

# Steeple Renewables Project

## Application Guide

January 2026

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Regulations 2009 - Regulation 5(2)(q)



## Application Guide

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Examination	November 2025	Rev A
Examination (Deadline 2)	January 2026	Rev B
Examination (Deadline 3)	January 2026	Rev C

# Application Guide

## Steeple Renewables Project.

On behalf of Steeple Solar Farm Limited.

Date: January 2026 | Pegasus Ref: R006v3\_P22-1144 | PINS Ref: EN010163

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## Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
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2 (Original)	30 <sup>th</sup> April 2025	██████ –Planner	██████ - Associate Planner	Second draft following Client review
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4 (Revision B)	06 <sup>th</sup> January 2026	██████ – Director Planning	██████ – Associate Planner	Document submission and revision as part of Examination
5 (Revision C)	21 <sup>st</sup> January 2026	██████ – Director Planning	██████ – Associate Planner	Document submission and revision 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 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 – 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]
8 - 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 number	Document title	Submission Date	PINS Document Reference
<b>1 - Application Information</b>			
EN010163/APP/1.1	List of application documents	April 2025	APP-001
EN010163/APP/1.2	Application Covering Letter	April 2025	APP-002
EN010163/APP/1.3	Application Form	April 2025	APP-003
<del>EN010163/APP/1.4</del>	<del>Application Guide</del>	<del>April 2025</del>	<del>APP-004</del>
EN010163/EX/1.4_A	Application Guide	November 2025	REP1-002 and REP1-003
<del>EN010163/EX/1.4</del>	<del>Application Guide Rev B</del>	<del>January 2026</del>	<del>REP2-001 and REP2-002</del>
EN010163/EX/1.4	Application Guide Rev C	January 2026	TBC
EN010163/APP/1.6	Section 55 Checklist	April 2025	APP-005
<b>2- Plans / Drawings / Sections</b>			
<del>EN010163/APP/2.1</del>	<del>Land Plans</del>	<del>April 2025</del>	<del>APP-006</del>
<del>EN010163/APP/2.1</del>	<del>Land Plans</del>	<del>June 2025</del>	<del>AS-001</del>
<del>EN010163/EX/2.1</del>	<del>Land Plans P01</del>	<del>December 2025</del>	<del>REP2-003</del>
EN010163/EX/2.1	Land Plans P03	January 2026	TBC



EN010163/APP/2.2	Works Plans	April 2025	APP-007
EN010163/APP/2.2	Works Plans	July 2025	AS-002
EN010163/EX/2.2	Works Plans Rev 3	December 2025	REP2-004
EN010163/APP/2.3	Access and Public Rights of Way Plans	April 2025	APP-008
EN010163/APP/2.3	Access and Public Rights of Way Plans	July 2025	AS-005
EN010163/APP/2.4	Order Limits	April 2025	APP-009
EN010163/APP/2.4	Order Limits Rev 2	July 2025	AS-008
EN010163/EX/2.4	Order Limits Rev 3	December 2025	REP2-005
EN010163/APP/2.5	Field Numbering	April 2025	APP-010
EN010163/APP/2.6	Site Layout	April 2025	APP-011
EN010163/APP/2.6	Site Layout Rev 5	July 2025	AS-009
EN010163/APP/2.7	Substation Compound Plan and Elevations	April 2025	APP-012
EN010163/APP/2.8	Typical PV Module and Rack Details	April 2025	APP-013
EN010163/APP/2.9	Typical Reactor Detail	April 2025	APP-014
EN010163/APP/2.10	Typical Battery Storage Enclosure	April 2025	APP-015
EN010163/APP/2.11	Spares Storage Container	April 2025	APP-016
EN010163/APP/2.12	Power Conversion System and Transformer – Double Skid	April 2025	APP-017
EN010163/APP/2.13	Auxiliary Transformer	April 2025	APP-018
EN010163/APP/2.14	Harmonic Filter	April 2025	APP-019
EN010163/APP/2.15	BESS Building	April 2025	APP-020
EN010163/APP/2.16	Capacitor Bank	April 2025	APP-021

