

Submission ID: S01C2268A

Attached are our comments and supporting documentation

Responses to EN010163-000333 ExA First Written Questions (ExQ1)

Julie & James Barlow

A general comment is that the applicant's responses to date have been to repeat what is included in the application documentation verbatim and has not provided responses of substance to us.

Q1.01.1 AI

AI (Chat GBT and Grok Free versions) have been used as a reference tool akin to Google. It has been used to assist in summarising our own words where our initial representations were in excess of 1500 words. It has not been used to create or alter any part of our documentation.

Q8.0.Various CPO Powers Sort

The attached letter was sent to us individually at our home address. You will see that the communication does not refer to which parcels of land the CoP refers to, nor does it signpost to the Book of Reference or the powers sort for our particular land interest. The plan attached to the letter was on A3 paper, but due to the scale it was not clear what was and was not within the 'Red Line' boundary. To the layman it would appear that the whole of Sturton le Steeple Village is within the 'Red Line' on the map attached. This caused much distress.

No other communication has been received from the applicant with regard to what powers are sort, whether they are temporary or permanent and no attempt made to negotiate access as or when required.

After much searching through the document library, we did find the book of reference and the land we believe to be subject to the CPO, however we would seek written confirmation from the applicant that :

- (a) Our private residence in the village of Sturton Le Steeple is not affected
- (b) Our Land Holding shown by a "Magenta Star" on attached EN010163-000039-2.1 Land Plans Page 6 will not be affected in anyway and the 'Red-Line' will not be extended to include this land holding, and access to it will not be impeded at any time. This land is farmed and provides our income.
- (c) Our Land Holding shown the "Blue Stars" on attached EN010163-000039-2.1 Land Plans Page 2 will not be affected in anyway and the 'Red-Line' will not be extended to include this land holding, and access to it ("Blue Arrow") will not be impeded at any time. This land is farmed and provides our income.
- (d) the Power Sort are for as short a time as possible, if required are temporary, and do not prohibit and will not affect our ability to transfer or otherwise dispose of our land holdings in the future should it be required and will not impact its valuation.

Q9.2.4 Site Preparation Works

Subject to the clarifications above, we seek assurances that there will be no impact on our business from any Site Preparation Works and utility supplies to our land interests will not be interrupted and will be protected at all times (mains water for cattle) and they will not affect access to our land holdings at any time.

14 July 2025

Dear Sir or Madam,

PROPOSED STEEPLE RENEWABLES PROJECT (PLANNING INSPECTORATE REFERENCE: EN010163)

Notice of Acceptance of an application for a Development Consent Order by the Planning Inspectorate (on behalf of the Secretary of State for Energy Security and Net Zero) under Section 56 of the Planning Act 2008

Regulation 8 of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

Regulation 16 of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017

I am writing to you on behalf of Steeple Solar Farm Limited (the "Applicant") regarding its proposal to build the Steeple Renewables Project, a solar and battery storage project which would allow for the generation and export of up to 600 megawatts of electricity on land at Sturton-le-Steeple, in the administrative boundary of Bassetlaw District Council (the Proposed Development).

The Proposed Development is classified as a Nationally Significant Infrastructure Project under the Planning Act 2008 which means that a Development Consent Order ("DCO") is required to authorise our proposals. We submitted our application for a DCO to the Planning Inspectorate on Wednesday 14 May 2025.

We write, pursuant to Section 56 of the Planning Act 2008 (the "Act"), to notify you that the Applicant's application for a DCO was accepted for examination by the Planning Inspectorate on Wednesday 11 June 2025.

* You have been identified as a person with an interest in land for the purposes of Section 56 of the Act and/or Regulation 16 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. The DCO, if granted, would authorise the compulsory acquisition of land, interests in land and rights over land, and the powers to use land permanently and temporarily for the construction, operation and maintenance of the Proposed Development. *

Why we are writing to you

The Applicant is now required to notify you of the acceptance and to comply with the requirements of:

- Section 56 of the Planning Act 2008;
- Regulation 8 of the Infrastructure Planning (Applications: Prescribed Forms And Procedure) Regulations 2009; and

- Regulation 16 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017.

As such, we are required to inform you that the application has been accepted for examination and to make available a copy of the Application Documents and information that accompanied the application and include a map showing the location of the Proposed Development. The Application Documents can also be viewed and downloaded free of charge on the Applicant's project website:

<https://steeplefarmconsultationonline.co.uk/documents/> and the Planning Inspectorate's website <https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010163>

If you would like a copy of the Application Documents on a USB sent to you, please contact us on the details at the end of this letter.

Next steps

You have a set period of time to register with the Planning Inspectorate to become an Interested Party by making a Relevant Representation. A Relevant Representation is a summary of a person's or organisation's views on an application, made in writing.

Being an Interested Party ensures you are informed of the progress of the Examination as well as being notified of the final decision.

Your comments must be received by the Planning Inspectorate by **23:59 on 28 August 2025**. Please note that after the close of the Relevant Representation period, all representations will be published on the project webpage on the Planning Inspectorate's website. Please refer to the privacy information contained in the enclosed notice.

Further information

Enclosed with this letter is a copy of the Section 56 notice which includes a summary of the Proposed Development and confirmation that the Proposed Development is an EIA development and explains where and how copies of the Application Documents can be obtained and how to submit Representations to the Planning Inspectorate.

Also enclosed within this letter is a location plan showing where the Proposed Development is sited.

Further information about the Planning Act 2008 and DCOs can be found on the Planning Inspectorate's website: <https://infrastructure.planninginspectorate.gov.uk/>

You can also sign up for email updates on the Planning Inspectorate website:

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010163>

If you have any enquiries in relation to the contents of this letter, the application or the planning process, please contact the project team by using one of the contact methods provided below:

Email: info@steeplerenewablesproject.co.uk

Post: FREEPOST Steeple Renewables Project (no further address or stamp required)

Phone: **0115 718 2070**

RENEWABLE ENERGY SYSTEMS LIMITED
NOTICE OF ACCEPTANCE OF AN APPLICATION FOR A DEVELOPMENT CONSENT ORDER
SECTION 56 PLANNING ACT 2008
REGULATIONS 8 AND 9 OF THE INFRASTRUCTURE PLANNING (APPLICATIONS: PRESCRIBED FORMS AND PROCEDURE)
REGULATIONS 2009
REGULATION 16 OF THE INFRASTRUCTURE PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017
PROPOSED STEEPLE RENEWABLES PROJECT (PLANNING INSPECTORATE REFERENCE: EN010163)

1. NOTICE OF APPLICATION ACCEPTANCE

- 1.1. Notice is hereby given that the Planning Inspectorate (on behalf of the Secretary of State for Energy Security and Net Zero ('the Secretary of State')) has accepted an application made by STEEPLE SOLAR FARM LIMITED (registered company number: 13889253) of Beaufort Court, Egg Farm Lane Station Road, Kings Langley, Hertfordshire, WD4 8LR ('the Applicant') for a Development Consent Order under the Planning Act 2008 ('the Application'). The Application (Reference No. EN010163) was submitted by the Applicant to the Secretary of State via the Planning Inspectorate on Wednesday 14 May 2025 and was accepted for examination on Wednesday 11 June 2025.

2. SUMMARY OF THE PROPOSED DEVELOPMENT

- 2.1. Steeple Renewables Project consists of a solar photovoltaic (PV) array electricity generating facility, Battery Energy Storage System (BESS) and associated infrastructure, which would allow for the generation and export of up to 600 megawatts located in Sturton-le Steeple in the administrative boundary of Bassetlaw District Council ('the Proposed Development').
- 2.2. The Proposed Development comprises nine connected land areas adjacent to West Burton Power Station. The Proposed Development will connect to the grid via the National Grid Substation at West Burton Power Station, which will transfer electricity into the national electricity network.
- 2.3. The main elements of the proposed development include:

- Solar photovoltaic (PV) panels and associated infrastructure (e.g. PV module mounting infrastructure, inverters, transformers and switchgear);
- Cable infrastructure (including high, medium, and low voltage power, earthing, communication, and control);
- Substation compound housing an onsite substation and control buildings;
- Battery Energy Storage System (BESS) compound house Battery Storage Enclosures (BSE) and associated infrastructure;
- Fencing and security measures;
- Internal access tracks and crane hardstandings;
- Site entrances onto the highway;
- Temporary construction areas, worker facilities, compounds, and infrastructure;
- Landscaping including creation of new habitat areas;
- Permissive paths; and
- Biodiversity mitigation.

