

Steeple Renewables Project

Statement of Commonality

January 2026

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Planning Act 2008

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Statement of Commonality

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| Prepared By | The Steeple Renewables Project Consultant Team | |
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1 Introduction

1.1 Purpose of this document

1.1.1 This document has been prepared to provide the Examining Authority ('ExA') with the latest position on Statements of Common Ground ('SoCG') between Steeple Solar Farm Limited (the 'Applicant') and statutory consultees, statutory undertakers and other Interested Parties (the 'parties') in relation to the Steeple Renewables Project (the 'Proposed Development').

1.1.2 This document provides a position on the commonality on specific points between SoCG's at Deadline 2 (being 08 January 2026).

1.1.3 The Applicant will, for each deadline during the course of the Examination, update this Statement of Commonality ('SoC') as a record of the progress being made with the various parties. When sufficient progress has been made on agreements between the parties, this document will also discuss those areas of commonality between parties to enable the efficient resolution and focusing in on the remaining issues.

1.2 Structure of this Document

1.2.1 This SoC is structured as follows:

- Section 2 details the structure of each SoCG document. **Table 2.1** provides a full list of SoCG's being produced and offers an overview of the status of each SoCG being submitted to each Deadline;
- Section 3 sets out the commonality between SoCGs; and
- Section 4 provides a narrative on specific topic areas for each SoCG being progressed.

2 Statement of Common Ground

2.1 Structure of the SoCGs

2.1.1 Each SoCG adopts a standard format to ensure consistency in the approach taken to documenting those matters agreed, matters subject to ongoing discussion or matters not agreed.

2.1.2 Each SoCG is structured as follows:

- Section 1 provides an introduction to the SoCG, identified the relevant parties and describes the purpose of the document;
- Section 2 summarises the parties' positions and engagement undertaken to date. It also details those matters agreed, those matters under discussion and those matters which have not been agreed.

Table 2.1 – List and Status of SoCG's at Deadline 2

| Doc. Ref. | Party | Deadline 1 | Deadline 2 | Deadline 3 | Deadline 4 | Deadline 5 | Deadline 6 | Deadline 7 |
|------------------|--------------------------------|---|--|-------------------|-------------------|-------------------|-------------------|-------------------|
| TBC | Nottinghamshire County Council | Draft submitted to party. Discussions ongoing. | Some limited comments received. Response on the wider SOCG awaited. | | | | | |
| TBC | Bassetlaw District Council | Draft submitted to party. Discussions ongoing. | Comments on first draft received 05.01.2026 and under review. | | | | | |
| TBC | Environment Agency | Draft submitted to party. Comments received and being reviewed by Applicant. Discussions ongoing. | Comments on first draft received and meeting held 18.12.2025. Some matters agreed. Discussions ongoing regarding flood risk, drainage, land contamination matters. | | | | | |
| TBC | Historic England | Draft submitted to party. Discussions ongoing. | Comments on first draft received and meeting held 06.01.2026. Historic Environment Setting matter agreed. Others under discussion. Second | | | | | |

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| | | | revision being prepared. Discussion's ongoing. | | | | | |
| TBC | Natural England | Draft submitted to party. Comments received and being reviewed by Applicant. Discussions ongoing. | Comments on first draft received and under review. Some matters agreed. Only BMV and protected species license matters outstanding. Discussions ongoing. | | | | | |
| TBC | National Highways | Draft submitted to party. Discussions ongoing. | Comments on first draft received and under review. Discussions ongoing. | | | | | |
| EN010163/EX/8.14 | UK Health Security Agency and the Health and Safety Executive | Draft submitted to party. Discussions ongoing. | HSE have provided a letter setting out their agreed position. | | | | | |
| TBC | Nottinghamshire Fire and Rescue | Draft submitted to party. Discussions ongoing. | No further updates. | | | | | |
| TBC | Network Rail | Draft submitted to party. Discussions ongoing. | No further updates. | | | | | |
| TBC | Nottinghamshire Wildlife Trust | Draft submitted to party. Discussions ongoing. | Comments on second draft received. Some matters agreed. BNG, Skylark mitigation | | | | | |

