

Steeple Renewables Project

Application Guide

November 2025

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Application Guide

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Application Guide

Steeple Renewables Project.

On behalf of Steeple Solar Farm Limited.

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APFP Regulation 5(2)(q)

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1	17 th April 2025	–Planner	- Associate Planner	First draft
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3 (Revision A)	19 th November 2025	 Director Planning	 Associate Planner	Document submission and revisions as part of Examination



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1. Introduction

Overview

- 1.1. This document provides a guide to the Development Consent Order (DCO) application for Steeple Renewables Project (the 'Proposed Development'). The Application is made by Steeple Solar Farm Limited (the 'Applicant') to the Secretary of State for Energy Security and Net Zero (the 'Secretary of State') pursuant to the Planning Act 2008 ('PA 2008').
- 1.2. The Applicant is seeking a DCO for the construction, operation (including maintenance), and decommissioning of ground mounted solar photovoltaic ('PV') generating stations (incorporating the solar arrays); grid connection infrastructure and energy storage; and the Cable Route Corridors (the 'Proposed Development'). The Application is required because the Proposed Development is classified as a Nationally Significant Infrastructure Project ('NSIP') under the PA 2008.
- 1.3. This Guide provides an overview of the documents that have been submitted in order to satisfy the APFP Regulations, the EIA Regulations and section 37 of the PA 2008.

2. Document Referencing

2.1. Each document that forms part of this Application has been assigned a reference number that will allow it to be located within the Application document library. When an Application document refers to another document, then the full reference information is provided, highlighted with bold. This comprises the PINS reference ('EN010163'), followed by an indication that the document forms part of the Application ('APP') and then the specific document number (for example, '2.1'); this produces a full reference in the format [EN010163/APP/2.1]. Documents submitted post Acceptance of the Proposed Development by the Planning Inspectorate, prior to and during the Examination stage have an ('EX') instead of ('APP') producing the full following reference [EN010163/EX/8.1].

3. Master document List

3.1. The master document table, provided on the following page at **Table 3.2**, offers a full list of all documents submitted to date, indicating either the latest version (if applicable) or when a new document was submitted. These documents have been grouped in the master document table by volume as follows:

Table 3.1: Volume Contents Table

Volume	Content of Each Volume
1 - Application Information	Provides details of the specific application information required by the Planning Inspectorate
2 - Plans and Drawings	Contains the plans which show where we propose to undertake the work
3 - Draft Development Consent Order	Outlines the legal powers we are seeking from the Government to build the proposed connection
4 - Compulsory Acquisition Information	Provides evidence of why we may require legal powers of compulsory acquisition
5 - Reports/Statements Consultation and Engagement	Provides details of the pre-application consultation that we have undertaken during the project and other reports undertaken.
6 - Additional Reg 6 Information	Provides details relating to the Grid Connection
7 - Environmental Statement	A document which shows how we assessed the likely significant impacts on the environment. Includes: Environmental Impact Assessment, Habitat Regulations Assessment, Figures and Appendices]
<u>8 -</u> Other Documents	Includes additional documents produced for the application submission
9 - Examination	Documents submitted post Acceptance of the Proposed Development by the Planning Inspectorate, prior to and during the Examination stage

Table 3.2: Master Document Table

Please Note: Line items shaded light blue with text in greyscale have been superseded by the document immediately below it.

Ref or plan/ drawing	Document title	<u>Submission Date</u>	<u>PINS</u>	APFP Regulation
<u>number</u>			<u>Document</u> <u>Reference</u>	
	1 - Application Information			
EN010163/APP/1.1	List of application documents	<u>April 2025</u>	<u>APP-001</u>	5(2)(q)
EN010163/APP/1.2	Application Covering Letter	<u> April 2025</u>	<u>APP-002</u>	5(2)(q)
EN010163/APP/1.3	Application Form	<u>April 2025</u>	<u>APP-003</u>	5(2)(q)
EN010163/APP/1.4	Application Guide	<u>April 2025</u>	<u>APP-004</u>	5(2)(q)
EN010163/EX/1.4_A	Application Guide	November 2025	<u>TBC</u>	5(2)(q)
EN010163/APP/1.5	Application Index Index	<u> April 2025</u>		5(2)(q)
EN010163/APP/1.6	Section 55 Checklist	<u> April 2025</u>	<u>APP-005</u>	5(2)(q)
	2- Plans / Drawings / Sections			
EN010163/APP/2.1	<u>Land Plans</u>	<u>April 2025</u>	<u>APP-006</u>	5(2)(i)
EN010163/APP/2.1	Land Plans	<u>June 2025</u>	<u>AS-001</u>	
EN010163/APP/2.2	Works Plans	<u>April 2025</u>	<u>APP-007</u>	5(2)(j)
EN010163/APP/2.2	Works Plans	<u>July 2025</u>	<u>AS-002</u>	
EN010163/APP/2.3	Access and Public Rights of Way Plans	<u>April 2025</u>	<u>APP-008</u>	5(2)(k)
EN010163/APP/2.3	Access and Public Rights of Way Plans	July 2025	<u>AS-005</u>	
EN010163/APP/2.4	Order Limits	<u>April 2025</u>	<u>APP-009</u>	5(2)(o)