- 2.4. The Proposed Development is a nationally significant infrastructure project (NSIP) because it would be able to generate over 50 megawatts (MW) of electricity. This is an application made to the Planning Inspectorate and decided by the Secretary of State in accordance with the Planning Act 2008.
- 2.5. A map showing the location of the Proposed Development can be viewed on the Planning Inspectorate's National Infrastructure Planning website at the following address: <https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010163/documents>
- 2.6. The DCO, if granted, would authorise the compulsory acquisition of land, interests in land and rights over land, and the powers to use land permanently and temporarily for the construction, operation and maintenance of the Proposed Development. The DCO would also authorise the construction of temporary and permanent accesses to the Proposed Development, the temporary stopping up or diversion of public rights of way, street works, and highway works, and the application and disapplication of certain legislation.

3. ENVIRONMENTAL IMPACT ASSESSMENT

- 3.1. Due to its nature and size, the Proposed Development is classified as an Environmental Impact Assessment (EIA) development for the purposes of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. An EIA has therefore been undertaken for the Proposed Development and the Application is accompanied by an Environmental Statement which reports on the EIA.

4. APPLICATION FORM AND ACCOMPANYING DOCUMENTS

- 4.1. The Application form and its accompanying documents including the draft DCO, plans, maps, the Environmental Statement and Non technical Summary (NTS) ('Application Documents') can be viewed online, or downloaded free of charge, from the Steeple Renewables Project page of the Planning Inspectorate's National Infrastructure Planning website under the Documents tab:
<https://nationalinfrastructure-consenting.planninginspectorate.gov.uk/projects/EN010163>
- 4.2. The Application Documents can also be viewed and downloaded free of charge on the Applicant's document page:
<https://steeplefarm.co.uk/consultationonline.co.uk/documents/>.
- 4.3. The Application Documents will be available on both above websites at least until the Secretary of State makes their decision whether or not to grant the Development Consent Order.
- 4.4. On request, an electronic copy of the Application Documents can also be provided free of charge on a USB memory stick, which will be limited to one USB per household or business. To request a USB, please contact the Applicant using the contact details provided at the end of this notice.
- 4.5. The Application Documents are available to view electronically free of charge **from 17 July 2025 and closes at 23:59 on 28 August 2025** at the location and times set out below:

Location	Opening times*
Retford Library 17 Churchgate, Retford, DN22 6PE	Mon, Tue, Wed, Thu, Fri: 9AM - 6PM Sat: 9AM - 3:30PM Sun: Closed
Gainsborough Library Cobden St, Gainsborough DN21 2NG	Mon, Tue, Wed, Thu, Fri: 9AM - 6PM Sat: 9AM - 1:00PM Sun: Closed

*Please note that opening hours are subject to change. Please check and confirm opening times with the venue if planning a visit.

- 4.6. USBs with the Application Documents uploaded will also be available to take away at Retford Library (17 Churchgate, Retford, DN22 6PE from 7 July 2025.
- 4.7. The Application Documents can be supplied in hard copy format on request at a cost of £0.35 per page (up to a maximum of £4,200 for the full suite of documents).

5. MAKING REPRESENTATIONS

- 4.6. Any person may make a Relevant Representation on the Application to the Secretary of State (i.e. give notice of any interest in, or objection to, the Application) between **17 July 2025 and 23:59 on 28 August 2025**, (the Relevant Representation Period). Relevant Representations must be made directly to the Planning Inspectorate. By submitting a Relevant Representation you will become an Interested Party, which gives you the right to make further representations about the Application during the examination process.
- 4.7. Any Relevant Representations must be made on the Planning Inspectorate's Registration and Relevant Representation Form and give the grounds on which it is made. The Registration and Relevant Representation Form will be made available by the Inspectorate once the registration/relevant representation period has opened on the Planning Inspectorate's website:
<https://national-infrastructureconsenting.planninginspectorate.gov.uk/projects/EN010163>
- 4.8. Forms completed in hard copy should be sent to The Planning Inspectorate, National Infrastructure Directorate, Temple Quay House, Temple Quay, Bristol BS1 6PN. The Planning Inspectorate reference for the Application (EN010163) should be quoted in any correspondence.
- 4.9. Please note that Relevant Representations must be received by the Planning Inspectorate by **23:59 on 28 August 2025**.
- 4.10. If you require guidance, or other methods to obtain and complete a copy of the Planning Inspectorate's Registration and Relevant Representation Form, please contact the Planning Inspectorate by telephone 0303 444 5000 or email SteepleRenewables@planninginspectorate.gov.uk, quoting the name of the Application (Steeple Renewables Project) and the Inspectorate's reference number EN010163.
- 4.11. The Planning Inspectorate's guidance Nationally Significant Infrastructure Projects: How to register to have your say and make a relevant representation provides further guidance on how to register and make a relevant representation and can be accessed via the following link: <https://www.gov.uk/guidance/nationally-significant-infrastructure-projects-how-to-register-to-have-your-say-and-make-a-relevant-representation>.
- 4.12. Relevant Representations will be made public and will be subject to the Planning Inspectorate's privacy policy at:
<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notices>

Applicant Contact Details

- 4.13. If you have any questions about the Application Documents or wish to request copies on a USB and/or hard copy, you can:
- Email: info@steeplerenewablesproject.co.uk
 - Post: FREEPOST Steeple Renewables Project (no stamp required)
 - Phone: 0115 718 2070.

We look forward to hearing from you.

