

ExQ1	Question to:	Question:
1. General and cross-topic questions		
Q1.2.1		No further questions at this time
2. Development consent order [REP3-004] clean [REP3-005] tracked		
Q2.2.1	The applicant	<p>Inspection of documents</p> <p>The explanatory note at the end of the draft Development Consent Order (dDCO) states that documents will be available for inspection at a third party location. As this location is currently blank, the applicant is asked to confirm how this will be confirmed, including securing third party agreement to this.</p>
Articles		
Q2.2.2	The applicant	<p>Article 9 Defence to proceedings in respect of statutory nuisance</p> <p>a. Despite the widespread precedent for this article, at least in some form, what could be the practical implications of removing this power on the construction, operation or maintenance of the authorised development if the Order is made?</p> <p>b. The ExA notes that Newark and Sherwood District Council (NSDC) is in favour of its removal, [REP3-105]. The Examining Authority (ExA) asks the applicant to provide examples of where the construction, operation or maintenance of any authorised development has been affected by the use of 82(1) (summary proceedings by a person aggrieved by statutory nuisance) of the Environmental Protection Act 1990(d) in relation to a nuisance falling within paragraph (g) of section 79(1), that resulted in, for example, delayed construction or restricted operation?</p> <p>c. As put forward at Issues Specific Hearing (ISH) 2 [REP3-099], would the applicant agree that the removal of the article would, if anything, be likely to improve compliance with any approved construction or operational environmental management plans, as it would likely be the respective contractors who would have to defend any such proceedings?</p>
Q2.2.3	The applicant	<p>Articles 31 and 32 respectively Temporary use of land for constructing and maintaining the authorised development</p> <p>a. Please could the applicant compare these with the recently made solar orders Helios Dec 2025 and Fenwick Feb 2026 and confirm or otherwise that the meaning is materially the same despite different drafting preferences?</p> <p>b. If there are material differences in meaning, please can these be explained and justified with reference to other made orders or guidance?</p>
Q2.2.4	The applicant and NSDC	<p>Article 39 Felling or lopping of trees and removal of hedgerows</p> <p>NSDC has made comments [REP3-105] regarding terms such as ‘near’ and the applicant has commented on such matters [REP3-099]. Given the circumstances described where this may be necessary including 39(1)(c) (construction traffic) could the words ‘near any part of the authorised development’ be deleted hence reducing potential ambiguity without affecting the purpose of this power?</p> <p>NSDC Response: NSDC would welcome the removal of the words currently drafted within Article 39(1) of the Draft DCO where it is currently stated ‘near any part of the authorised development’. However, we still maintain a level of concern with the words which are currently drafted which states ‘if it reasonably believes it necessary to do so’. This wording is vague and the judgement of undertaking any works sits wholly with the Applicant, without any checks or balances to determine whether such works are necessary, during the construction and operation phases of the proposed development. NSDC suggest additional wording could be inserted, to allow for a short period of consultation with the LPA where works to trees and/or removal is proposed (where currently no works/removal is proposed) where such trees are located within a conservation area and in the case of hedgerows, may be ‘important’ hedgerows under the Hedgerow Regulations 1997 (as amended).</p>
Q2.2.5	The applicant	<p>Article 40 Trees subject to tree preservation orders</p> <p>NSDC has made comments [REP3-105] and put forward a precedented, albeit not widely, form of words. The applicant is invited to comment on this and make amendments to the article if they consider this appropriate.</p>

Q2.2.6	The applicant	<p>Article 48 Disregard of certain improvements, etc</p> <p>The ExA understands that, in the absence of this provision, the Acquisition of Land Act 1981 (including section 4), does not apply to the compulsory acquisition (CA) that would be authorised by the DCO. If the purpose of the article would be to bring into effect this section, in the interests of clarity, could article 48 simply say, 'Section 4 of the Acquisition of Land Act 1981 has effect'?</p>
Q2.2.7	The applicant	<p>Article 49 Set-off for enhancement in value of retained land</p>

ExQ1	Question to:	Question:
		<p>The ExA understands that section 7 of the Land Compensation Act 1961: 'Effect of certain actual or prospective development of adjacent land in same ownership' was repealed by section 32 of the Neighbourhood Planning Act 2017: 'No-scheme principle,' which substituted it with sections 6A-6E. These apply the "No-scheme principle" to the assessment of the value of land when working out how much compensation is to be paid.</p> <p>Given the applicant's explanation [REP3-099] and in its EM [REP3-007] could the applicant consider whether there is still a need for article 49 and if it does, provide additional justification in consideration of section 1 of the 1961 Act and schedule 9 paragraph 3 of their dDCO?</p>
Q2.2.8	The applicant	<p>Article 50 Inconsistent planning permissions</p> <p>The ExA understands that following the Hillside judgement, the SoS continued to remove the article because "it is not considered necessary and creates potential ambiguity". Examples of removal include: Oaklands solar (June 2025), and Byers Gill solar (25th July 2025), Other consented developments that did not include it in the recommended DCO include: East Yorkshire solar (May 2025), Helios solar (Dec 2025), and Fenwick solar (Feb 2026). The applicant refers to the scale of the proposed development [REP3-099] and Hillside in its Explanatory Memorandum [REP3-007].</p> <p>Can the applicant identify any solar made DCOs where this, or an equivalent article, has been included or provide further justification beyond that already provided?</p>
Schedule 1 – Authorised Development		
Q2.2.9		<p>No further questions at this time</p>
Schedule 2 – Requirements		
Q2.2.10		<p>Part 1 Requirements</p>
Q2.2.11	National Highways	<p>Requirements 5, 14, 19 and 22</p> <p>The ExA understands that National Highways (NH) remain of the view that discharge of these must be approved by NH and the applicant considers this is unreasonable because of the limited interaction between the proposed development and the strategic road network (SRN).</p> <p>a. Whilst NH cites precedent in the form of the Viking made DCO can NH provide more comparable precedents, in terms of interaction with the SRN, or other justification?</p> <p>b. Alternatively, are there amendments to the outline plans that the applicant could make or further information the applicant could provide that would enable NH to accept the applicant's position?</p>
Q2.2.12	Nottinghamshire County Council	<p>Requirement 7 - Fire safety management</p> <p>a. Please could Nottinghamshire County Council (NCC) confirm, having consulted with the Nottinghamshire Fire and Rescue Service, that it is satisfied with the wording of this requirement and the content of the outline fire safety management plan [REP3-039].</p> <p>b. If not please could proposed amendments be provided?</p>

