



Meeting note

Project name	One Earth Solar
File reference	EN010159
Status	Final
Author	The Planning Inspectorate
Date	19 June 2024
Meeting with	Meeting with One Earth Solar Farm (“The Applicant”)
Venue	Microsoft Teams
Meeting objectives	Project Update Meeting
Circulation	All attendees

Summary of key points discussed, and advice given

The Planning Inspectorate (the Inspectorate) advised that a note of the meeting would be taken and published on its website in accordance with section 51 of the Planning Act 2008 (the PA2008). Any advice given under section 51 would not constitute legal advice upon which applicants (or others) could rely.

Project Overview

The Applicant gave an overview of the Proposed Development which is a joint venture between PS Renewables and Orsted. The Proposed Development includes a secured grid connection of 740MW at High Marnham substation.

Non-Statutory Consultation

The Applicant stated that the non-statutory consultation ran from 27 September 2023 to 8 November 2023. The Applicant sent out a post-consultation community newsletter to highlight answers to the frequently asked questions to respond to consultation feedback.

Environmental Assessment Overview

The Applicant detailed which environmental topics have the potential to cause likely significant effects.

The Inspectorate recommended for the Applicant to cross reference the responses from consultations with environmental bodies in the Consultation Report, providing evidence of the correspondence and agreements. The Applicant confirmed this will be included in table format.

The Applicant confirmed that they were applying for a time limited consent for a 60-year period.

The Inspectorate queried how relationships were progressing between Statutory Parties and the Applicant. The Applicant confirmed that it had discussed Statements of Common Ground with Natural England; and anticipate having this in a good position prior to submission or, failing this, early in Examination. The Applicant has worked with local wildlife sites to identify local priority species to help enhance local ecology.

Updated Masterplan

The Applicant displayed the masterplan consulted on at non-statutory consultation and then displayed the updated masterplan that has been amended in response to comments received during the previous consultation. This is the masterplan that is being consulted on at Statutory consultation.

The Applicant described the optionality included in the current masterplan. The Applicant described two proposed substations, one on the east and one on the west of the masterplan. The Applicant detailed the cable route river crossing optionality, including either utilising Horizontal Directional Drilling under the River Trent or being attached to the existing Fledborough Viaduct, either on the outside of the viaduct or in the track bed. The Applicant discussed the optionality and confirmed that the intention was to narrow this down prior to submission.

Statutory Consultation Update

The Applicant confirmed that Statutory consultation was currently underway, having started on 29 May 2024 and running until 23 July 2024. The Applicant detailed the consultation documents available and how these have been made accessible to the public, during their statutory consultation process.

The Applicant stated that the deposit locations were decided following Local Authority feedback and the Inspectorate advised that reasoning and feedback should be included in the Consultation Report.

Timescales and Consenting Programme

The Applicant confirmed that the application is due to be submitted in early 2025.

The Inspectorate questioned whether the Applicant planned to submit draft documents for review and if so, advice would be issued within six to eight weeks of receipt of the documents. The Applicant noted that it was still finalising their position on submitting draft application documents for review, however due to an experienced team and knowledge gained from previous helpful document reviews a full review is unlikely to be necessary, but this is still being considered.

Pre-application Guidance

The Applicant queried if there was a template for the Programme Document requested to be submitted by 10 July in the Expression of Interest. The Inspectorate confirmed that presently there is no template available, but one may be developed in the future. The Inspectorate directed the Applicant to the ['What should the Programme Document contain'](#) webpage detailing essential information for inclusion set out in pre-application guidance and Prospectus. For projects that are part way through the pre-application process, the Programme Document should cover what has happened to date, as well as what is planned to happen before submission.

The Applicant enquired whether it would need to submit an Issues Tracker and, if so, when it should be submitted. The Inspectorate advised that the earlier this can be provided, the better this could assist to inform the pre-application discussions and directed the Applicant to the [suggested template](#) in the Pre-application Prospectus.

The Applicant questioned the Adequacy of Consultation Milestone and when it should be submitted to the Planning Inspectorate. The Inspectorate noted that the Applicant should propose the occurrence of the Milestone in the Programme Document, and it should be submitted within parameters set out in guidance, therefore, no later than 3 months before

submission. The Inspectorate directed the Applicant to [National Infrastructure Planning Guidance Portal](#) for more information.

The Applicant queried what an 'embedded risk review process' looks like in practice so it can implement that into the Programme Document and fully understand what the Planning Inspectorate would need to review. The Inspectorate advised that the risk review is inherent to the variety of activities associated with the standard tier service so the Inspectorate will highlight risks (to Acceptance, and later stages) in the form of advice. This advice may be given in the format of a meeting or written response/feedback to draft application documents. Risk review is not a formal milestone or milestones, it is inbuilt to the relationship between the Inspectorate and the Applicant (and other parties, where relevant).

The Inspectorate confirmed that the pre-submission meeting would include discussions on the logistics of submission including submission methods and confirmed submission date.

Specific decisions/ follow-up required?

The following actions were agreed:

- The Planning Inspectorate and Applicant to arrange a meeting three months prior to submission, towards the end of September.