Yours sincerely,

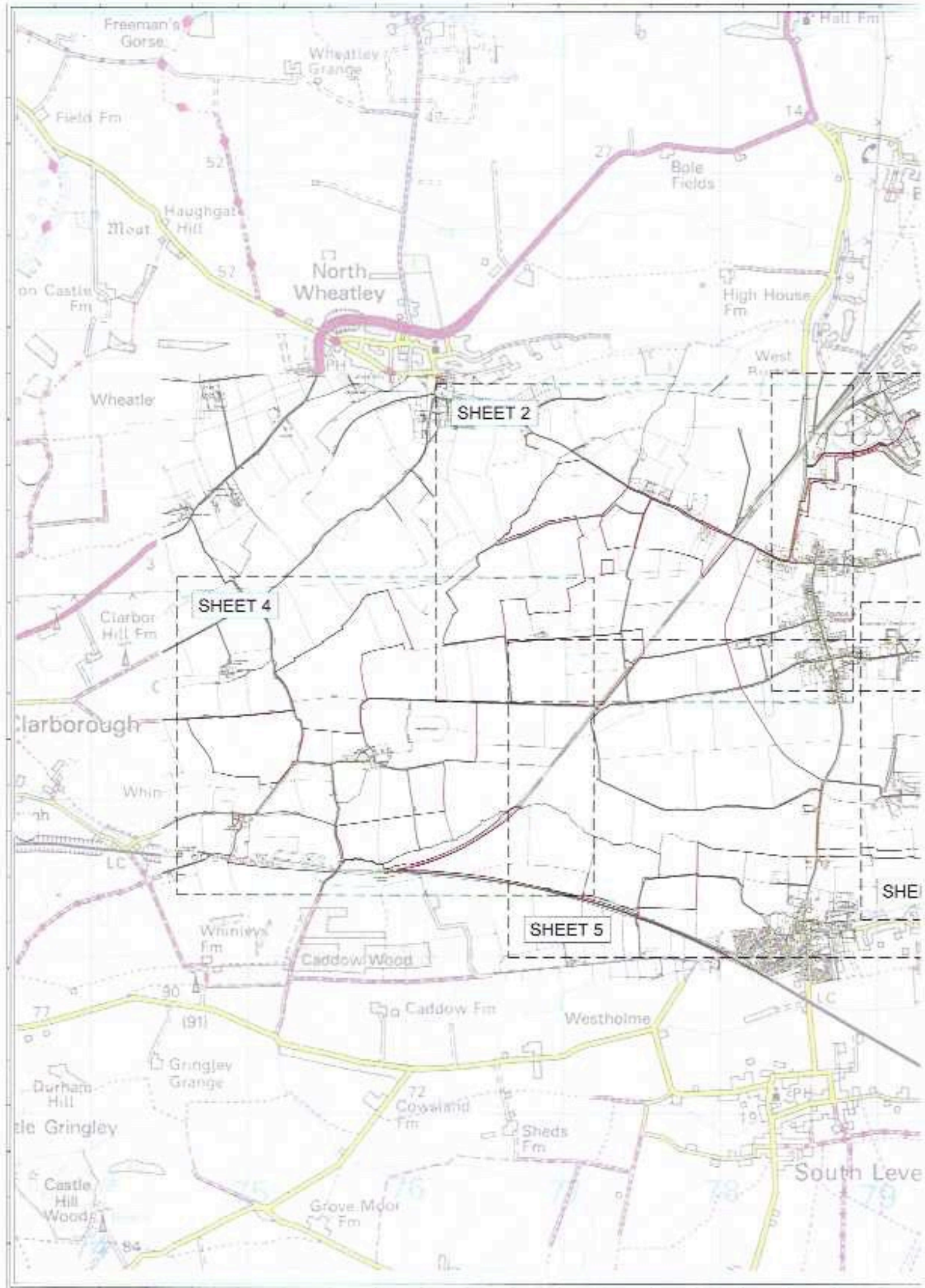
Will Bridges

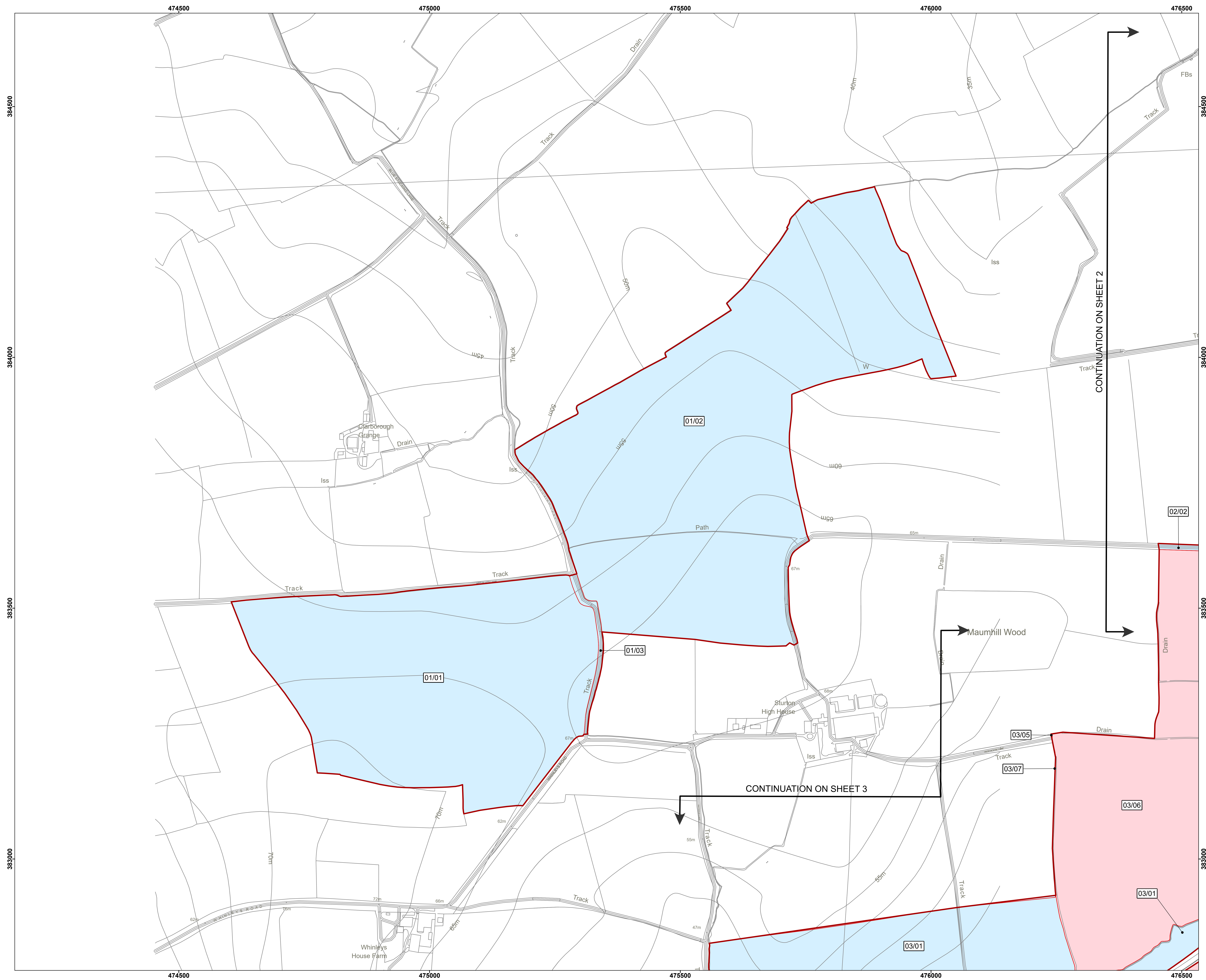
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Enc.