Q2.2.13	The applicant, NCC and Historic England	<p>Requirement 11- Archaeology:</p> <p>The ExA understands that revision 5 of dDCO [REP3-004] contains the applicant's latest drafting of this requirement, following discussion with NCC and consideration of their preferred wording, as set out in their response to ExQ1 [REP2-123]. However, NCC's post hearing submission [REP3-108] indicates that parties are still some distance apart on the drafting of this requirement. The ExA also notes that the latest statement of common ground (SoCG) with Historic England (HE) indicates that there are concerns with the wording of this requirement [REP3-077].</p> <p>The ExA therefore requests that:</p> <ol style="list-style-type: none"> The parties continue to work together with a view to reaching agreement of the drafting of this requirement In the event that differences remain, each party is asked to set out clear justification for their positions in relation to the areas of difference.
Q2.2.14	The applicant and NSDC	<p>Requirement 15 – Operational noise</p> <p>The ExA questions why the applicant has not proposed a requirement that is substantially in accordance with the Helios equivalent, given the SoS led a consultation that took place during the decision phase of the Helios application, as described at ISH2 [REP3-099]. Whilst recognising that NSDC has yet to respond to the applicant's proposal, a</p>

ExQ1	Question to:	Question:
		<p>noise limit of '35 dB LAr or 5 dB above the background noise level (whichever is greater)' would make the requirement less precise by introducing a variable outside of the undertaker's control. This would allow the proposed development to cause adverse or potentially significantly adverse noise impacts, and therefore not meet the EN-1 policy aims with regard to operational noise.</p> <ol style="list-style-type: none"> Is that the applicant's intention? If not please could the applicant review its proposals? <p>NSDC Response: NSDC do have some concerns about a proposed change to the requirement wording as seen in the Helios made' DCO. Whilst noting that the question is mainly directed at the Applicant, NSDC would offer the following comments. Given the scale of the development and the variation in character of the noise environment (governed by factors such as proximity to road and railway networks, etc) we do not believe it is appropriate to use a single noise level as a limit. Ambient noise levels in some areas are likely to exceed the level proposed in the Helios application, and in others background levels will be sufficiently low that compliance with the requirement would not necessarily be protective of amenity at all relevant sensitive receptors. NSDC have held recent discussions with the Applicant on this point, and we understand that they are proposing additional wording to the requirement to seek to address the concerns of NSDC. We will seek to review and comment on this, once their comments on this question have been published after Deadline 4.</p>
Q2.2.15	NCC	<p>New draft requirement - Detailed highway approval</p> <p>In its post-hearing submissions [REP3-108] NCC has proposed draft requirement for inclusion at Schedule 2 of the dDCO in relation to this. Can NCC identify precedent for this in made solar DCOs, other made DCOs or justify it in relation guidance or other reasons?</p>
Q2.2.16		Part 2 – Procedure for the discharge of requirements
Q2.2.17		No further questions at this time
3. Agriculture and land use		
Q3.2.1		No further questions at this time
4. Biodiversity, ecology and the natural environment		

<p>Q4.2.1</p>	<p>NSDC, NCC, and Natural England</p>	<p>Mitigation and Enhancement</p> <p>With regards to mitigation and enhancement measures, and how these have been considered by the applicant in its assessment of effects on ecology and biodiversity, could the parties please address the following points:</p> <ol style="list-style-type: none"> a. If you have any comments on the applicant’s position on its approach to mitigation and enhancement, as set out in paragraphs 1.6.12 to 1.6.15 of [REP1-068] (and in [EV3-005]) b. Do you agree with the applicant that an approach where enhancement accompanies mitigation, rather than the two being separate, represents good practice? <p>NSDC Response: NSDC recognises that in some cases it can be challenging to clearly separate the quantification of mitigation from enhancement. In the examples provided, we agree that the proposed woodland creation constitutes enhancement, and that the extent of hedgerow planting delivers sufficient compensation alongside substantial additional enhancement. Mitigation measures in terms of hedgerows include the design strategy such as to minimise the amount of hedgerow removal required during the operational phase by using existing accesses where possible.</p> <p>We consider it important that there is also a distinction between mitigation and compensation, but we acknowledge that these can also be challenging to separate. Compensation addresses effects where mitigation cannot fully prevent significant harm. For habitats, the distinction between mitigation/compensation and enhancement is more readily measurable through the application of Biodiversity Net Gain. Where biodiversity units are lost, any habitat provision up to the point of achieving <i>no net loss</i> can reasonably be considered mitigation, with any gains beyond this threshold viewed as enhancement.</p> <p>We also acknowledge that mitigation measures are often extended to deliver further ecological enhancement. Particularly with the concept of ‘biodiversity net gain’ in the more general sense for fauna and flora, where such terminology is increasingly embedded in local policy. A recent drive for simple measures such as installing wildlife boxes are becoming common examples of this combined approach. However, while a single habitat intervention can deliver multiple ecological benefits, this does not in our view justify merging the concepts of mitigation and enhancement. The examples given are relatively straightforward, but for other key ecological receptors the distinction can be more complex and conflating the two risks obscuring whether significant harm has been fully mitigated and the true extent of enhancement provided. This is particularly relevant for species such as farmland birds, and for receptors where detailed mitigation/compensation requirements are only confirmed at later design stages, such as for water vole once the exact extent of watercourse crossings are confirmed.</p>
<p>Q4.2.2</p>	<p>The applicant and NSDC</p>	<p>Outstanding issues</p> <p>At ISH3 [EV7-004] NSDC and the applicant suggested that matters related to biodiversity and ecology, including the assessment methodology, baseline surveys, and the assessment of effects had mostly been resolved. However, the latest SoCG [REP3-071] appears to show that a number of matters related to these issues (such as items 2.4.5, 2.4.9, and 2.4.10) are still outstanding.</p> <p>The parties are asked to please confirm where there are any outstanding disagreements to be resolved, and the status of any discussions.</p> <p>NSDC Response: NSDC can confirm that the only item still unresolved is item 2.1.11 within the SOCG in relation to the BNG assessment. We raised via email that in light of recent publications that we considered a point we raised in our relevant representation was still valid in relation to the proposed ‘moderate’ target condition of the modified grassland proposed beneath the panels. Whilst we acknowledge that in the Local Impact Report that the creation of grassland on previously arable land would be a positive effect, regardless of the habitat condition and how the BNG was calculated, this was based on discussions where the applicant indicated that in reality it more likely that the proposed areas of modified grassland would be a mix of poor and good condition that would even out to deliver the proposed units. We believe this was based on the areas both beneath and adjacent to the solar PV panels but have asked the applicant to confirm.</p> <p>Having re-examined the BNG assessment and noted some inconsistencies with the LEMP, which have been resolved, the BNG assessment clearly defines the areas beneath the solar PV as being targeted to achieve ‘moderate’ condition, with the areas surrounding the panels to target ‘good’ condition. In order to achieve these conditions all areas of modified grassland must pass the essential criteria A, which means the grassland on average achieve 6-8 species per m² with an average of two forbs. As the areas have distinctly been separated out it would not be appropriate to take an average across the areas beneath and adjacent to the panels. Both areas must meet the criteria.</p> <p>Since ISH3, a CIEEM article titled ‘<i>A Standardised Approach for Biodiversity Monitoring in Solar Farms</i>’ (March 2026) has drawn on two consecutive studies published by Solar Energy UK in 2024 and 2025. Although the long-term monitoring of consented solar farms is still in its early stages, the evidence available (including data from up to 200 solar sites) consistently shows that the grassland areas beneath the panels supports the lowest species diversity, with an average of only three to four species recorded. Given the extensive area beneath panels that is proposed to achieve ‘moderate’ condition, we consider this to remain a risk with notable implications. While the BNG outcome is likely to remain comfortably positive overall, there is a real possibility that the final uplift could fall significantly short of the percentage currently specified within Requirement 8.</p>