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| | | | and local wildlife site outstanding. Discussions ongoing. | | | | | |
| TBC | Anglian Water | Draft submitted to party. Discussions ongoing. | No further updates. | | | | | |
| TBC | Canal and River Trust | Draft submitted to party. Comments received and being reviewed by Applicant. Discussions ongoing. | Comments on first draft received. Second draft issued. Comments awaited. Discussions ongoing. | | | | | |
| EN010163/EX/8.15 | City of Doncaster | Draft submitted to party. Discussions ongoing. | Submitted. Final signed SoCG with all matters agreed. | | | | | |
| TBC | Lincolnshire County Council | Draft submitted to party. Discussions ongoing. | Comments on second draft received. Some matters agreed. One matter on landfill capacity outstanding but will hopefully be agreed with the local and regional landfill capacity assessment to be submitted at Deadline 3. Discussions ongoing. | | | | | |
| TBC | West Lindsey District Council | Draft submitted to party. Discussions ongoing. | No further updates. | | | | | |

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| TBC | North Leverton with Habblethorpe Parish Council | Draft submitted to party. Discussions ongoing. | Comments on first draft received. No matters agreed. Second draft issued. Comments awaited. Discussions ongoing. | | | | | |
| TBC | North and South Wheatley Parish Council | Draft submitted to party. Comments received and being reviewed by Applicant. Discussions ongoing. | Comments on first draft received. No matters agreed. Second draft issued. Comments awaited. Discussions ongoing. | | | | | |
| TBC | Sturton-le-Steeple Parish Council | Draft submitted to party. Discussions ongoing. | Comments on first draft received. No matters agreed. Second draft issued. Comments awaited. Discussions ongoing. | | | | | |
| TBC | Hayton Parish Council | Draft submitted to party. Comments received and being reviewed by Applicant. Discussions ongoing. | Comments on second draft received. No matters agreed. Discussions ongoing. | | | | | |

3 Commonality

3.1.1 This section of the SoC provides an overview of the topics covered in the SoCGs. **Table 3.1** presents, at a high level, where there is commonality in the topics discussed between the Applicant and the respective parties to those SoCGs, where matters are progressing through discussion, or where matters discussed are ‘not agreed’.

3.1.2 Where a topic is not relevant to a particular party, the cell has been greyed out. Where the topic is relevant to the party, the status is shown as follows:

Figure 3.1: Summary of Commonality Key

| Cell | Status |
|-------------|--------------------------------------|
| | Matter Agreed |
| | Matter subject to ongoing discussion |
| | Matter not agreed |
| | Matter not relevant to parties |

3.1.3 The colour of each cell corresponds to the status figure (as above) in each individual SoCG.

3.1.4 At Deadline 2, the Applicant has shared draft SoCGs with a number of parties and is awaiting comments from them. Therefore, where the Applicant considers there to be a high degree of certainty over matters being agreed and is awaiting confirmation, they are marked as green in **Table 3.1**.

3.1.5 Following the Summary of Commonality in **Table 3.1**, **Section 4** outlines the principal outstanding matters which are subject to further discussion before a final position can be reached.

Table 3.1: Summary of commonality with parties

| SoCG Party | Assets | Benefits | Biodiversity and Ecology | BMV Agricultural Land | Channel Capacity and Crossing | Cumulative Impact | Cultural Heritage | Dewatering Activities | Draft Development Consent Order | Electromagnetic Fields | Employment | Energy Generation and Grid Connection | Fire | Flood Risk and Drainage | Glint and Glare | Ground Water Protection | Health and Wellbeing | Impact to Local Communities | Landscape and Visual Amenity | Noise | Planning Policy | Public Rights of Way | Site Selection, Design and Scale | Soil Management | Transport, Access and Highways | Waste | Water Framework Directive | Water Quality, Supply and Usage |
|--------------------------------|--------|----------|--------------------------|-----------------------|-------------------------------|-------------------|-------------------|-----------------------|---------------------------------|------------------------|------------|---------------------------------------|------|-------------------------|-----------------|-------------------------|----------------------|-----------------------------|------------------------------|-------|-----------------|----------------------|----------------------------------|-----------------|--------------------------------|-------|---------------------------|---------------------------------|
| Nottinghamshire County Council | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bassetlaw District Council | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Environment Agency | | | EA 7 and EA 8 | | | | | | | | | | | | | | | | | | | | | | | | | |