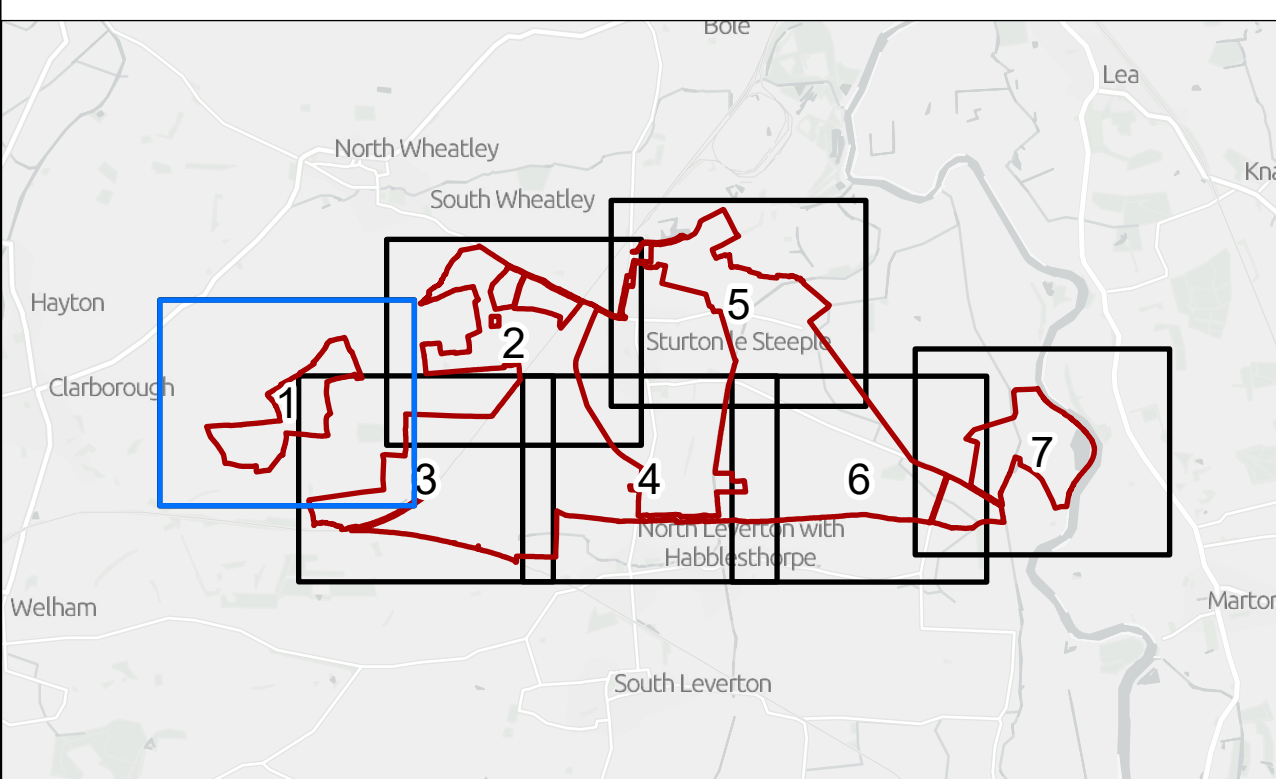
1. Section 56 Notice

2. An overall location plan showing where the Proposed Development is sited





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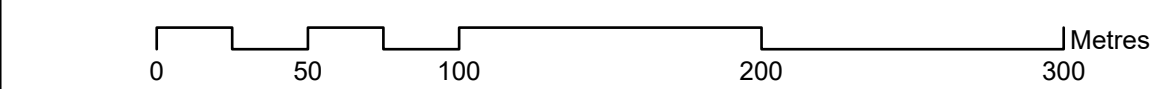
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STEEPLE RENEWABLES PROJECT

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LAND PLAN
SHEET 1 OF 7

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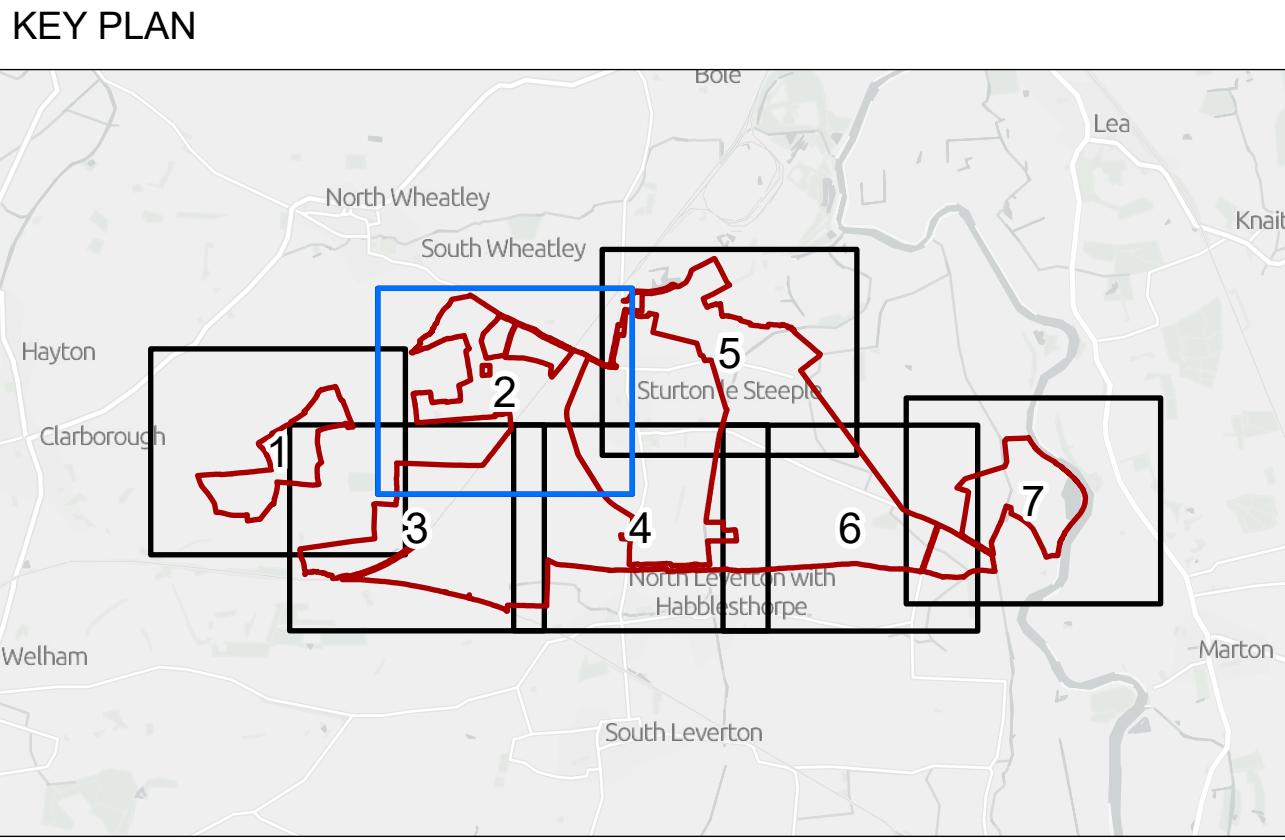
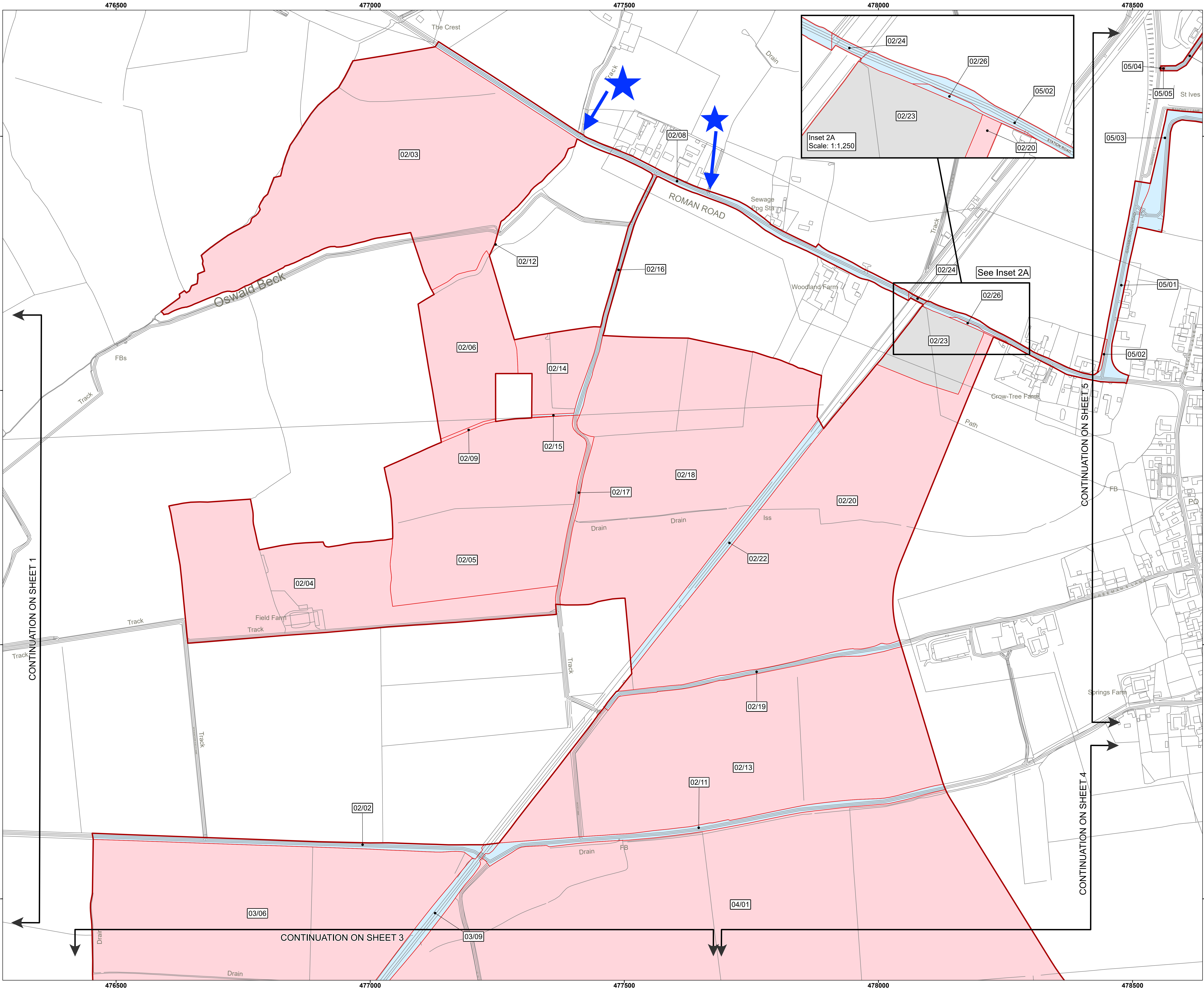