5. Climate change and sustainability		
Q5.2.1	The applicant and Norwell Solar Farm Steering Group	<p>Whole life greenhouse gas (GHG) assessment</p> <p>The ExA's reading of deadline 3 submissions is that Norwell Solar Farm Steering Group (NSFSG) [REP3-113], using its view of grid decarbonisation and assumptions around BESS operation, forecasts whole life 1.86 mtCO₂e disbenefit and the applicant using its view and assumptions on the respective matters forecasts [REP3-027] 1.21 mtCO₂e benefit.</p> <p>Do both parties agree that securing any specified whole life GHG emissions outcome through a requirement would be inappropriate and hence a high degree of uncertainty will remain in these predictions?</p>

ExQ1	Question to:	Question:
6. Community and human health		
Q6.2.1	The applicant	<p>Health and Wellbeing</p> <p>This comment is included in Sally Drew's deadline 3 submission [REP3-123]: <i>"The World Health Organisation ID: 28466 suggest a solar park should be at least 2 miles away from residents. This was reflected upon by the planning inspectorate and advice to authorities was suggested to be 2 kilometres or 1.2 miles away, again these distances are not maintained."</i></p> <p>Please could the applicant, if necessary in consultation with Sally Drew, explain the status of the information provided, and provide a response?</p>
Q6.2.2	The applicant	Could the applicant comment on Nottinghamshire Ramblers request [REP3-115] that particular PRow diversions are temporary rather than permanent and justify why this can't be done or make appropriate amendments to the dDCO

7. Construction effects		
Q7.2.1	NCC	<p>Site access</p> <p>The ExA understands from the deadline 3 SoCG between the applicant and NCC [REP3-070] that there remain outstanding issues including site access design drawings and safety audits.</p> <p>a. Does NCC consider that the powers and controls in the dDCO [REP3-005] including articles 16,18 and requirement 14, in association with the outline construction traffic management plan (oCTMP) [REP3-035] are insufficient to prevent an unacceptable impact on highway safety?</p> <p>b. If the answer is yes please could NCC provide proposed amendments to the dDCO and the oCTMP?</p>

8. Cultural heritage and archaeology		
Q8.2.1	HE	<p>Assessment of effects on significance of heritage assets</p> <p>In their response to ExQ 8.1.18 [REP2-126], HE appear to question the applicant's framework for the assessment of the significance of effects on heritage assets. This was with reference to Table 11.4 of the Environmental Statement (ES) Chapter 11 [APP-054] which suggests that for assets, or receptors, of 'very high' or 'high' values, which could include a world heritage site or a Grade I listed building, a 'low' magnitude of effect, which could include a 'minor change in setting... (to) listed buildings, sites and other features which may lead to a small reduction in the contribution the setting makes to the significance of the heritage asset with an appreciable loss in the assets overall significance.', would have a 'minor' effect overall. According to para 72, this would then equate to 'less than substantial harm to heritage significance (lower end of scale)'. This would not be significant in EIA terms.</p> <p>In their response EH suggests that this approach <i>'appears to be somewhat reductive. We would welcome discourse with the applicant; our position would be that generally, low magnitude effects on very high and high value (significant) resources should still constitute moderate adverse effects, regardless of whether there is a conflation with significant effects in EIA terms.'</i></p> <p>HE are asked to provide further clarification of their position on this matter, noting that the latest SoCG with the applicant [REP3-077] suggests that the assessment methodology for archaeology and designated heritage assets are agreed matters.</p>

Q8.2.2	The applicant and NSDC	<p>Mitigation of heritage impacts</p> <p>Following the discussion at ISH3 [REP3-101] relating to NSDCs remaining concerns about impacts on particular heritage assets, it appeared that discussions between the applicant and NSDC with a view to resolving these points were continuing. At present this does not appear to be reflected in the SoCG [REP3-071] at row 2.6.4. An update on the position between the parties is therefore requested.</p> <p>NSDC Response: A meeting was held following ISH3, during which NSDC were advised that further information would be provided in relation to the specific concerns raised. NSDC is seeking specific additional information regarding the mitigation proposed for Kersall Conservation Area, and details of what infrastructure will be located within the proposed BESS between Kelham Conservation Area and Averham Park House. This information is required to determine the effect this will have and, therefore, what mitigation is required. Whilst the Applicant has, directed NSDC to where further information can be found on embedded mitigation and hedgerow planting, we are seeking further discussion with the Applicant and anticipate that a further update of the SOCG can be made available for Deadline 5.</p>
Q8.2.3	The applicant NSDC	<p>Caunton Lodge Farm</p> <p>With reference to the heritage report submitted in relation to Caunton Lodge Farm, [REP3-111], the parties are invited to provide comments on the following points:</p> <ol style="list-style-type: none"> Whether Caunton Lodge Farm is a recognised non-designated heritage asset? Do the parties agree with the statement of heritage interest and significance of this property and its setting? Do the parties agree with the findings of the heritage assessment, particularly the conclusion that the impact would cause substantial harm to the setting of this property? <p>NSDC Response:</p> <ol style="list-style-type: none"> NSDC agree that Caunton Lodge Farm is recognised as a Non-Designated Heritage Asset (Nottinghamshire Historic Environment Record ref: M17697). NSDC mostly agree with the statement of heritage interest and the significance of the property and its setting. The building holds both historic and architectural interest. The historic interest is evidenced as the buildings can be identified on Sanderson's 1835 Map. However, the architectural significance of the original agricultural character is reduced due to a number of alterations and modern interventions which have lessened its intactness. The domestic curtilage and associated paraphernalia reduce the building's original function and association with its landscaped setting. NSDC disagree that the impact would cause substantial harm to the setting of this property. The immediate setting of the property, its domestic curtilage, would not be affected by the proposal, and there would be no direct harm within the immediate vicinity of the Non-Designated Heritage Asset. The proposal would have a wider visual effect on how the property would be experienced by occupants from its current open agricultural setting. However, relative to the significance of the asset, the impact is considered to be only a marginal negative impact that is unlikely to affect the ability to appreciate its significance. The NPPF states at para 216 that in weighing decision that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. NSDC do not consider the resultant harm or loss to the significance of this asset to be substantial, but to be negligible.