EN010163/APP/2.4	Order Limits Rev 2	July 2025	<u>AS-008</u>	
EN010163/APP/2.5	Field Numbering	<u>April 2025</u>	<u>APP-010</u>	5(2)(o)
EN010163/APP/2.6	<u>Site Layout</u>	<u>April 2025</u>	<u>APP-011</u>	5(2)(o)
EN010163/APP/2.6	Site Layout Rev 5	<u>July 2025</u>	<u>AS-009</u>	
EN010163/APP/2.7	Substation Compound Plan and Elevations	<u>April 2025</u>	<u>APP-012</u>	5(2)(o)
EN010163/APP/2.8	Typical PV Module and Rack Details	<u>April 2025</u>	<u>APP-013</u>	5(2)(o)
EN010163/APP/2.9	Typical Reactor Detail	<u>April 2025</u>	<u>APP-014</u>	5(2)(o)
EN010163/APP/2.10	Typical Battery Storage Enclosure	<u>April 2025</u>	<u>APP-015</u>	5(2)(o)
EN010163/APP/2.11	Spares Storage Container	<u>April 2025</u>	<u>APP-016</u>	5(2)(o)
EN010163/APP/2.12	Power Conversion System and Transformer – Double Skid	<u>April 2025</u>	<u>APP-017</u>	5(2)(o)
EN010163/APP/2.13	Auxiliary Transformer	<u>April 2025</u>	<u>APP-018</u>	5(2)(o)
EN010163/APP/2.14	Harmonic Filter	<u>April 2025</u>	<u>APP-019</u>	5(2)(o)
EN010163/APP/2.15	BESS Building	<u>April 2025</u>	<u>APP-020</u>	5(2)(o)
EN010163/APP/2.16	Capacitor Bank	<u>April 2025</u>	<u>APP-021</u>	5(2)(o)
EN010163/APP/2.17	LV Feeder Pillar and Aggregation Panel Details	<u>April 2025</u>	<u>APP-022</u>	5(2)(o)
EN010163/APP/2.18	Typica LV Switchgear Room	<u>April 2025</u>	<u>APP-023</u>	5(2)(o)
EN010163/APP/2.19	Typical Fence Details	<u>April 2025</u>	<u>APP-024</u>	5(2)(o)
EN010163/APP/2.20	Typical Security CCTV Column (Perimeter and BESS)	<u>April 2025</u>	<u>APP-025</u>	5(2)(o)
EN010163/APP/2.21	Typical Access Track Detail	<u>April 2025</u>	<u>APP-026</u>	5(2)(o)
EN010163/APP/2.22	Typical Temporary Construction Compound Layout	<u>April 2025</u>	<u>APP-027</u>	5(2)(o)
EN010163/APP/2.23	Typical Cable Trench Sections	<u>April 2025</u>	<u>APP-028</u>	5(2)(o)
EN010163/APP/2.24	Pipe Protection Slab	<u>April 2025</u>	<u>APP-029</u>	5(2)(o)
EN010163/APP/2.25	Outline Fire Risk Management Layout	<u>April 2025</u>	<u>APP-030</u>	5(2)(o)