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|---|--|--|-------------------|--|--|--|-----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | All Other Matters | | | | | | | | | | | | | | | | | | | | | | |
| Historic England | | | | | | | NE1 | | | | | | | | | | | | | | | | | | |
| Natural England | | | NE6 | | | | | | | | | | | | | | | | | | | | | | |
| National Highways | | | | | | | | | | | | | | | | | | | | | | | | | |
| UK Health Security Agency and the Health and Safety Executive | | | | | | | | | | | | | | | | | | | | | | | | | |

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|---------------------------------|--|--|-------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|--|--|
| Nottinghamshire Fire and Rescue | | | | | | | | | | | | | | | | | | | | | | | | | |
| Network Rail | | | | | | | | | | | | | | | | | | | | | | | | | |
| Nottinghamshire Wildlife Trust | | | NWT 2 and NWT 7 | | | | | | | | | | | | | | | | | | | | | | |
| | | | NWT 4 and NWT 6 | | | | | | | | | | | | | | | | | | | | | | |
| | | | All other matters | | | | | | | | | | | | | | | | | | | | | | |
| Anglian Water | | | | | | | | | | | | | | | | | | | | | | | | | |
| Canal and River Trust | | | | | | | | | | | | | | | | | | | | | | | | | |
| City of Doncaster | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | LCC 1 | | |

Hayton
Parish
Council

4 Positions at Deadline 2

4.1.1 This section provides a summary of the position reached across all SoCGs being progressed and submitted at Deadline 2. The Applicant will continue to engage with those parties through the examination on matters which are on-going.

4.2 Nottinghamshire County Council

4.2.1 The Applicant submitted a SoCG to Nottinghamshire County Council prior to Deadline 1. Following Deadline 1, the Applicant sought engagement from Nottinghamshire County Council receiving limited comments on ecological matters only on 19.12.2025. The Applicant awaits further comments on the SoCG. Discussions are on-going.

4.3 Bassetlaw District Council

4.3.1 The Applicant submitted a SoCG to Bassetlaw District Council prior to Deadline 1. Comments from Bassetlaw District Council were received on 05.01.2026 and are currently under review by the Applicant. Discussions are on-going.

4.4 Environment Agency

4.4.1 The Applicant submitted a SoCG to the Environment Agency prior to Deadline 1. Comments from the Environment Agency have been received. Principal matters on channel capacity; soil management; water framework directive; water quality. Supply and usage have been agreed. Outstanding principal matters relate to flood risk, drainage, ground water protection and land contamination. A meeting was held between the parties on the 18.12.2025 and a revised SoCG is being prepared by the Applicant. Discussions are on-going.

4.5 Historic England

4.5.1 The Applicant submitted a SoCG to Historic England prior to Deadline 1. Comments from Historic England have been received. The position with respect of Historic Environmental - Setting has been agreed with outstanding matters remaining under discussion. A meeting was held between the parties on the 06.01.2026 and a revised SoCG is being prepared by the Applicant. Discussions are on-going.

4.6 Natural England

4.6.1 The Applicant submitted a SoCG to Natural England prior to Deadline 1. Comments from Natural England have been received. Only matters relating to BMV and Protected Species License remain outstanding with all other principal matters agreed. The

Applicant has prepared a revised outline Soil Management Plan (oSMP) submitted at Deadline 3 to with the aim of addressing the matters relating to BMV. The Applicant can also confirm that a Letter of No Impediment (LoNI) is also being prepared with regards to Badgers and that it will be submitted to Natural England in January 2026. Discussions are on-going.

4.7 National Highways

4.7.1 The Applicant submitted a SoCG to National Highways prior to Deadline 1. Comments from National Highways have been received on two principal transport matters. However, two other principal transport matters have not received comments. Discussions are on-going.

4.8 UK Health Security Agency and the Health and Safety Executive

4.8.1 The Applicant submitted a SoCG to HSE prior to Deadline 1. HSE have provided a letter (document reference EN010163/EX/8.14) setting out their agreed position. This has been submitted by the Applicant at deadline 2.