ExQ1	Question to:	Question:
Q8.2.4	The applicant and HE	<p>Adequacy of pre-consent archaeological assessment</p> <p>ExQ 8.1.2 sought parties views on the whether the basis of the applicant's archaeological mitigation strategy is reasonable, noting that it is suggested that it could progress on a precautionary basis, assuming a reasonable worst case scenario, as the conclusions of the archaeological desk-based assessments are predicative and probabilistic and the results of the geophysical surveys have not been ground-truthed in their entirety.</p> <p>In HE's response it was suggested that this approach should also be applied where <i>'non-intrusive geophysical survey or trial trench evaluation has not been completed; there appears to be a slight incongruousness to the overall approach in the way. It's useful to note that while an application of professional judgement is wholly reasonable, this judgement is based on a somewhat limited understanding of the nature of the archaeological record, on the basis of limited ground-truthing through trial trench evaluation.'</i></p> <p>Noting that the SoCG with HE [REP3-077] suggests that all archaeological matters have been agreed, the ExA would welcome further clarity HE's position on this point, including:</p> <ol style="list-style-type: none"> Clarity on where any incongruity lies Whether post-consent works could address any concerns about the inadequacy of investigations to date.

Q8.2.5	NCC and HE	<p>Post-consent archaeological investigations</p> <p>During ISH3 [REP3-101] the applicant explained that the outline archaeological mitigation strategy (oAMS) [REP3-056] has been undated to address NCC's concerns about the risk to the archaeological resource on the basis of current investigations, their request for additional detail on the post-consent archaeological investigations and also assurance that the process could be appropriately managed. The ExA also notes that HE have questioned the completeness of archaeological investigations [REP1-081].</p> <p>The respective parties are asked to address the following points:</p> <ol style="list-style-type: none"> For NCC, this matter is noted as being under discussion in the SoCG [REP3-069]. NCC are asked to provide clarification on whether the revisions made address their concerns, and if not what further provision they would wish to see in the oAMS. HE are invited to provide comment on whether the approach to post-consent investigation in the revised oAMS addresses their concerns, and if not what further provision should be required.
Q8.2.6	The applicant, NCC and HE	<p>Archaeological mitigation</p> <p>The oAMS [REP3-056] at Section 11.8.5 refers to Stage 3: Mitigation measures. It sets out that mitigation measures which remove any potential further impact (preservation in situ), where practicable, will always be preferred. Where this is not possible, mitigating the loss of the archaeological resource through preservation by record will be proposed. On this point the ExA notes the conclusions of the SoS in recent solar DCO decisions that that preservation by record does not itself constitute acceptable mitigation. Rather, in situations where impacts on archaeological remains cannot be avoided, preservation by record is considered to be best practice. This reflects the NSP EN-1 guidance (para 5.9.18) that a documentary record of our past is not as valuable as retaining the heritage asset, and therefore the ability to record evidence of the asset should not be a factor in deciding whether such loss should be permitted.</p> <ol style="list-style-type: none"> The applicant is asked to consider the extent to which these principles are reflected in the oAMS, and to make any appropriate amendments. NCC and HE are invited to provide comment and advice on the approach to the management of the archaeological resource set out in the oAMS, in terms of both whether preservation by record is appropriately framed.
Q8.2.7	NCC	<p>Heritage interpretation and community engagement</p> <p>The SoCG at 2.2.10 refers to NCC's position that community engagement in archaeological works and agree that this would enhance the public value and engagement with the historic environment [REP3-069]. The ExA notes that NPS EN1 refers at para 5.9.155 to applicants being encouraged to prepare proposals which can make a positive contribution to the historic environment, including where possible considering whether there may be opportunities to enhance access to, or interpretation, understanding and appreciation of, the heritage assets affected by the scheme.</p> <p>NCC sets out that provision should be made in the final AMS for lasting engagement during and after the archaeological work and post-construction through the operational lifetime of the scheme across multiple phases and using variety of public engagement techniques. NCC are asked to:</p> <ol style="list-style-type: none"> Noting the small addition to the oAMS [REP3-056] at A11.8.7.5.1, comment on whether any further detail, including the identification of other engagement/interpretation opportunities, could reasonably be expected at this point. Provide clarification on the suggestion at 2.2.10 of the SoCG that such provision would not offset the physical effects of the development but would provide a necessary public benefit from the archaeological work. Should this be regarded as best practice or would it be public benefit to be weighed in the heritage and wider planning balance?