EN010163/APP/2.26	BESS Layout Detail	<u>April 2025</u>	<u>APP-031</u>	5(2)(0)
EN010163/APP/2.27	Indicative HDD Crossing Sections	<u>April 2025</u>	<u>APP-032</u>	5(2)(0)
EN010163/APP/2.28	Plans of Waterbodies in a River Basin Management Plan	<u>April 2025</u>	<u>APP-033</u>	5(2)(l)
EN010163/APP/2.28	Plans of Waterbodies in a River Basin Management Plan	<u>July 2025</u>	<u>AS-003</u>	
EN010163/APP/2.29	Plans of Statutory / Non-Statutory Nature Conservation	<u>April 2025</u>	<u>APP 034</u>	
EN010163/APP/2.29	Plans of Statutory / Non-Statutory Nature Conservation	<u>July 2025</u>	<u>AS-004</u>	
EN010163/APP/2.30	Plans of Statutory / Non-Statutory Historic or Scheduled Monument Sites	<u>April 2025</u>	<u>APP-035</u>	5(2)(m)
EN010163/APP/2.31	Indicative Water Crossing Detail	<u>April 2025</u>	<u>APP-036</u>	5(2)(o)
EN010163/APP/2.32	Drainage Details	<u>April 2025</u>	<u>APP-037</u>	5(2)(o)
EN010163/APP/2.33	Typical Inverter Detail	<u>April 2025</u>	<u>APP-038</u>	5(2)(o)
EN010163/APP/2.34	<u>Important Hedgerow</u>	<u>April 2025</u>	<u>APP-039</u>	5(2)(I) and 5(2)(m)
EN010163/APP/2.34	Important Hedgerow	<u>July 2025</u>	<u>AS-006</u>	
EN010163/APP/2.35	<u>Cable Crossings Plan</u>	<u>April 2025</u>	<u>APP-040</u>	5(2)(0)
EN010163/APP/2.35	Cable Crossings Plan	<u>July 2025</u>	<u>AS-007</u>	
	3 - Draft Development Consent Order			
EN010163/APP/3.1	Draft Development Consent Order	<u>April 2025</u>	<u>APP-041</u>	5(2)(b)
EN010163/APP/3.2	Draft Explanatory Memorandum	<u>April 2025</u>	<u>APP-042</u>	5(2)(c)
EN010163/APP/3.3	DCO Validation Confirmation	<u>April 2025</u>	<u>APP-043</u>	
4 - Compulsory Acquisition Information				
EN010163/APP/4.1	Statement of Reasons	<u>April 2025</u>	<u>APP-044</u>	5(2)(h)
EN010163/APP/4.2	Funding Statement	<u>April 2025</u>	<u>APP-045</u>	5(2)(h)
EN010163/APP/4.3	Book of Reference	<u>April 2025</u>	<u>APP-046</u>	5(2)(d)

EN010163/EX/4.3_A	Book of Reference	November 2025	<u>TBC</u>	
	5 Reports/ Statements-Consultation and Engagement			
EN010168/APP/5.1	Consultation Report	<u>April 2025</u>	<u>APP-047</u>	S37(3) (c) Planning Act 2008
EN010163/APP/5.1.1	5.1.1 Consultation Report Appendices Part A	<u>April 2025</u>	<u>APP-048</u>	
EN010163/APP/5.1.1	5.1.1 Consultation Report Appendices Part B	<u>April 2025</u>	<u>APP-049</u>	
EN010163/APP/5.1.1	5.1.1 Consultation Report Appendices Part C	<u>April 2025</u>	<u>APP-050</u>	
EN010163/APP/5.1.1	5.1.1 Consultation Report Appendices Part D	<u>April 2025</u>	<u>APP-051</u>	
EN010163/APP/5.1.1	5.1.1 Consultation Report Appendices Part E	<u>April 2025</u>	<u>APP-052</u>	
EN010163/APP/5.1.1	5.1.1 Consultation Report Appendices Part F	<u>April 2025</u>	<u>APP-053</u>	
EN010163/APP/5.1.1	5.1.1 Consultation Report Appendices Part G	<u>April 2025</u>	<u>APP-054</u>	
EN010163/APP/5.1.1	5.1.1 Consultation Report Appendices Part H	<u>April 2025</u>	<u>APP-055</u>	
	<u>6 - Additional Reg 6 Information</u>			
EN010163/APP/5.8	Grid Connection Statement	<u>April 2025</u>	<u>APP-056</u>	5(2)(q)
	<u>7 -</u> Environmental Statement			
	[Includes: Environmental Impact Assessment, Habitat Regulations Ass	sessment,		
	Figures and Appendices] Volume 1 Technical Chapters			
EN010163/APP/6.1	ES – Non-Technical Summary	<u>April 2025</u>	<u>APP-057</u>	5(2)(a)
EN010163/APP/6.2.0	Chapter 0 - Contents	<u>April 2025</u>	<u>APP-058</u>	5(2)(a)
EN010163/APP/6.2.1	Chapter 1: Introduction	<u>April 2025</u>	<u>APP-059</u>	5(2)(a)
EN010163/APP/6.2.2	Chapter 2: EIA Methodology & Public Consultation	<u>April 2025</u>	<u>APP-060</u>	5(2)(a)
EN010163/APP/6.2.3	Chapter 3: Site Description, Site Selection and Iterative Design Process	<u>April 2025</u>	APP-061	5(2)(a)
EN010163/APP/6.2.4	Chapter 4: Proposed Development	<u>April 2025</u>	<u>APP-062</u>	5(2)(a)