EN010163/APP/2.17	LV Feeder Pillar and Aggregation Panel Details	April 2025	APP-022
EN010163/APP/2.18	Typical LV Switchgear Room	April 2025	APP-023
EN010163/APP/2.19	Typical Fence Details	April 2025	APP-024
EN010163/APP/2.20	Typical Security CCTV Column (Perimeter and BESS)	April 2025	APP-025
EN010163/APP/2.21	Typical Access Track Detail	April 2025	APP-026
EN010163/APP/2.22	Typical Temporary Construction Compound Layout	April 2025	APP-027
EN010163/APP/2.23	Typical Cable Trench Sections	April 2025	APP-028
EN010163/APP/2.24	Pipe Protection Slab	April 2025	APP-029
<del>EN010163/APP/2.25</del>	<del>Outline Fire Risk Management Layout</del>	<del>April 2025</del>	<del>APP-030</del>
EN010163/EX/2.25	Outline Fire Risk Management Layout Rev 3	December 2025	REP2-006
EN010163/APP/2.26	BESS Layout Detail	April 2025	APP-031
EN010163/APP/2.27	Indicative HDD Crossing Sections	April 2025	APP-032
<del>EN010163/APP/2.28</del>	<del>Plans of Waterbodies in a River Basin Management Plan</del>	<del>April 2025</del>	<del>APP-033</del>
EN010163/APP/2.28	Plans of Waterbodies in a River Basin Management Plan	July 2025	AS-003
<del>EN010163/APP/2.29</del>	<del>Plans of Statutory / Non-Statutory Nature Conservation</del>	<del>April 2025</del>	<del>APP-034</del>
EN010163/APP/2.29	Plans of Statutory / Non-Statutory Nature Conservation	July 2025	AS-004
EN010163/APP/2.30	Plans of Statutory / Non-Statutory Historic or Scheduled Monument Sites	April 2025	APP-035
EN010163/APP/2.31	Indicative Water Crossing Detail	April 2025	APP-036
EN010163/APP/2.32	Drainage Details	April 2025	APP-037
EN010163/APP/2.33	Typical Inverter Detail	April 2025	APP-038
<del>EN010163/APP/2.34</del>	<del>Important Hedgerow</del>	<del>April 2025</del>	<del>APP-039</del>
EN010163/APP/2.34	Important Hedgerow	July 2025	AS-006

<del>EN010163/APP/2.35</del>	<del>Cable Crossings Plan</del>	<del>April 2025</del>	<del>APP-040</del>
EN010163/APP/2.35	Cable Crossings Plan	July 2025	AS-007
3 - Draft Development Consent Order			
<del>EN010163/APP/3.1</del>	<del>Draft Development Consent Order</del>	<del>April 2025</del>	<del>APP-041</del>
EN010163/EX/3.1	Draft Development Consent Order Rev A	January 2026	REP2-007 and REP2-008
EN010163/EX/3.1	Draft Development Consent Order Rev B	January 2026	TBC
<del>EN010163/APP/3.2</del>	<del>Draft Explanatory Memorandum</del>	<del>April 2025</del>	<del>APP-042</del>
EN010163/EX/3.2	Draft Explanatory Memorandum	January 2026	REP2-009 and REP2-010
EN010163/APP/3.3	DCO Validation Confirmation	April 2025	APP-043
4 - Compulsory Acquisition Information			
<del>EN010163/APP/4.1</del>	<del>Statement of Reasons</del>	<del>April 2025</del>	<del>APP-044</del>
EN010163/APP/4.1	Statement of Reasons Rev 2	April 2025	TBC
EN010163/APP/4.2	Funding Statement	April 2025	APP-045
<del>EN010163/APP/4.3</del>	<del>Book of Reference</del>	<del>April 2025</del>	<del>APP-046</del>
EN010163/EX/4.3_A	Book of Reference	November 2025	REP1-004 and REP1-005
5 - Consultation and Engagement			
EN010168/APP/5.1	Consultation Report	April 2025	APP-047
EN010163/APP/5.1.1	5.1.1 Consultation Report Appendices Part A	April 2025	APP-048
EN010163/APP/5.1.1	5.1.1 Consultation Report Appendices Part B	April 2025	APP-049
EN010163/APP/5.1.1	5.1.1 Consultation Report Appendices Part C	April 2025	APP-050
EN010163/APP/5.1.1	5.1.1 Consultation Report Appendices Part D	April 2025	APP-051