ExQ1	Question to:	Question:

Q8.2.8	The applicant and NCC	<p>RAF Ossington Airfield</p> <p>The ExA has significant concerns about the lack of clear information regarding the nature and significance of RAF Ossington Airfield (the Airfield) as a non-designated heritage asset and, alongside this, the divergent positions of the applicant and NCC as set out in the SoCG [REP3-069] at line 2.2.8. The ExA therefore requests that the parties work together to provide a joint statement setting out:</p> <ol style="list-style-type: none"> a. The heritage significance of the Airfield. This should include: <ol style="list-style-type: none"> i. an assessment its heritage values ii. clarity on the nature and locations of the elements contributing to significance iii. consideration of where further information is required to clarify the nature and contribution of particular elements, and whether/ how it this can be obtained iv. consideration of the extent of the setting of the Airfield b. An assessment of the effects of the proposed development on this heritage significance, including setting c. A statement of how any direct and indirect effects could be mitigated <p>Where it is not possible to reach agreement on particular points, a clear statement of the parties respective positions, and the reasons for them, should be provided.</p>
Q8.2.9	The applicant and HE	<p>Statement of Common Ground</p> <p>It is suggested that the SoCG submitted at deadline 3 is in its final form [REP3-077] though whilst the 2.1.1 matter has 'agreed' status it is noted as requiring further consultation; similarly 2.5.1 is noted as under discussion. The parties are asked to review and clarify this point.</p>
9. Cumulative effects		
Q9.2.1	The applicant, NCC and NSDC	<p>Update on cumulative effects</p> <p>Noting the discussion at ISH1 [REP1-068] the applicant is asked to:</p> <ol style="list-style-type: none"> a. Provide an update on the cumulative assessment, taking into account any newly proposed developments that may impact on the conclusions of the assessment of environmental effects. b. Working with NCC and NSDC, provide an update to the SoCG in terms of the agreed projects included. c. The parties are invited to provide comment on whether the proposed H2East Pipeline, highlighted by several IPs at deadline 3 (for example [REP3-121]) should at this stage should be considered as part of the cumulative assessment. <p>NSDC Response: NSDC notes that the H2East Pipeline, is currently at its first stage of (non-statutory) consultation and there is a preferred route corridor at this stage, but the alignment of the pipeline is not yet defined. Based on the current stage of the project, its design development and the lack of publicly available information, we consider that it would be challenging for the Applicant to capture a cumulative assessment of this project in a meaningful way within the current GNR Solar cumulative assessment. NSDC consider that it would be more appropriate for the H2East Pipeline project to consider the GNR solar scheme in its own cumulative assessment at a later stage.</p>
Q9.2.2	Interested parties	<p>Cumulative assessment</p> <p>The ExA notes that a number of interested parties have raised concerns about the applicant's approach to the cumulative assessment of this project with other solar and infrastructure developments that are either existing, in the pipeline or are proposed. Interested parties are invited to make further comment on whether the applicants assessment is consistent with the Planning Inspectorates advice on Nationally Significant Infrastructure Projects: Advice on Cumulative Effects Assessment</p>
10. Compulsory acquisition, temporary possession and other land or rights considerations		

ExQ2: RESPONSE OF NEWARK AND SHERWOOD DISTRICT COUNCIL

Q10.2.1	The applicant	<p>Plots 15/16, 15/17, and 16/1</p> <p>With regards to plots 15/16, 15/17, and 16/1 and the representations made by BBS Law Ltd on Behalf of Richard Gill, Lisa Gill and Drone Defence Services Ltd [REP3-111], could the applicant please explain:</p> <ol style="list-style-type: none"> Why it considers these specific plots of land to be necessary for the proposed development; If alternatives to the compulsory acquisition of rights for these plots of land have been considered, if they are viable or not, and why; and If any potential reduction in the operational capacity of the proposed development as a result of the potential removal of plot 15/16 could be mitigated for through overplanting or the use of improved solar panel technologies.
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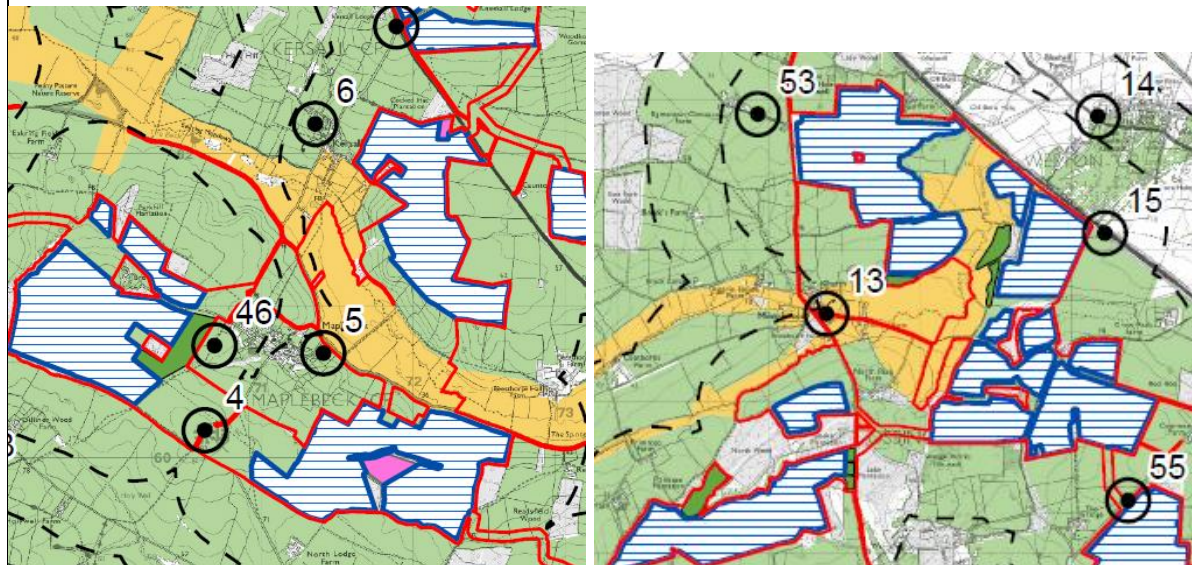
ExQ1	Question to:	Question:
		<p>With regards to the Deadline 3 submission from BBS Law Ltd on behalf of Richard Gill, Lisa Gill and Drone Defence Services Ltd [REP3-111], as well as discussions held during the Compulsory Acquisition Hearing (CAH1) [EV6-002], can the applicant please respond to the particular points made concerning the feasibility of the proposed service corridor, including the following points:</p> <ol style="list-style-type: none"> Whether the proposed corridor width of 5m would be sufficient and suitable for the provision of all services that would typically be required for a domestic property, including sewerage, and could facilitate installation in a safe and legal manner in line with relevant industry guidance If any other alternative scenarios for the potential provision of services to the property in question have been considered If you have any comments on the suggestion made in paragraph 1.9 (page 14) of [REP3-111] that a 25m corridor would be more appropriate If the proposed service corridor would remain as an easement after the acquisition of rights and how, in practice, were there to be a future need to install domestic services to the property in question, the right to install them would be exercised.
Q10.2.2	BBS Law Ltd on behalf of Richard Gill, Lisa Gill and Drone Defence Services Ltd	<p>Plots 15/16, 15/17, and 16/1</p> <p>With regards to your D3 submission [REP3-111] and points raised during CAH1 [EV6-002], please confirm:</p> <ol style="list-style-type: none"> With note to the constraints and requirements that you have set out concerning the testing of drone defence systems, and the effects that the proposed development would have on current testing, can you confirm if any other drone testing activities would be feasible from your property? If you are able to provide further details regarding to the Licence to Occupy for Drone Defence Services Ltd?
Q10.2.3	The applicant	<p>Water Supply Pipe to Pamela Gladwin and Paul Mitchell's Property</p> <p>Please confirm the status of any discussions with Pamela Gladwin and Paul Mitchell you have had since CAH1 with regards to the water supply pipe to the property.</p>
Q10.2.4	Pamela Gladwin and Paul Mitchell	<p>Water Supply Pipe</p> <p>With regards to your concerns around the water supply pipe to your property outlined in your D3 submission [REP3-120] and at CAH1 [EV6-004], please confirm:</p> <ol style="list-style-type: none"> If this supply pipe is the only means of water supply to your property If you have been able to identify the location of the pipe Your comments on the applicant's position set out in Table 2-1 (ref. 4) of the Written Summary of Oral Submissions from Compulsory Acquisition Hearing 1 and Responses to Action Points [REP3-100].

