

## **Update on land rights position in relation to the proposed One Earth Solar Farm**

**J G Pears Group (Interested Party No: [REDACTED])**

The Secretary of State for the Department of Energy Security and Net Zero has requested an update on the Land rights position between the Applicant and our client, J G Pears Group, via its letter dated 1 May 2026.

Since the close of the Examination into the proposed One Earth Solar Farm Development Consent Order on 9 January 2026, the Applicant contacted J G Pears Group on 16 January 2026 suggesting a meeting to discuss the voluntary negotiations.

J G Pears Group responded on the 28 January 2026 noting that there remained considerable differences between the parties and the approach taken to consideration/compensation for a voluntary agreement but that it was happy to arrange a call between the parties to discuss further.

Unfortunately, no response was received from the Applicant until 6 May 2026 (after the Secretary of State had requested an update on a voluntary agreement) in which they suggested the parties should meet. J G Pears Group responded on 13 May 2026, providing dates for when they would be available to meet and a provisional meeting has been arranged for the 20 May 2026.

As J G Pears Group has previously noted in its responses to the Examination, more could have and should have been done by the Applicant to avoid the need for it to rely on compulsory acquisition powers. Only one voluntary commercial offer was made by the Applicant to J G Pears Group, for an underground cable easement in February 2025, just before the DCO application was submitted. The only additional offer made by the Applicant was mid/late November 2025, with limited communication thereafter (as noted above).

The Applicant has made no real attempts to further these voluntary discussions, as is clearly evidenced by its lack of communication between mid-January 2026 and early May 2026 and only then did it contact J G Pears Group after being 'prompted' to do so by the Secretary of State's request for an update.

In summary, whilst J G Pears hopes that a meaningful discussion on a voluntary agreement can take place on the 20 May 2026, it considers that the Applicant should have engaged properly long before now.

**Squire Patton Boggs (UK) LLP**

**14 May 2026**