4.9 Nottinghamshire Fire and Rescue

4.9.1 The Applicant submitted a SoCG to Nottinghamshire Fire and Rescue prior to Deadline 1. Following Deadline 1 the Applicant sought engagement from Nottinghamshire Fire and Rescue. On 19.12.2025, Nottinghamshire Fire and Rescue requested a meeting to discuss the SoCG. A meeting between the parties is currently in the process of being arranged. Discussions are on-going.

4.10 Network Rail

4.10.1 The Applicant submitted a SoCG to Network Rail prior to Deadline 1. Network Rail responded on the 05.12.2025 confirming the SoCG was being reviewed internally and by Network Rail solicitors. The Applicant has sought further engagement following Network Rail's initial response, however, comments from Network Rail on the SoCG are still awaited. Discussions are on-going.

4.11 Nottinghamshire Wildlife Trust

4.11.1 The Applicant submitted a SoCG to Nottinghamshire Wildlife Trust prior to Deadline 1. The Applicant submitted a revised SoCG to Nottinghamshire Wildlife Trust on the 18.12.2025 with comments being received from Nottinghamshire Wildlife Trust on

24.12.2025. These comments are currently under review by the Applicant. Discussions are on-going.

4.12 Anglian Water

4.12.1 The Applicant submitted a SoCG to Anglian Water prior to Deadline 1. The Applicant has sought engagement from Anglian Water but comments on the SoCG remain awaited. Anglian Water confirmed via email on 23.12.2025 that the SoCG is still under review. Comments are awaited. Discussions are on-going.

4.13 Canal and River Trust

4.13.1 The Applicant submitted a SoCG to the Canal and River Trust prior to Deadline 1. Comments have been received from the Canal and River Trust with the Applicant having submitted a revised SoCG to Canal and River Trust on the 30.12.2025. Comments on the revised SoCG are awaited. Discussions are on-going.

4.14 City of Doncaster Council

4.14.1 All matters have been agreed and a signed SoCG (Document Reference EN010163/EX/8.15) provided at Deadline 2.

4.15 Lincolnshire County Council

4.15.1 The Applicant submitted a SoCG to Lincolnshire Country Council prior to Deadline 1. The Applicant has submitted a revised SoCG to Lincolnshire County Council following initial engagement with further comments on the revised SoCG being received on 22.12.2025. Only one matter regarding landfill capacity remains outstanding. The Applicant can confirm that it is preparing a Local and Regional Landfill Capacity Assessment for submission at Deadline 3. The existing SoCG will be revised in accordance with this assessment. Discussions are on-going.

4.16 West Lindsey District Council

4.16.1 The Applicant submitted a SoCG to West Lindsey District Council prior to Deadline 1. The Applicant has sought engagement from West Lindsey District Council but comments on the SoCH remain awaited. Discussions are on-going.

4.17 North Leverton with Hablesthorpe Parish Council

4.17.1 The Applicant submitted a SoCG to North Leverton with Hablesthorpe Parish Council prior to Deadline 1. On 19.12.2025, the Applicant submitted a revised SoCG to North Leverton with Hablesthorpe Parish Council. Comments are awaited. Discussions are on-going.

4.18 North and South Wheatley Parish Council

4.18.1 The Applicant submitted a SoCG to North and South Wheatley Parish Council prior to Deadline 1. On 18.12.2025, the Applicant submitted a revised SoCG to North and South Wheatley Parish Council. Comments are awaited. Discussions are on-going.

4.19 Sturton-le-Steeple Parish Council

4.19.1 The Applicant submitted a SoCG to Sturton-le-Steeple Parish Council prior to Deadline 1. On 19.12.2025, the Applicant submitted a revised SoCG to Sturton-le-Steeple Parish Council. Comments are awaited. Discussions are on-going.

4.20 Hayton Parish Council

4.20.1 The Applicant submitted a SoCG to Sturton-le-Steeple Parish Council prior to Deadline 1. On 18.12.2025, the Applicant submitted a revised SoCG to Hayton Parish Council. Comments were received on 29.12.2025 and 31.12.2025 are currently being reviewed by the Applicant. Discussions are on-going.