Q10.2.5	The applicant and National Gas Ltd	<p>National Gas Ltd (NGL)</p> <p>The applicant's Concept Design Parameters and Principles [REP3-068] in relation to works 6 and 7 says that 'The Undertaker will consult with National Gas Limited before any relevant application to discharge Requirement 6 of the DCO is submitted to the planning authority. The Undertaker will have appropriate regard to any feedback provided by National Gas Limited, with the aim to avoid any operational conflict with National Gas assets.' However, on the utilities plan [REP3-099], NGL is not listed on the legend hence no NGL assets are apparent.</p> <ol style="list-style-type: none"> Based on this information why is such a consultation necessary? If it is necessary would it be effective, if there was a conflict is it realistic to think that it could be rectified at the detailed design stage? If there is a potential interaction with NGL's assets would it not be preferable to rely upon suitable protective provisions, which according to the applicant have been agreed [REP3-099]? Could the applicant and NGL provide a final definitive position, and this reflected in any changes to the dDCO and application documents? Who is GTC with regard to gas assets as shown in the legend on the utility plan [REP3-099] does it have any potentially affected apparatus, is it a statutory undertaker, and does it require any PPs?
Q10.2.6	The applicant and Cadent Gas Ltd	<p>Cadent Gas Ltd (CGL)</p> <p>The ExA notes the proposed use of a side agreement to deal with certain commercial matters [REP3-099]. Please clarify the following:</p> <ol style="list-style-type: none"> On the assumption that agreement will be reached could examples be provided of where this approach has been accepted as a final position in relation to previously made orders involving CGL? If the Order is made how would the side agreement be legally binding on the undertaker in the event the benefit of the Order is transferred?

ExQ1	Question to:	Question:
	11.	Landscape and visual impacts
Q11.2.1	The applicant	<p>Responding to landscape character:</p> <p>Some interested parties (IP) have expressed concerns that the proposed development would be in conflict with the NSDC's land character assessment (for example [REP2-140]). This document is referred to by the applicant in respond to Q1.1.3 [REP2-117]. It divides the County Character Areas into more specific policy zones, with each having specifically identified characteristic features and consideration of landscape condition and sensitivity.</p> <p>Can the applicant explain how they have sought to respond to this detail in minimising any adverse, and proposing beneficial, landscape and visual effects.</p>
Q11.2.2	The applicant	<p>Use of wireframes:</p> <p>Some IPs have expressed concerns about how well wireframes can represent visual effects. The applicant's response to deadline 1 submissions [REP2-116] sets out that that wirelines are the primary technical visualisations which inform the assessment, with photomontages provided as additional illustrations,</p> <p>Could the applicant please clarify the basis of the decision to include either wireframes or photomontages for particular viewpoints.</p>
Q11.2.3	The applicant	<p>Use of summer photograph in viewpoints</p> <p>The photographs for the representative viewpoints were taken in July 2025. They therefore do not take into account the winter months when the trees are bare of leaves. In this sense IPs have is suggested that the full impact of the proposals has not been considered.</p> <p>Noting that it is usual to provide 'summer' and 'winter' views in landscape and visual assessments, the applicant is invited to address this point. Specifically, can the applicant confirm that reasonable worst case landscape and visual impacts have been assessed.</p>
Q11.2.4	NSDC	<p>Whether there are further significant landscape and visual effects</p> <p>During ISH3 [REP3-101] NSDC referred to the effects on two additional receptors as being significant. These are (i) the Meadowlands Landscape Character Type and (ii) road users between Ossington Road and Thornton, described as 'Group E north of Group F'.</p> <p>NSDC is requested to provide clarification and further detail as to why in their professional judgement the effects on these receptors should be regarded as significant.</p> <p>NSDC Response:</p>

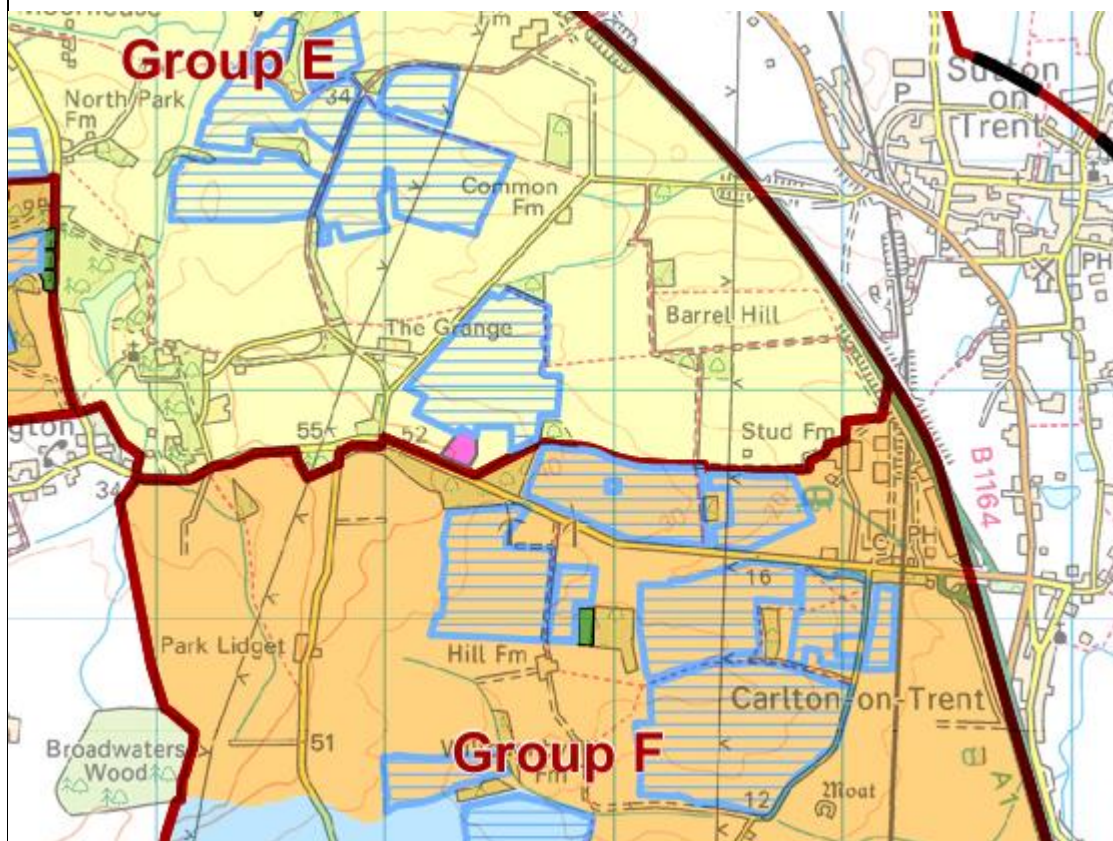
Effects on Meadowlands Landscape Character Type