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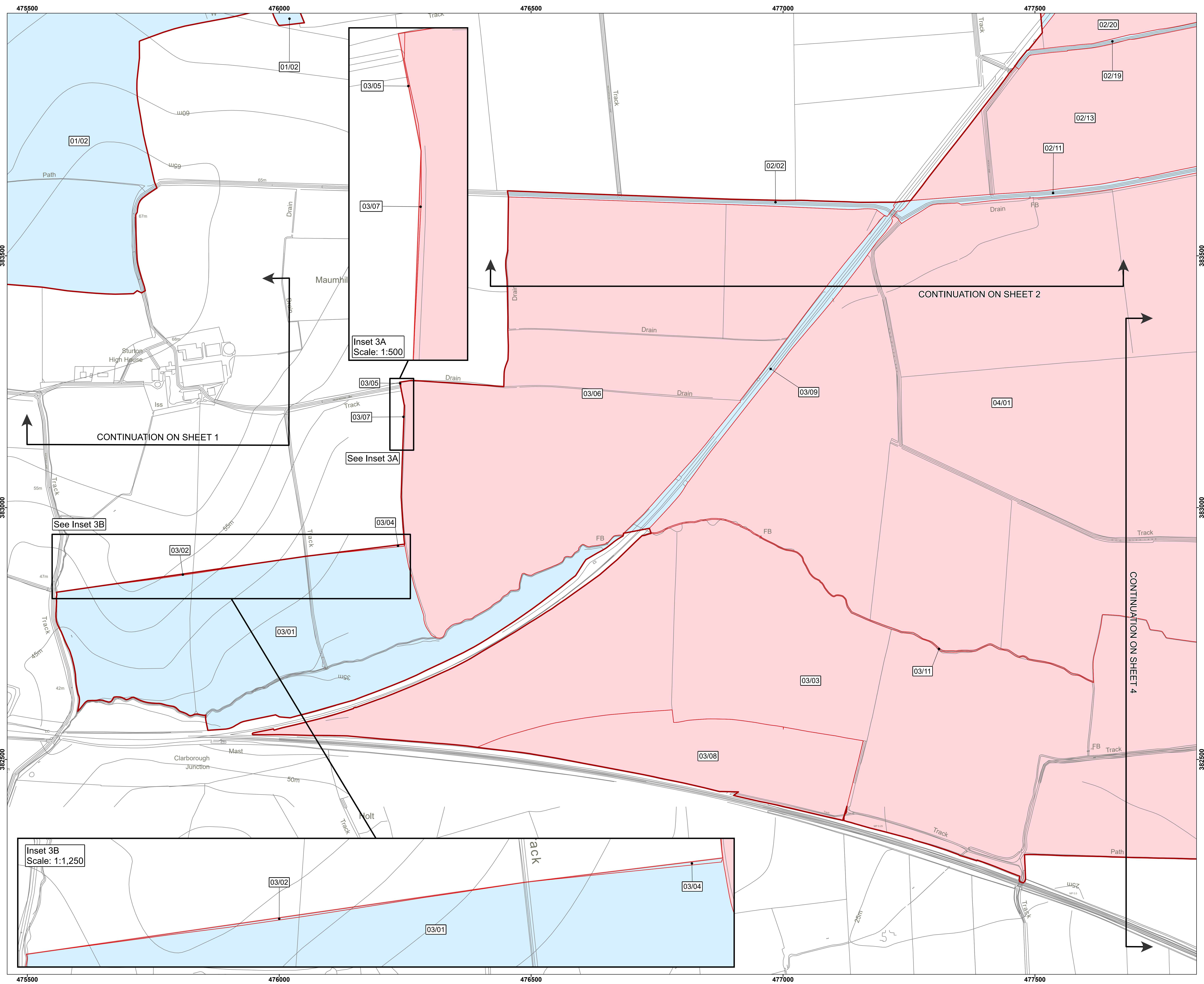
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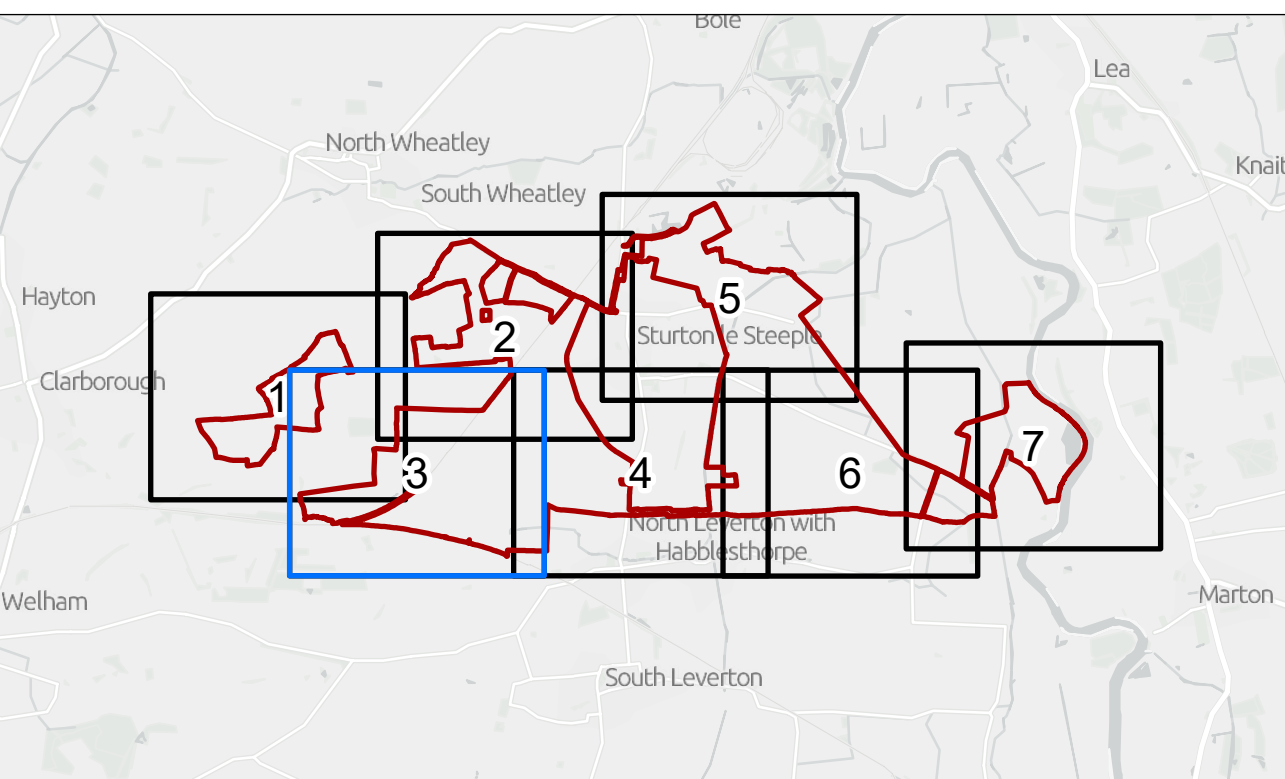
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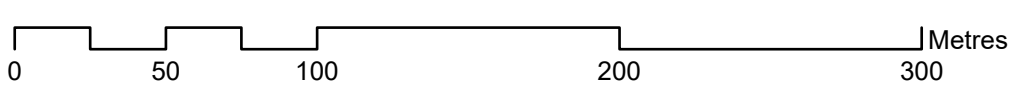
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LAND PLAN
SHEET 3 OF 7