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EN010163/APP/6.2.5	Chapter 5: Planning Policy	<u>April 2025</u>	<u>APP-063</u>	5(2)(a)
EN010163/APP/6.2.6	Chapter 6: Landscape and Visual Impact and Residential Amenity	<u>April 2025</u>	<u>APP-064</u>	5(2)(a)
EN010163/APP/6.2.7	Chapter 7: Ecology & Biodiversity	<u>April 2025</u>	<u>APP-065</u>	5(2)(a)
EN010163/APP/6.2.8	Chapter 8: Hydrology, Hydrogeology, Flood Risk and Drainage	<u>April 2025</u>	<u>APP-066</u>	5(2)(a)
EN010163/APP/6.2.9	Chapter 9: Cultural Heritage	<u>April 2025</u>	<u>APP-067</u>	5(2)(a)
EN010163/APP/6.2.10	Chapter 10: Socio Economics	<u>April 2025</u>	<u>APP-068</u>	5(2)(a)
EN010163/APP/6.2.11	Chapter 11: Noise and Vibration	<u>April 2025</u>	<u>APP-069</u>	5(2)(a)
EN010163/APP/6.2.12	Chapter 12: Climate Change	<u>April 2025</u>	<u>APP-070</u>	5(2)(a)
EN010163/APP/6.2.13	Chapter 13: Transport & Access	<u>April 2025</u>	<u>APP-071</u>	5(2)(a)
EN010163/APP/6.2.14	Chapter 14: Air Quality	<u>April 2025</u>	APP-072A	5(2)(a)
EN010163/APP/6.2.15	Chapter 15: Land Use and Agriculture	<u>April 2025</u>	<u>APP-072B</u>	5(2)(a)
EN010163/APP/6.2.16	Chapter 16: Glint and Glare	<u>April 2025</u>	<u>APP-073</u>	5(2)(a)
EN010163/APP/6.2.17	Chapter 17: Miscellaneous Issues	<u>April 2025</u>	<u>APP-074</u>	5(2)(a)
EN010163/APP/6.2.18	Chapter 18: Summary	<u>April 2025</u>	<u>APP-075</u>	5(2)(a)
EN010163/APP/6.2.19	Chapter 19: Glossary	<u>April 2025</u>	<u>APP-076</u>	5(2)(a)
	Volume 2 — Technical Appendices	}		
EN010163/APP/6.3.1EN0 10163/APP/6.3.1	ES-Appendix 1.1 Steeple Project Environmental Impact Assessment Scoping Report	<u>April 2025</u>	<u>APP-077</u>	5(2)(a)
EN010163/APP/6.3.1	ES-Appendix 1.2 EIA Scoping Opinion	<u>April 2025</u>	<u>APP-078</u>	5(2)(a)
EN010163/APP/6.3.1	ES-Appendix 1.3 Environment Agency EIA Scoping Response	<u>April 2025</u>	<u>APP-079</u>	5(2)(a)
EN010163/APP/6.3.1	ES-Appendix 1.4 EIA Statement of Competence	<u>April 2025</u>	<u>APP-080</u>	5(2)(a)
EN010163/APP/6.3.2	ES-Appendix 2.1 Schedule 4 Requirements of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 as amended	<u>April 2025</u>	<u>APP-081</u>	5(2)(a)

