not sensitive infrastructure and why is the EA so accepting that they are not treated as such?</p>	<p>Sensitive equipment, such as BESS and the substations, have been located outside of the food extent. Inverters (referred to as Power Conversion Stations throughout the DCO application), while they are sensitive electrical equipment, must be distributed as there are maximum distances they can be situated away from the PV arrays.</p> <p>However, the Applicant recognises the sensitivity of this equipment, not only in terms of flood but also noise. As such, the Applicant has provided strict parameters [REP5-016] when locating them, including tying it to compliance with Requirement 22 of the Draft DCO [REP5-006].</p> <p>For completeness and to provide assurance, below is the complete parameter determining the location of the PCS:</p>

App Ref	Document Ref	Summary	Applicant Response
			<div>Location</div> <p>Where practicable PCS units will not be located within 100m of residential dwellings and 50m of existing public rights of way and in all cases will be designed to ensure a night time noise rating level at residential receptors of no greater than 35dB(A). Where acoustic mitigation (fencing or barrier) is required for the PCS, the mitigation solution will ensure compliance with the outcome of the Flood Risk Assessment submitted in accordance with Requirement 22 (flood risk mitigation) of the Order.</p>
D8R4	Mrs Walker REP7-042 9.46 Applicant Response to D6 Submissions [REP8-021]	<p>Within this response I would highlight the text “Under the assessment methodology, “sensitive receptors” are locations relevant for human health – predominantly residential properties.”</p> <p>The wording of the statement from The Applicant says the sensitive receptor is a location relevant to human health, this surely must include places of work and probably also PROW where members of the population could be found on a regular basis. I would therefore respectfully challenge the Applicants statement that a Poultry Farm does not fall within the definition of a “receptor”, especially when a Poultry Farm is a place of work and therefore have human beings working within this area. The sheds are also</p>	<p>Paragraphs 1.72 to 1.75 of the Department for Environment, Food & Rural Affairs’ Local Air Quality Management Technical Guidance (TG22, May 2025) provides clarification on public exposure and the applicability of air quality objectives. The guidance states <i>“The objectives are not relevant to places of work or other locations where members of the public do not have regular access”</i>.</p>

App Ref	Document Ref	Summary	Applicant Response
		<p>required to be accessible 24/7 and at times can have numerous workers on site. There will also be workers at the water treatment plant.</p> <p>Even if the Poultry Sheds and Water Treatment Plant are not deemed to be a sensitive receptor, which I would disagree with given the above information, there is a residential dwelling at Northfield Farm and therefore I would still challenge the accuracy of REP7022 7.11.6 Outline Battery Safety Management Plan (Clean) (Rev 7), C.4.4.1 where it states “no sensitive receptors” in relation to unplanned emissions at the Eastern BESS Site as there is at least one which meets the definitions the Applicants have provided as evidence to back their suggestion there isn’t any.</p>	<p>In the context of the PRoW, the most relevant air quality objective is the 15-minute mean objective (see Box 1-1 of TG22), as PRoWs represent locations where members of the public may be exposed for short periods. However, as detailed in Table C.1 of the oBSMP [REP7-022], the minimum exposure duration associated with potential discomfort from the main pollutant of concern in a BESS fire (HF) is based on a one-hour average concentration. Given the transient nature of PRoW use, users would be unlikely to remain at the same location for over one hour, and therefore are unlikely to experience any adverse effects.</p> <p>As outlined in the oBSMP [REP7-022], a detailed fire risk assessment will be prepared at a later design stage. This will include a comprehensive fire response strategy developed in collaboration with the local Fire and Rescue Services. The strategy will specifically address users of the PRoW, nearby workplaces, and the closest properties (such as Northfield Farm) to ensure adequate measures are in place to protect them in the unlikely event of a fire.</p>
D8R5	<p>Mrs Fox</p> <p>Comments on Deadline 7 Submissions [REP8-013]</p>	<p>D6R29 NSDC. BESS unplanned emissions. The reason impacts on poultry and reservoirs should be considered sensitive receptors is because reservoir and poultry sensitivity would affect human health, which is covered by policy and guidance. To list everything that would affect human health and safety would be an exhaustive list.</p>	<p>It is noted that Figure C.2 of REP7-022 is at a resolution that makes the emission contours difficult to interpret. For transparency the Eastern BESS Site highest pollutant emission rate (worst case) contour for the AEGL-1 (level in air at which the general population could experience notable discomfort) (is shown below. This demonstrates that Northfield Farm is unlikely to be affected and as such the statement that there are no sensitive receptors remains applicable and valid. It should be noted that the modelling undertaken at this stage is highly conservative.</p>