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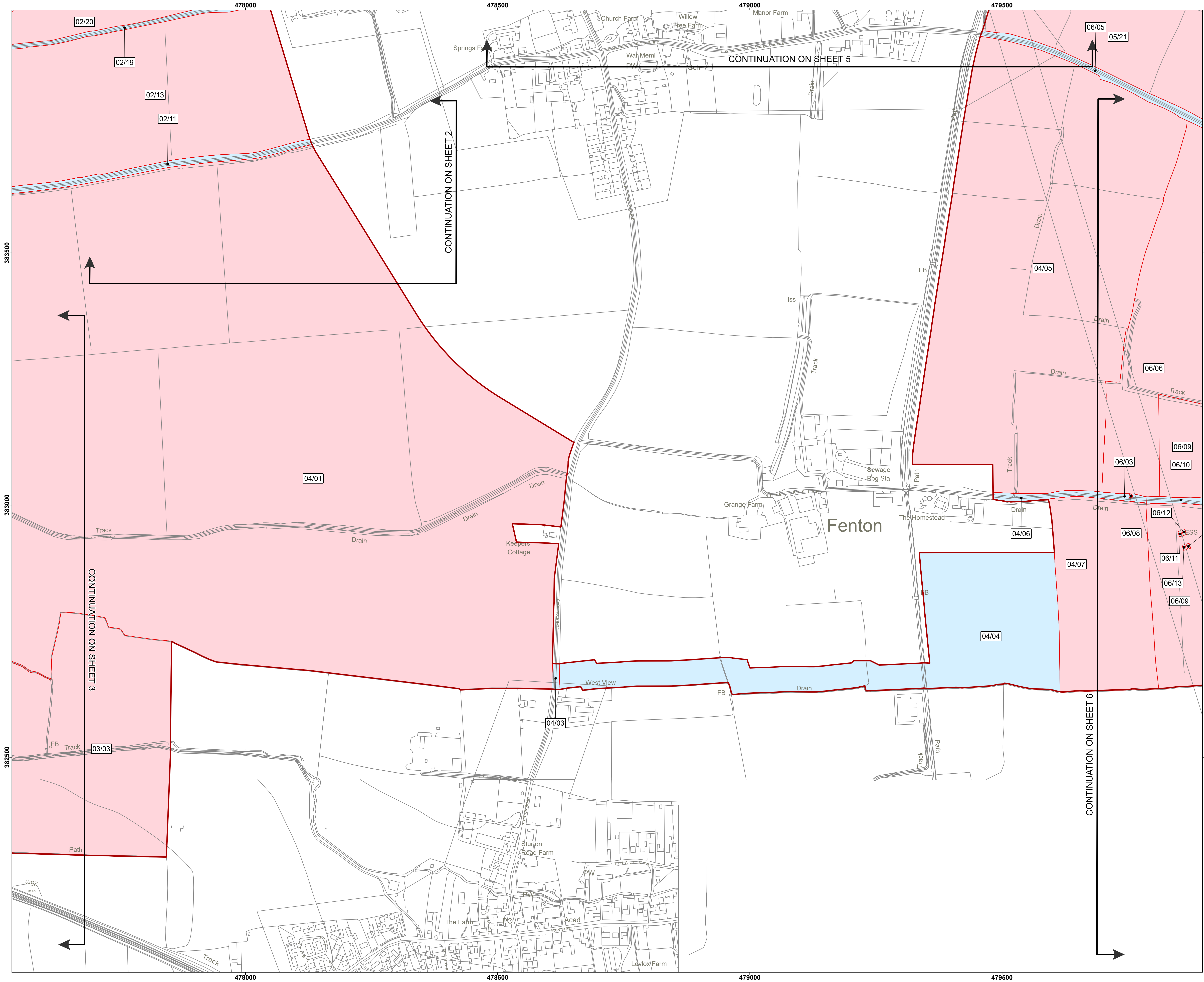