EN010163/APP/5.1.1	5.1.1 Consultation Report Appendices Part E	April 2025	APP-052
EN010163/APP/5.1.1	5.1.1 Consultation Report Appendices Part F	April 2025	APP-053
EN010163/APP/5.1.1	5.1.1 Consultation Report Appendices Part G	April 2025	APP-054
EN010163/APP/5.1.1	5.1.1 Consultation Report Appendices Part H	April 2025	APP-055
6 - Additional Reg 6 Information			
EN010163/APP/5.8	Grid Connection Statement	April 2025	APP-056
7 - Environmental Statement			
[Includes: Environmental Impact Assessment, Habitat Regulations Assessment, Figures and Appendices]			
EN010163/APP/6.1	ES – Non-Technical Summary	April 2025	APP-057
EN010163/APP/6.2.0	Chapter 0 - Contents	April 2025	APP-058
EN010163/APP/6.2.1	Chapter 1: Introduction	April 2025	APP-059
EN010163/APP/6.2.2	Chapter 2: EIA Methodology & Public Consultation	April 2025	APP-060
EN010163/APP/6.2.3	Chapter 3: Site Description, Site Selection and Iterative Design Process	April 2025	APP-061
EN010163/APP/6.2.4	Chapter 4: Proposed Development	April 2025	APP-062
EN010163/APP/6.2.5	Chapter 5: Planning Policy	April 2025	APP-063
EN010163/APP/6.2.6	Chapter 6: Landscape and Visual Impact and Residential Amenity	April 2025	APP-064
EN010163/APP/6.2.7	Chapter 7: Ecology & Biodiversity	April 2025	APP-065
EN010163/APP/6.2.7	Chapter 7: Ecology & Biodiversity Rev 2	January 2026	TBC
EN010163/APP/6.2.8	Chapter 8: Hydrology, Hydrogeology, Flood Risk and Drainage	April 2025	APP-066
EN010163/EX/6.2.8	Chapter 8: Hydrology, Hydrogeology, Flood Risk and Drainage Rev 2	January 2026	REP2-018 and REP2-019
EN010163/APP/6.2.9	Chapter 9: Cultural Heritage	April 2025	APP-067

EN010163/APP/6.2.10	Chapter 10: Socio Economics	April 2025	APP-068
EN010163/APP/6.2.11	Chapter 11: Noise and Vibration	April 2025	APP-069
EN010163/APP/6.2.12	Chapter 12: Climate Change	April 2025	APP-070
EN010163/APP/6.2.13	Chapter 13: Transport & Access	April 2025	APP-071
EN010163/APP/6.2.14	Chapter 14: Air Quality	April 2025	APP-072A
EN010163/EX/6.2.14	Chapter 14: Air Quality Rev 2	January 2026	REP2-020 and REP2-021
EN010163/APP/6.2.15	Chapter 15: Land Use and Agriculture	April 2025	APP-072B
EN010163/APP/6.2.16	Chapter 16: Glint and Glare	April 2025	APP-073
EN010163/APP/6.2.17	Chapter 17: Miscellaneous Issues	April 2025	APP-074
EN010163/APP/6.2.18	Chapter 18: Summary	April 2025	APP-075
EN010163/APP/6.2.19	Chapter 19: Glossary	April 2025	APP-076
EN010163/APP/6.3.1	Appendix 1.1 Steeple Project Environmental Impact Assessment Scoping Report	April 2025	APP-077
EN010163/APP/6.3.1	Appendix 1.2 EIA Scoping Opinion	April 2025	APP-078
EN010163/APP/6.3.1	Appendix 1.3 Environment Agency EIA Scoping Response	April 2025	APP-079
EN010163/APP/6.3.1	Appendix 1.4 EIA Statement of Competence	April 2025	APP-080
EN010163/APP/6.3.2	Appendix 2.1 Schedule 4 Requirements of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 as amended	April 2025	APP-081
EN010163/APP/6.3.2	ES Appendix 2.2 Phase 1 Geoenvironmental Desk Study Report	April 2025	APP-082
EN010163/EX/6.3.2	ES Appendix 2.2 Phase 1 Geoenvironmental Desk Study Report Rev 2	December 2025	REP2-022 and REP2-023
EN010163/APP/6.3.2	Appendix 2.2 Phase 1 Geoenvironmental Desk Study Report - Appendix Historical Maps Part 1	April 2025	APP-083
EN010163/EX/6.3.2	Appendix 2.2 Phase 1 Geoenvironmental Desk Study Report - Appendix Historical Maps	December	REP2-024

