



National Infrastructure Planning  
Temple Quay House  
2 The Square  
Bristol, BS1 6PN

Customer Services: 0303 444 5000  
e-mail: SteepleRenewables  
@planninginspectorate.gov.uk

To the Applicant  
(By email only)

Your Ref:

Our Ref: EN010163

Date: 11 June 2025

Dear Mr Bridges

## Planning Act 2008 – section 51

### Application by Renewable Energy Solutions (RES) for an order granting development consent for the Steeple Renewables Project

#### Advice following issue of decision to accept the application for examination

On 11 June 2025 the Secretary of State decided that the application for the above project satisfied the acceptance tests under section 55 of the Planning Act 2008 (PA2008). The Planning Inspectorate's acceptance checklist and the application documents have been published and made available on the project page of our website.

In undertaking checks at the acceptance stage, the Inspectorate has made some initial observations in relation to the application. This letter comprises advice to the applicant provided under section 51 of the PA2008 in respect of these initial observations. The applicant should pay attention to its content and consider how appropriate action might be taken in response.

#### Minor errors and omissions

There are minor errors and omissions, as reflected in Box 30 of the acceptance checklist.

#### Waterbodies in a River Bain Management Plan (Doc 2.28)

Within Document 2.28 (Waterbodies in a River Bain Management Plan), the similar colours used means that it is hard to differentiate between the two groundwater bodies labelled. The applicant is advised to amend this colour scheme.

#### Waterbodies in a River Bain Management Plan (Doc 2.28)

There are some inconsistencies between Document 2.28 (Waterbodies in a River Bain Management Plan) and Document 6.4.8 (ES Figure 8.1). These include:

- Figure 2.28 only shows a partial route of the waterbodies labelled, whereas these are shown in full on ES Figure 8.1

- The labelled routes of some water bodies are also inconsistent between the two figures
- Figure 8.1 omits the label for the Seymour Drain given on Figure 2.28
- Figure 8.1 shows the Mother Drain and New Ings Drain, however these are not included on Figure 2.28. It is presumed this is because these fall within the geographic catchment of the River Trent Catchment and therefore do not have a WFD status of their own, however the applicant is requested to clarify this.

### **Land Plans (Doc 2.1)**

The Plan is missing a key plan, as required by Regulation 5(4) of The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009. The applicant is advised to provide a key plan as soon as practicable (otherwise, the appointed Examining Authority is likely to request this as part of a procedural decision). Additionally, the cut lines and plot labelling could be clearer, and as such, the applicant is advised to amend this.

### **Works Plans (Doc 2.2)**

The plans have no cut lines, the legend describes areas as Work Order but the dDCO use work numbers. Inclusion of Works Numbers on the shaded areas would aid comprehension. Minor improvements are suggested to improve comprehension.

### **Access and Rights of Way Plan (Doc 2.3)**

The plan has no cut lines. The applicant is advised to amend this.

### **Order Limits (Doc 2.4)**

The plan has no cut lines. The applicant is advised to amend this.

### **Site Layout (Doc 2.6)**

The plan has no cut lines. Also a plan has been overlapped on certain pages. The applicant is advised to amend this.

### **Cable Crossing Plan (Doc 2.35)**

The plan has no cut lines, including plans that have been overlapped on certain pages. The applicant is advised to amend this.

### **Design and Access Statement (Doc 7.3)**

The Design Access Statement and Appendix 4.5 of the ES contain information related to Good Design and the design principles as applied to the Proposed Development. The Applicant may wish to consolidate this information into a separate Design Approach Document for ease of reference, and as per other DCO Applications for solar farms.

### **Figure 6.5a Visual Receptors (Settlements, A Roads, B Roads and Long Distance Routes) (Doc 6.4.6)**

The document received opens as '6.4.6 Figure 6.5c Visual Receptors (Settlements, A Roads, B Roads and Minor Roads)'. It is requested that the Planning Inspectorate receive the correct version of Figure 6.5a (Doc 6.4.6) before the Relevant Representation period begins.

### **Issues Tracker and Potential Main Issues for the Examination documents**

It is noted in box 24 of the s55 checklist that the applicant has not provided an Issues Tracker and Potential Main Issues for the Examination document at acceptance. The applicant is advised to provide a copy of its Issues Tracker and Potential Main Issues for Examination as soon as practicable. Otherwise, the appointed Examining Authority is likely to request this as part of a procedural decision made before the start of examination.

Please pay close attention to the advice set out in this letter and act on it accordingly. It is requested that you action these points before the commencement of the relevant representation period. This will contribute towards a more efficient examination and give any future Examining Authority comfort that the documentation is complete and accurate.

We trust you find this advice helpful, however if you have any queries on these matters please do not hesitate to contact our office using the contact details at the head of this letter.

Yours sincerely

*Spencer Barrowman*

**Spencer Barrowman**  
**Case Manager**

This communication does not constitute legal advice.

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