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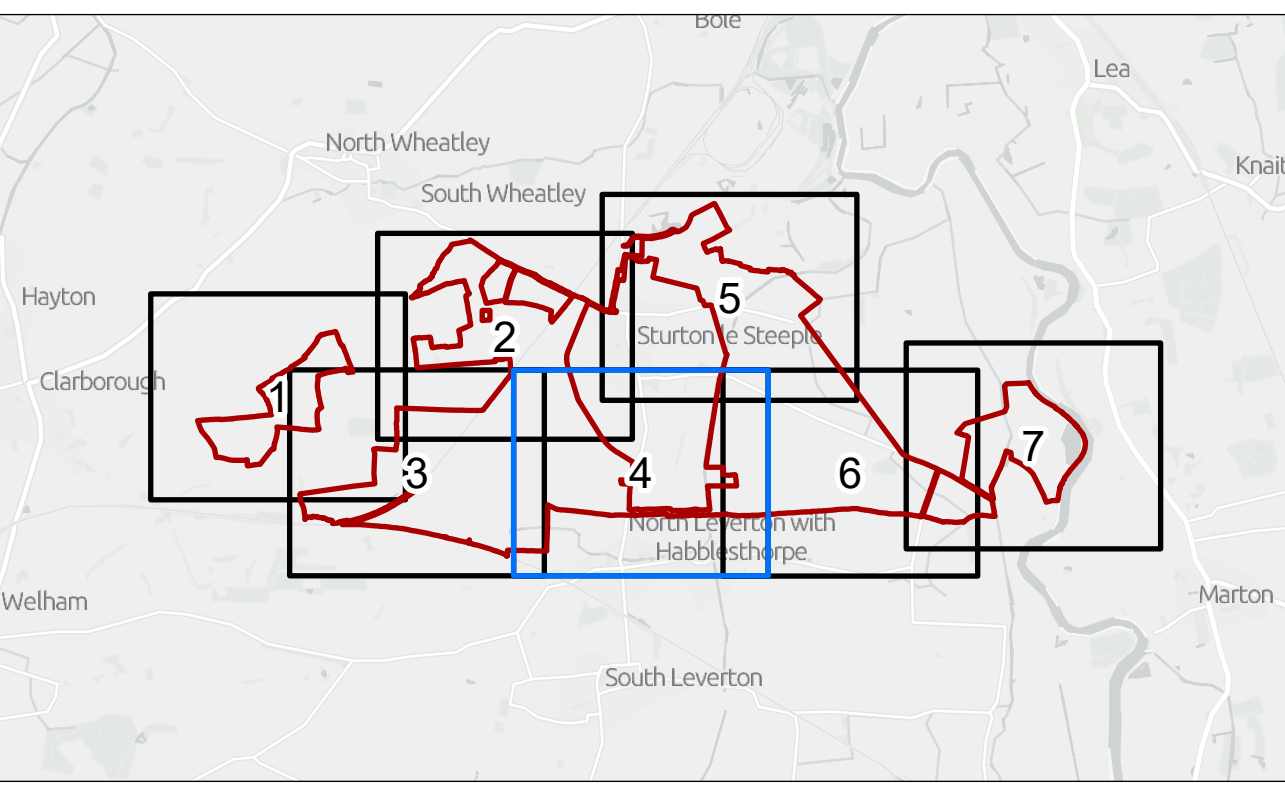
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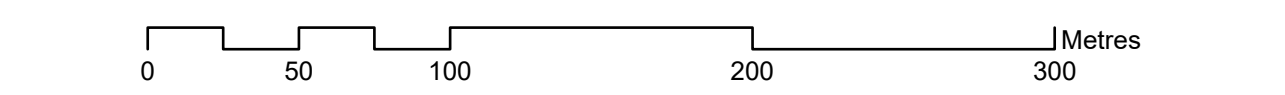
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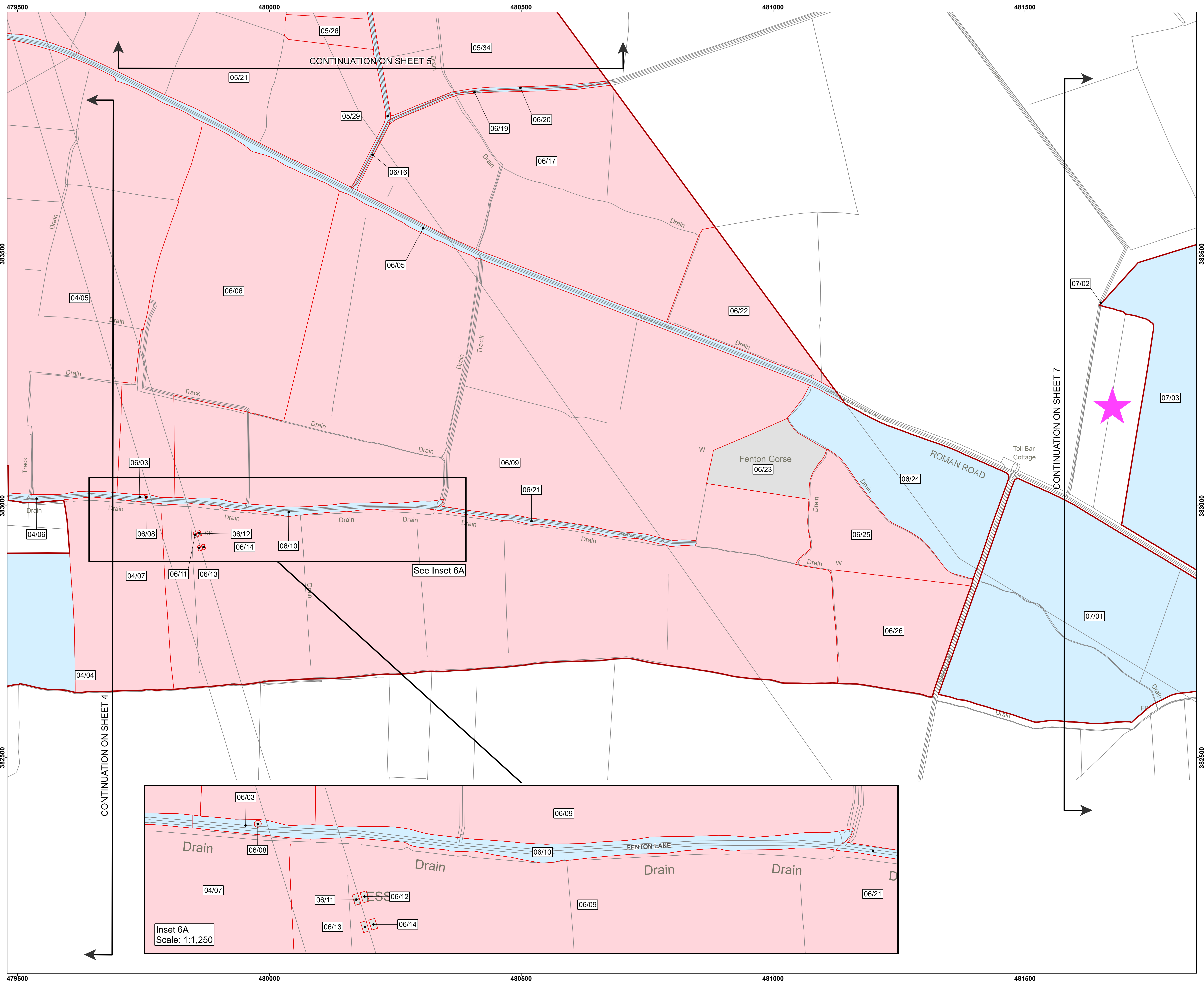
LAND PLAN
SHEET 4 OF 7

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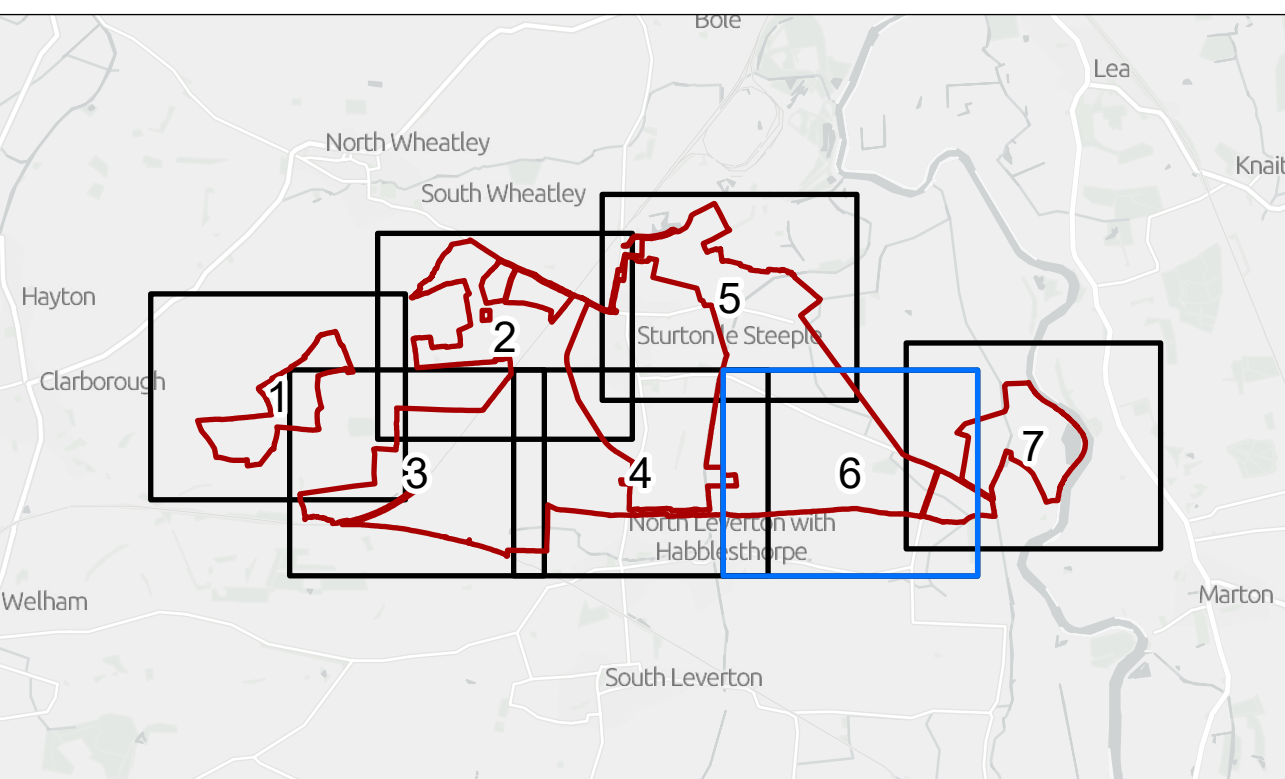