	Part 1 Rev B	2025	
EN010163/APP/6.3.2	Appendix 2.2 Phase 1 Geoenvironmental Desk Study Report - Appendix Historical Maps Part 2	April 2025	APP-084
EN010163/EX/6.3.2	Appendix 2.2 Phase 1 Geoenvironmental Desk Study Report - Appendix Historical Maps Part 2 Rev B	December 2025	REP2-025
EN010163/APP/6.3.2	Appendix 2.2 Phase 1 Geoenvironmental Desk Study Report - Appendix Historical Maps Part 3	April 2025	APP-085
EN010163/EX/6.3.2	Appendix 2.2 Phase 1 Geoenvironmental Desk Study Report - Appendix Historical Maps Part 3 Rev B	December 2026	REP2-026
EN010163/APP/6.3.2	Appendix 2.2 Phase 1 Geoenvironmental Desk Study Report - Appendix Historical Maps Part 4	April 2025	APP-086
EN010163/EX/6.3.2	Appendix 2.2 Phase 1 Geoenvironmental Desk Study Report - Appendix Historical Maps Part 4 Rev B	January 2026	REP2-027
EN010163/APP/6.3.2	Appendix 2.2 Phase 1 Geoenvironmental Desk Study Report - Appendix Historical Maps Part 5	April 2025	APP-087
EN010163/EX/6.3.2	Appendix 2.2 Phase 1 Geoenvironmental Desk Study Report - Appendix Historical Maps Part 5 Rev B	January 2026	REP2-028
EN010163/APP/6.3.2	Appendix 2.3 Cumulative Sites Long List and Short List	April 2025	APP-088
<del>EN010163/APP/6.3.4</del>	<del>Appendix 4.1 Outline Construction Environmental Management Plan</del>	<del>April 2025</del>	<del>APP-089</del>
EN010163/APP/6.3.4	Appendix 4.1 Outline Construction Environmental Management Plan Rev 3	January 2026	TBC
<del>EN010163/APP/6.3.4</del>	<del>Appendix 4.2 Outline Decommissioning Plan</del>	<del>April 2025</del>	<del>APP-090</del>
EN010163/APP/6.3.4	Appendix 4.2 Outline Decommissioning Plan Rev 3	January 2026	TBC
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EN010163/EX/6.3.4	Appendix 4.3 Outline Fire Risk Management Plan Rev 2	December 2025	REP2-029 and REP2-030

EN010163/APP/6.3.4	Appendix 4.4 Outline Operational Management Plan	April 2025	APP-092
EN010163/APP/6.3.4	Appendix 4.4 Outline Operational Management Plan Rev 3	January 2026	TBC
EN010163/APP/6.3.4	Appendix 4.5 Outline Design Principles	April 2025	APP-093
EN010163/EX/6.3.4	Appendix 4.5 Outline Design Principles Rev 2	January 2026	REP2-031 and REP2-032
EN010163/APP/6.3.4	Appendix 4.6 Crossings Schedule	April 2025	APP-094
EN010163/APP/6.3.6	Appendix 6.1 Viewpoint Photographs Part 1	April 2025	APP-095
EN010163/APP/6.3.6	6.3.6 Appendix 6.1 Viewpoint Photographs Part 2	April 2025	APP-096
EN010163/APP/6.3.6	6.3.6 Appendix 6.1 Viewpoint Photograph Record - Cumulative Annotations Part A and Part B	January 2026	TBC
EN010163/APP/6.3.6	6.3.6 Appendix 6.2 Photomontages Part 1 - Summer	April 2025	APP-097
EN010163/APP/6.3.6	6.3.6 Appendix 6.2 Photomontages Part 1 – Summer with Cumulative Annotations	January 2026	TBC
EN010163/APP/6.3.6	6.3.6 Appendix 6.2 Photomontages Part 2 - Winter	April 2025	APP-098
EN010163/APP/6.3.6	6.3.6 Appendix 6.2 Photomontages Part 2 – Winter with Cumulative Annotations	January 2026	TBC
EN010163/APP/6.3.6	6.3.6 Appendix 6.3 Viewpoint Assessment	April 2025	APP-099
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EN010163/APP/6.3.6	6.3.6 Appendix 6.5 Arboricultural Impact Assessment	April 2025	APP-101
EN010163/APP/6.3.6	6.3.6 Appendix 6.6 Assessment of Public Rights of Way	April 2025	APP-102
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EN010163/APP/6.3.7	6.3.7 Appendix 7.4 Breeding Bird Report	April 2025	APP-106
EN010163/APP/6.3.7	6.3.7 Appendix 7.5 Barn Owl Report (Confidential)	April 2025	APP-107