There are pockets of the LCT that will be heavily influenced by the proposals around VP13 and VP05 especially and much like the main host landscape there will be locations where it is barely affected. Although impacts are limited directly as the proposals are not heavily located within the LCT there is an impact on the perceptual qualities of the landscape. Paragraph 10 of Appendix A7.5 – ‘Nonsignificant effects’ describes these impacts, but we consider them to have significant effects on parts of the LCT which have solar array or are proximal to it. This is shown on the mapping extract below by way of an example. We do not think this applicable across the whole of the LCT.

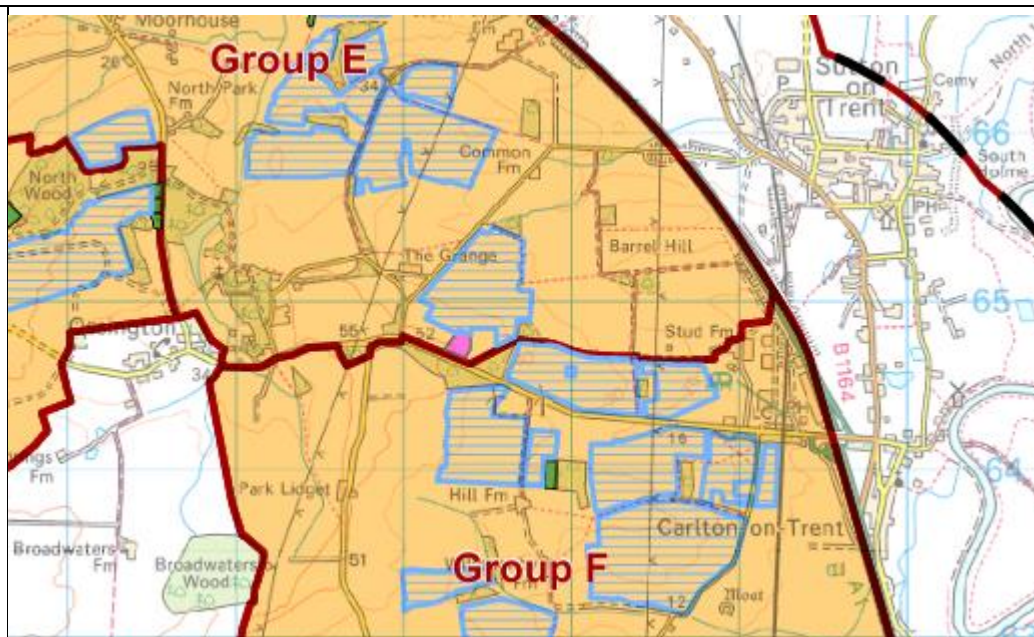


Group F Road users between Ossington and the A1/Carlton on Trent

This is with reference to the most northerly aspect of this part of Group F on the north and south side of Ossington road where the solar arrays will form an almost continuous experience – especially around Carlton on Trent. This is due to the open nature of the views across this landscape It is between Ossington and Carlton (not Thornton) and it is along Ossington Road. This is indicated in the mapping extracts below.



During construction and early operation this group is judged to be Major/Moderate which will be significant



During operation and decommissioning Major/Moderate adverse which will be significant