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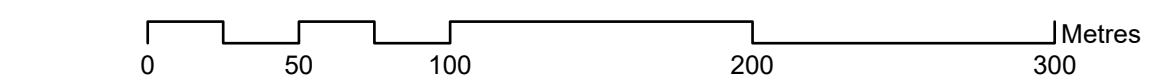
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LAND PLAN
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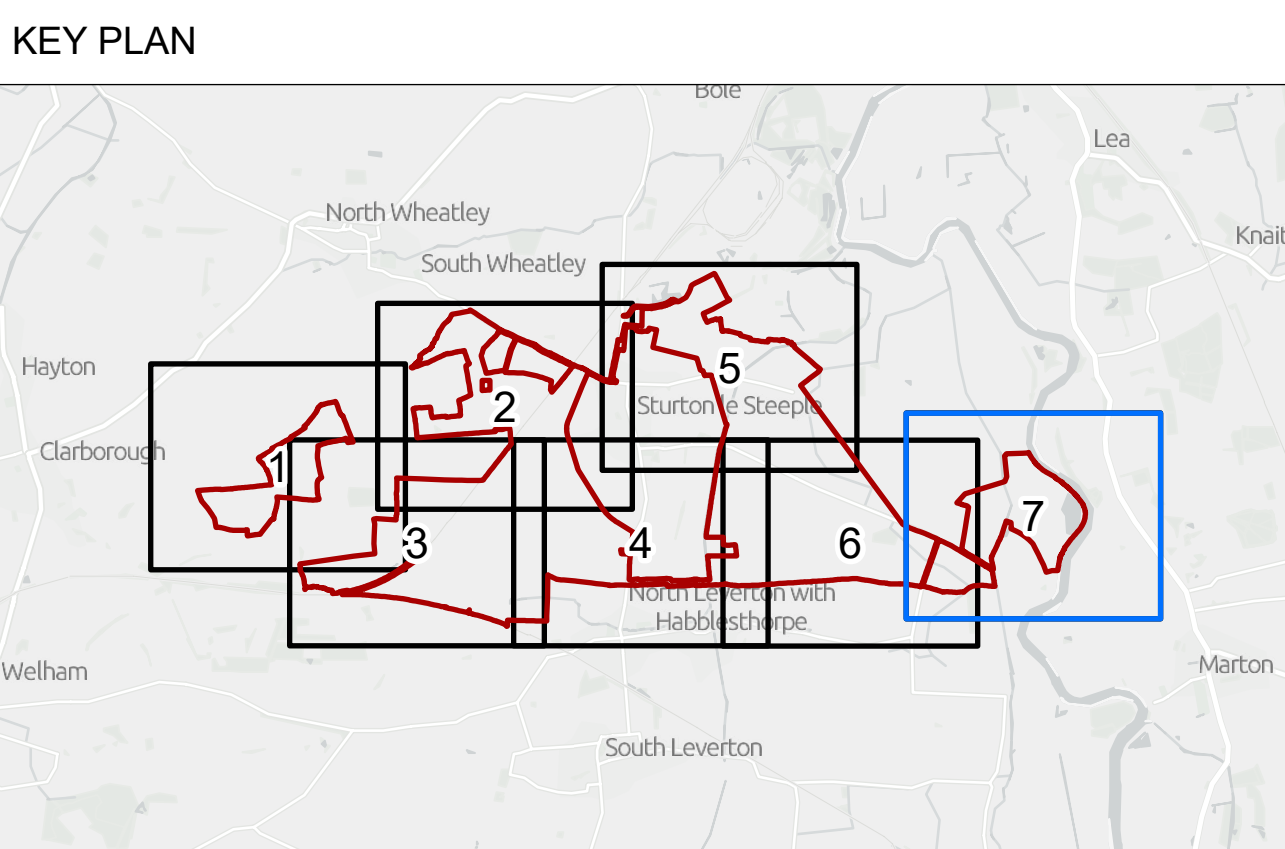
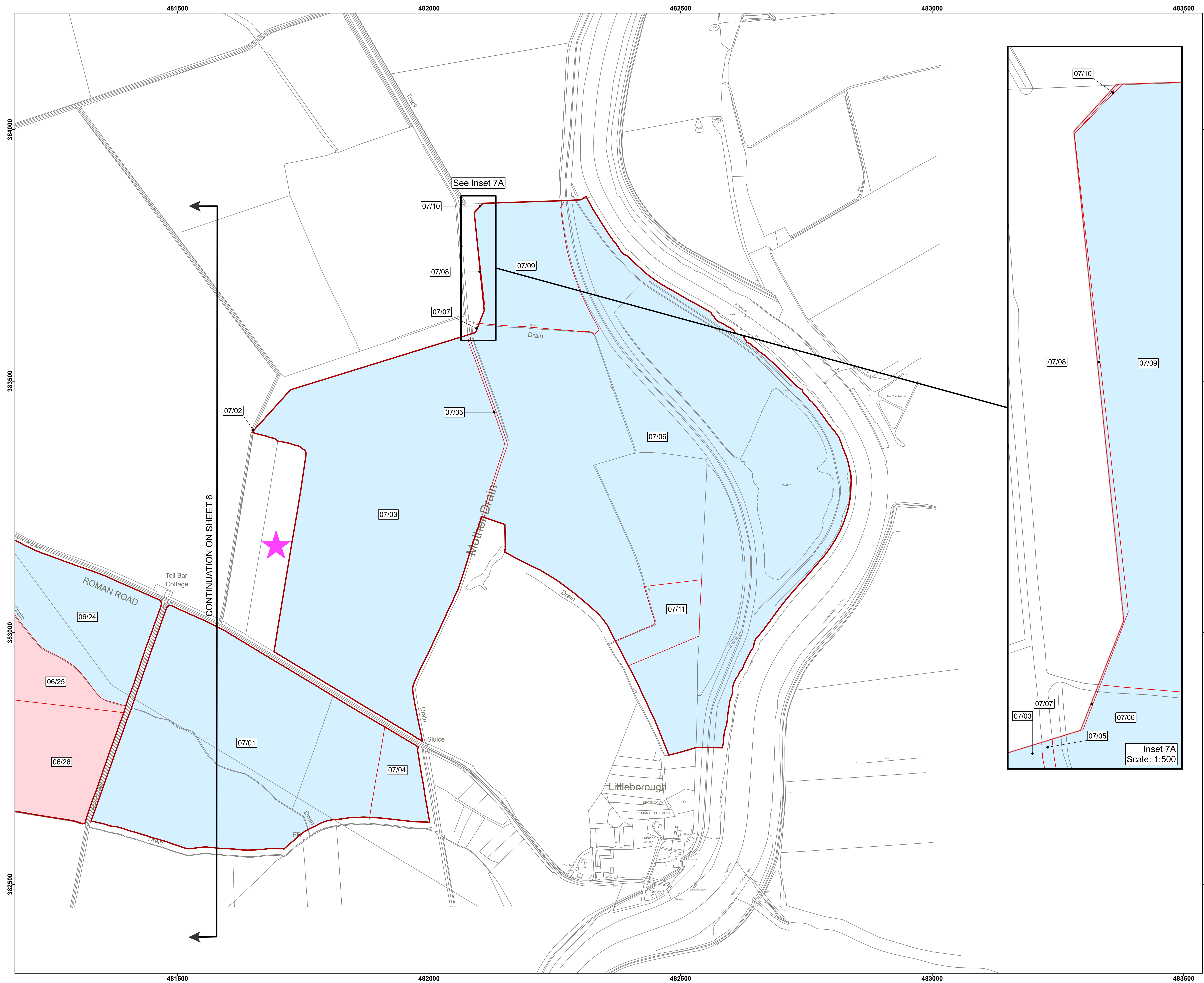
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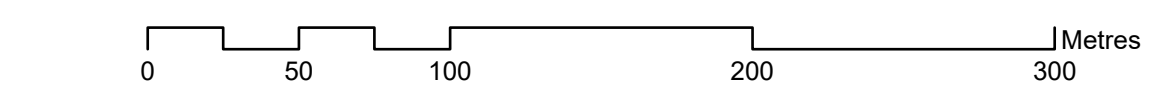
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