EN010163/APP/6.3.7	6.3.7 Appendix 7.6 Wintering Bird Report	April 2025	APP-108
EN010163/APP/6.3.7	6.3.7 Appendix 7.7 Bat Report	April 2025	APP-109
EN010163/APP/6.3.7	6.3.7 Appendix 7.8 Badger Report (Confidential)	April 2025	APP-110
EN010163/APP/6.3.7	6.3.7 Appendix 7.9 Otter and Water Vole Report	April 2025	APP-111
EN010163/APP/6.3.7	6.3.7 Appendix 7.10 Great Crested Newt Report	April 2025	APP-112
EN010163/APP/6.3.7	6.3.7 Appendix 7.11 Aquatic Invertebrates Report	April 2025	APP-113
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EN010163/APP/6.3.7	6.3.7 Appendix 7.13 Skylark Mitigation Strategy	April 2025	APP-115
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<del>EN010163/APP/6.3.8</del>	<del>6.3.8 Appendix 8.1 Flood Risk Assessment Part 1</del>	<del>April 2025</del>	<del>APP-117</del>
EN010163/EX/6.3.8	6.3.8 Appendix 8.1 Flood Risk Assessment Part 1 Rev 2	January 2026	REP2-041 and REP2-042
EN010163/EX/6.3.8	6.3.8 Appendix 8.1 Flood Risk Assessment Part 1 Rev 2 Appendix E update	January 2026	REP2-013
EN010163/APP/6.3.8	6.3.8 Appendix 8.1 Flood Risk Assessment Part 2	April 2025	APP-118
EN010163/APP/6.3.8	6.3.8 Appendix 8.1 Flood Risk Assessment Part 3	April 2025	APP-119
EN010163/EX/6.3.8	6.3.8 Appendix 8.1 Flood Risk Assessment Part 3 Appendix G update only	January 2026	REP2-014 and REP2-015
<del>EN010163/APP/6.3.8</del>	<del>6.3.8 Appendix 8.2 Surface Water Drainage Strategy</del>	<del>April 2025</del>	<del>APP-120</del>
<del>EN010163/EX/6.3.8</del>	<del>6.3.8 Appendix 8.2 Surface Water Drainage Strategy Rev 2</del>	<del>January 2026</del>	<del>REP2-033 and REP2-034</del>
EN010163/EX/6.3.8	6.3.8 Appendix 8.2 Surface Water Drainage Strategy Rev 3	January 2026	TBC
EN010163/EX/6.3.8	6.3.8 Appendix 8.2 Surface Water Drainage Strategy Rev 2 Appendix B update only	January 2026	REP2-035
EN010163/EX/6.3.8	6.3.8 Appendix 8.2 Surface Water Drainage Strategy Rev 3 Appendix G update only	January 2026	TBC



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EN010163/EX/6.3.8	6.3.8 Appendix 8.2 Surface Water Drainage Strategy Rev 3 Appendix L (New)	January 2026	TBC
EN010163/EX/6.3.8	6.3.8 Appendix 8.2 Surface Water Drainage Strategy Rev 3 Appendix M (New)	January 2026	TBC
EN010163/APP/6.3.8	6.3.8 Appendix 8.3 Water Framework Directive Assessment	April 2025	APP-121
EN010163/EX/6.3.8	6.3.8 Appendix 8.3 Water Framework Directive Assessment Rev 2	January 2026	REP2-036 and REP2-037
EN010163/APP/6.3.9	6.3.9 Appendix 9.1 Cultural Heritage Technical Baseline	April 2025	APP-122
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