App Ref	Document Ref	Summary	Applicant Response
			

Appendix B – Response to the Applicant’s Section 135 Application to the Secretary of State for Transport





Department for Transport

Nick Lambert
GROUP PROPERTY
DEPARTMENT FOR TRANSPORT
GREAT MINSTER HOUSE
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02/01/26

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Crown Place & Earl St
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Also by email: [REDACTED]@pinsentmasons.com

Dear Ms Stirling

Your client: One Earth Solar Farm Limited (“One Earth”)

Property: 14-017, 14-018, 14-019, 15-012, 15-013, 15-015, 15-015b, 15-016 as shown in the Book of Reference and Crown Land Plans attached to the Application (“the Property”)

Application for consent pursuant to section 135 of the Planning Act 2003 (“the Application”)

I understand that you are instructed on behalf of One Earth, in respect of the One Earth Solar Farm Development Consent Order Application (“the DCO”). I am instructed to respond on behalf of the Secretary of State for Transport (“SoST”) in respect of the DCO.

The land required for the DCO includes the Property in which the SoST has an interest and therefore constitutes Crown land as defined in section 227 of the Planning Act 2008 (“the Act”). The relevant plots in which the SoST has an interest, as identified in the Book of Reference, are as follows:

- **Plot 14-017:** Acquisition of Rights over 8409 square metres of agricultural land, cycleway, shrubbery and woodland (west of Wheatholme Lane) and National Cycle Route 647 (excluding all interests of the Crown).
- **Plot 14-018:** Acquisition of Rights over 175 square metres of bridge carrying access track over National Cycle Route 647 (Skellingthorpe Walk) (excluding all interests of the Crown).
- **Plot 14-019:** Acquisition of Rights over 12124 square metres of agricultural land, shrubbery and verges (Skellingthorpe Walk) and National Cycle Route 647 (excluding all interests of the Crown).

- **Plot 15-012:** Acquisition of Rights over 5508 square metres of shrubbery, verges and drain (Torksey Main Drain) (Skellingthorpe Walk) and National Cycle Route 647 (excluding all interests of the Crown).
- **Plot 15-013:** Acquisition of Rights over 12229 square metres of shrubbery, verges, woodland, hedgerows and drain (Wheatholme Drain) (Wheatholme Lane) and National Cycle Route 647 (excluding all interests of the Crown).
- **Plot 15-015:** Acquisition of Rights over 1268 square metres of woodland (west of Wheatholme Lane and south of Moor Lane) (excluding all interests of the Crown).
- **Plot 15-015b:** Acquisition of Rights over 91 square metres of woodland (east of Wheatholme Lane and south of Moor Lane) (excluding all interests of the Crown).
- **Plot 15-016:** Acquisition of Rights over 63 square metres of bridge over woodland (Wheatholme Lane), public bridleway (North Clifton BW11) and National Cycle Route 647 (excluding all interests of the Crown).

The Applicant has confirmed that none of the SoST's rights (including without limitation the covenants benefitting SoST in the conveyance of land including the Property dated 28 March 2002 made between BRB (Residuary) Limited and Railway Paths Limited ("the Conveyance")) will be breached by the DCO scheme being constructed or operated and no release is therefore being sought by One Earth. It is further understood that One Earth will not acquire compulsorily any interests in Crown land which are held by the SoST. This consent is given on the condition that the rights in the Conveyance benefitting SoST, and any obligations to which SoST is subject, will be unaffected by the compulsory acquisition powers in the DCO and SoST will be able to continue to exercise its rights over Plots 14-017, 14-018, 14-019, 15-012, 15-013, 15-015, 15-015b, 15-016.

I confirm that the appropriate Crown authority (as defined in section 227 of the Act) is the SoST. On the basis of the above, I am authorised to confirm the following:

1. The SoST hereby gives consent pursuant to section 135(1) and 135(2) of the Act and Article 48 of the DCO as drafted to the inclusion of provisions within the DCO which would apply to the Property (to the extent that they relate to the detail specified in the Application); and
2. The SoST hereby agrees to the wording of Article 48 of the DCO as drafted.

Yours sincerely



Authorised signatory for and on behalf of the Secretary of State for Transport