<p>Q11.2.5</p>	<p>NSDC</p>	<p>The assessment of regional landscape change NSDC has set out in its local impact report [REP1-075] and in a Technical Memorandum following ISH3 [REP3-107] that, whilst it follows guidance, the approach utilised within the applicant's landscape and visual impact assessment (LVIA) of isolating landscape character areas and not fully considering sequential views of multiple schemes, underplays the progressive landscape change occurring across the region, and does not adequately capture how multiple schemes collectively influence the perceived character, openness and rural qualities of the Trent Valley landscape. In response the applicant has produced a further Cumulative LVIA Technical Note 2 at Appendix A of the written summary of ISH3 [REP3-101]. Noting that it is an agreed matter that the applicant has that the cumulative assessment provided within the LVIA meets the relevant guidance [REP3-071], NSDC is asked to please:</p> <p>a. Provide comments on the applicants Technical Note 2, in terms of whether their concerns regarding the cumulative assessment of landscape and visual effects have been addressed in relation to:</p> <ol style="list-style-type: none"> i. The inclusion of consented projects in the assessment baseline; ii. Consideration of sequential effects on local road and public right of way (PRoW) users between Moorhouse and Skegby given the close proximity of the proposed development, Egmonton Solar Farm, Tuxford Road Solar Farm and One Earth solar Farm in that area; iii. Cumulative effects on the wider regional landscape <p>b. Following from question a iii., if NSDC's concerns have not been addressed, provide further clarification of its conclusion that the strategic level effects are considered to be significant.</p> <p>NSDC Response:</p> <ol style="list-style-type: none"> i. NSDC are satisfied with regard to consented projects in the assessment baseline. ii. The route considered and shown at Insert 1 of REP3-96 is agreed between NSDC and the Applicant – road and PRoW users between Moorhouse and Skegby. At Paragraphs 2.1.4 - 2.1.8 the Applicant sets out a clear description of the experience of the Development, Egmonton, Tuxford and One Earth solar arrays as road users move between Moorhouse and Normanton on Trent. This confirms that there is almost a continuous experience of solar arrays to varying degrees, generally glimpsed expect where the road passes directly alongside Tuxford. Paragraphs 2.1.9 – 2.1.13 describes the experience for walkers of the PRoW. It is judged that the Cumulative Effects with One earth will be Medium/small before planting matures. It is set out that there would be limited visibility of all the solar areas (2.2.11) between the A1 and Normanton on Trent. In terms of effect on the landscape character, it is concluded at 2.2.10 that the <i>'landscape to the east of the A1 will, in future, already be perceived as including nearby solar farms as a result of the presence of Egmonton and Tuxford Road solar farms. Adding relatively distant views (and knowledge) of the Development to this would give rise to a negligible change to character (with or without One Earth). judged that this is a landscape which features solar farms and therefore adding the development into the landscape would be negligible'</i>. The other developments do not sit in the same landscape character areas, being largely in Village Farmlands with Ancient Woodlands and therefore the other landscape character areas are largely unaffected. iii. We agree with the conclusions reached in this section and accept that it is an assessment appropriate to LVIA. However, the descriptions set out and acknowledge
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		<p>that this is a landscape changed by solar and that when moving through the landscape there is an almost continuous experience of solar, albeit to a limited extent.</p> <p>c. NSDC maintain the position that the GNR Solar Farm, when combined with the One Earth Solar Farm, will introduce a significant change in land use across its district from a rural more transitional nature to that heavily influenced by an industrial nature, based on the scale and spread of the combined NSIP projects. NSDC equate this change in land use and more continuous experience of solar arrays moving through the landscape to result in significant effects at the strategic level.</p>
Q11.2.6	NSDC	<p>Use of landscape character guidance During ISH3 there was a discussion on the applicant's use of landscape character guidance to justify the woodland planting included in the landscape and visual mitigation measures [REP3-101]. NSDC were asked to comment on whether they consider that this guidance has been followed. Please provide a view on this point.</p> <p>NSDC Response:</p> <p>NSDC would like more time to discuss with the Applicant decisions on the mitigation and enhancement but more widely the removal of hedgerows as part of the decommissioning process. Having interrogated this further there are a number of more detailed comments around the implementation of hedgerows initially and then their subsequent removal. We will discuss this directly with the Applicant and seek to update this position through the SOCG process.</p>

ExQ1	Question to:	Question:
Q11.2.7	Interested parties	<p>The evolving character of the regional landscape In response to the discussion of the cumulative effects of solar development on regional landscape character at ISH3, the applicant's written summary in response to action point 4 (p48/49) [REP3-101] sets out that in a regional context the landscape change relating to solar farms can be directly traced to the legacy of the coal fields and the Trent which have strongly influenced the shaping of the regional landscape character for the purposes of generating power since the 1960's. IPs are invited to comment on this characterisation of the evolved landscape character and its implications for the capacity of the landscape to accommodate large scale solar development.</p>
Q11.2.8	NSDC	<p>Hedgerow removal at decommissioning In response to concerns expressed by NSDC at ISH3 about second hedgerow removal at decommissioning, the Applicant has provided additional information at Appendix B of [REP3-101], NSDC are invited to provide any further comment on implications for local landscape character of the assumed removal of these second hedgerows at decommissioning.</p> <p>NSDC Response:</p> <p>As per our response to Q11 2.6 above, NSDC would like more time to discuss with the Applicant decisions on the mitigation and enhancement but more widely the removal of hedgerows as part of the decommissioning process. Having interrogated this further there are a number of more detailed comments around the implementation of hedgerows initially and then their subsequent removal. We will discuss this directly with the Applicant and seek to update this position through the SOCG process.</p>

12. Need, site selection and alternatives		
Q12.2.1	NSDC	<p>Alternatives and design evolution</p> <p>In their post-hearing submissions relating to ISH1 [REP1-076], NSDC have indicated their view that Chapter 4 of the ES and supporting information appear to focus on the constraints that the scheme was designed within and the approach to finalising the scheme design, but that the spatial presentation of genuine alternatives is not clear within the application submission. NSDC also suggest that the site selection and design evolution process should be clearly presented within Chapter 4, with more evidence of other sites considered. The ExA is aware that the status of these matters has moved from 'under discussion' to 'not agreed' in the deadline 3 version of the SoCG [REP3-071]. NSDC is asked to clarify what further information is required to address their concerns on these matters.</p> <p>NSDC Response: NSDC considers information presented on plans and/or maps, perhaps with an accompanying note/information provided in tabular form, that identifies environmental and/or other constraints would improve clarity on the 'actual' other areas of land that were considered and otherwise discounted for environmental reasons. NSDC remains of the view that this information is not clearly available and this remains as a deficiency within the ES.</p>
Q12.2.2	The applicant	<p>Site selection</p> <p>A number of IPs have indicated that they believe that the site selection process has been driven to heavily by willing landowners rather than the availability of suitable sites (for example RR-101, RR-169 REP3-104). The applicant is invited to provide a response to this specific point, noting that NPS EN-1 sets out at para 4.3.15 that <i>Applicants are obliged to include information about the reasonable alternatives they have studied in their ES. This should include an indication of the main reasons for the applicant's choice, taking into account the environmental, social and economic effects and including, where relevant, technical and commercial feasibility.</i></p>
13. Water environment and flood risks		
Q13.2.1	The applicant	<p>Fire water retention basin</p> <p>The outline Fire Safety Management Plan [REP3-038], paragraph 52, notes that "<i>There will also be an impermeable lined (clay or synthetic liner or appropriate method at the time of construction to be agreed with the EA) holding basin available for spent firefighting water to be pumped to in the event of a battery fire during heavy rainfall</i>".</p> <ol style="list-style-type: none"> Will this holding basin have a sufficient volume of storage (228m³) to hold the fire suppressant water? Is this basin included in the structures forming part of the maintenance schedule outlined in table A5.4.D-1?
Q13.2.2	The applicant and Elizabeth Hopkins	<p>Surface water flooding concerns</p> <p>Please provide an update on any further discussions about concerns related to surface water flooding in Carlton, and following the applicant's response to action point 28 from ISH3 (Table 2-1 of [REP3-101]).</p>
14. Any other matters		
Q14.2.1		No further questions at this time