EN010163/APP/6.3.2	Environmental Statement ES Appendix 2.2 Phase 1 Geoenvironmental Desk Study Report (Part 1) and (Part 2)	<u>April 2025</u>	<u>APP-082</u>	5(2)(a)
EN010163/APP/6.3.2	Appendix 2.2 Phase 1 Geoenvironmental Desk Study Report - Appendix Historical Maps Part 1	<u>April 2025</u>	<u>APP-083</u>	5(2)(a)
EN010163/APP/6.3.2	Appendix 2.2 Phase 1 Geoenvironmental Desk Study Report - Appendix Historical Maps Part 2	<u>April 2025</u>	<u>APP-084</u>	5(2)(a)
EN010163/APP/6.3.2	Appendix 2.2 Phase 1 Geoenvironmental Desk Study Report - Appendix Historical Maps Part 3	<u>April 2025</u>	<u>APP-085</u>	5(2)(a)
EN010163/APP/6.3.2	Appendix 2.2 Phase 1 Geoenvironmental Desk Study Report - Appendix Historical Maps Part 4	<u>April 2025</u>	<u>APP-086</u>	5(2)(a)
EN010163/APP/6.3.2	Appendix 2.2 Phase 1 Geoenvironmental Desk Study Report - Appendix Historical Maps Part 5	<u>April 2025</u>	<u>APP-087</u>	5(2)(a)
EN010163/APP/6.3.2	ES-Appendix 2.3 Cumulative Sites Long List and Short List	<u>April 2025</u>	<u>APP-088</u>	5(2)(a)
EN010163/APP/6.3.4	ES-Appendix 4.1 Outline Construction Environmental Management Plan	<u>April 2025</u>	<u>APP-089</u>	5(2)(a)
EN010163/APP/6.3.4	ES-Appendix 4.2 Outline Decommissioning Plan	<u>April 2025</u>	<u>APP-090</u>	5(2)(a)
EN010163/APP/6.3.4	ES-Appendix 4.3 Outline Fire Risk Management Plan	<u>April 2025</u>	<u>APP-091</u>	5(2)(a)
EN010163/APP/6.3.4	ES-Appendix 4.4 Outline Operational Management Plan	<u>April 2025</u>	<u>APP-092</u>	5(2)(a)
EN010163/APP/6.3.4	ES-Appendix 4.5 Outline Design Principles	<u>April 2025</u>	<u>APP-093</u>	5(2)(a)
EN010163/APP/6.3.4	ES-Appendix 4.6 Crossings Schedule	<u>April 2025</u>	<u>APP-094</u>	5(2)(a)
EN010163/APP/6.3.6	ES-Appendix 6.1 Viewpoint Photographs Part 1	<u>April 2025</u>	<u>APP-095</u>	5(2)(a)
EN010163/APP/6.3.6	6.3.6 Appendix 6.1 Viewpoint Photographs Part 2	<u>April 2025</u>	<u>APP-096</u>	5(2)(a)
EN010163/APP/6.3.6	6.3.6 ES Appendix 6.2 Photomontages Part 1 - Summer	<u>April 2025</u>	<u>APP-097</u>	5(2)(a)
EN010163/APP/6.3.6	6.3.6 Appendix 6.2 Photomontages Part 2 - Winter	<u> April 2025</u>	<u>APP-098</u>	5(2)(a)
EN010163/APP/6.3.6	6.3.6ES Appendix 6.3 Viewpoint Assessment	<u>April 2025</u>	<u>APP-099</u>	5(2)(a)

EN010163/APP/6.3.6	6.3.6ES Appendix 6.4 Residential Visual Amenity Assessment	<u> April 2025</u>	<u>APP-100</u>	5(2)(a)
EN010163/APP/6.3.6	6.3.6 ES Appendix 6.5 Arboricultural Impact Assessment	<u>April 2025</u>	<u>APP-101</u>	5(2)(a)
EN010163/APP/6.3.6	6.3.6 ES Appendix 6.6 Assessment of Public Rights of Way	<u>April 2025</u>	<u>APP-102</u>	5(2)(a)
EN010163/APP/6.3.7	6.3.7 €S Appendix 7.1 Legislation and Policy	<u>April 2025</u>	<u>APP-103</u>	5(2)(a)
EN010163/APP/6.3.7	6.3.7 ES Appendix 7.2 Designated Sites	<u> April 2025</u>	<u>APP-104</u>	5(2)(a)
EN010163/APP/6.3.7	6.3.7 €S Appendix 7.3 Habitat Report	<u>April 2025</u>	<u>APP-105</u>	5(2)(a)
EN010163/APP/6.3.7	6.3.7 €S Appendix 7.4 Breeding Bird Report	<u>April 2025</u>	<u>APP-106</u>	5(2)(a)
EN010163/APP/6.3.7	- <u>6.3.7</u> ES Appendix 7.5 Barn Owl Report (Confidential)	<u>April 2025</u>	<u>APP-107</u>	5(2)(a)
EN010163/APP/6.3.7	6.3.7 ES Appendix 7.6 Wintering Bird Report	<u>April 2025</u>	<u>APP-108</u>	5(2)(a)
EN010163/APP/6.3.7	6.3.7 ES Appendix 7.7 Bat Report	<u>April 2025</u>	<u>APP-109</u>	5(2)(a)
EN010163/APP/6.3.7	6.3.7 ES Appendix 7.8 Badger Report (Confidential)	<u>April 2025</u>	<u>APP-110</u>	5(2)(a)
EN010163/APP/6.3.7	6.3.7 ES Appendix 7.9 Otter and Water Vole Report	<u>April 2025</u>	<u>APP-111</u>	5(2)(a)
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EN010163/APP/6.3.9	6.3.9 ES Appendix 9.1 Cultural Heritage Technical Baseline	<u>April 2025</u>	<u>APP-122</u>	5(2)(a)
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