

# Steeple Renewables Project

**Statement of Common Ground between Applicant and  
North Leverton with Hablesthorpe Parish Council**

January 2026

Document Reference: EN010163/EX/8.25

Revision: 2

Planning Act 2008

Infrastructure Planning (Applications: Prescribed Forms and Procedure)



## Statement of Common Ground between Applicant and North Leverton with Habbleshthorpe Parish Council

Document Properties		
Prepared By	The Steeple Renewables Project Consultant Team	
Version History		
Version	Date	Version Status
Examination	January 2026	Rev 2

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## 1 Introduction

### 1.1 Purpose of this document

- 1.1.1 This Statement of Common Ground ('SoCG') has been prepared to support the Examination of the Development Consent Order ('DCO') application for the Steeple Renewables Project (the 'Proposed Development').
- 1.1.2 The SoCG has been prepared jointly by Steeple Solar Farm Limited (the 'Applicant') and North Leverton with Hablesthorpe Parish Council ('NLWHPC') to clarify the current position of the relative parties on specific matters that are, or have been, under discussion. It seeks to confirm to the Examining Authority ('ExA') where there are points of agreement between the parties and where agreement has not been reached to date. It therefore aids the ExA in identifying any specific issues that may need to be addressed during the Examination and provides a structure to any further discussions for the parties engaged in the SoCG.
- 1.1.3 This document has been prepared in response to a specific request from the ExA as per the Rule 6 Letter Issued 10<sup>th</sup> October 2025.

### 1.2 Terminology

- 1.2.1 Section 2 of this document sets out the relevant matters raised through discussion between the parties. It provides a summary of the position of each party and identifies the status of discussion on each matter:
- "Agreed" means that a matter has been resolved between the parties and is not anticipated to be subject to further discussion:
  - "Under discussion" means that a matter remains in active dialogue between the parties and a final position has not been reached:
  - "Not Agreed" means that the parties have established a final position that they cannot resolve the matter and will remain a point of difference.
- 1.2.2 In accordance with the request from the ExA in the Rule 6 Letter, a **Low**, **Medium** and **High** 'traffic light' (also known as a RAG system) is applied to each matter to indicate the likelihood of their resolution during the Examination period.

## 1.3 Status of this document

- 1.3.1 This document is currently at draft stage. Matters engage are summarised in Table 1.

**Table 1 – Matters engaged in this SoCG.**

Landscape and Visual Amenity	Water Environment	Glint and Glare	Electromagnetic fields	Use of Agricultural Land	Sturton Ward Neighbourhood Plan	Local Road Infrastructure	Cumulative Effect

## 2 Current Position

- 2.1.1 Table 2 on the next page provides a summary of the current position of the Applicant and NLWHPC in relation to specific matters that have been under discussion to date.
- 2.1.2 Where a matter is not represented in the table, it should be assumed that it is either: (i) agreed between the parties and has never required detailed discussion; or (ii) not relevant to the discussion between the parties.
- 2.1.3 Appendix A of this document provides a record of engagement undertaken between the parties in relation to the Proposed Development. This is limited to engagement which is materially relevant to the contents of this SoCG and does not seek to include every correspondence between the parties (e.g. that which was primarily administrative).

**Table 2 – Current position of matters relevant to the parties’ discussions**

Row ID	Topic	Applicants Position	NLWHPC’s Position	Status
NLWHPC 1	Landscape and Visual Amenity	<p>Landscape and Visual Amenity has been considered within <b>ES Chapter 6: Landscape and Visual Impact and Residential Amenity [APP-064]</b> and Chapter 6 and 7 of the <b>Planning Statement [REP2-040]</b>.</p> <p>Main landscape and visual impacts minimised through sensitive siting of the largest components (BESS and substation) nearest the West Burton Power station and grid connection point. The Proposed Development also benefits from a green infrastructure led landscape and ecological design. Adverse effects are localised and will be reversed following decommissioning at the end of the Proposed Development’s operational life.</p> <p>An <b>Outline Landscape and Ecological Management Plan [APP-116]</b> outlines the proposed habitat establishment, management and monitoring requirements and used as a basis to develop the final LEMP secured by Requirement 6 of the <b>dDCO [REP2-007]</b> prior to development.</p>	<p>The applicant focuses on their mitigation for what they deem to be the two largest components. Surely the largest element must be the huge acreage of solar panels which will dominate the local landscape thus removing the natural vistas of the Trent valley! The stopping up of numerous footways and bridleways together with the desecration of the landscape will have a significant impact on the very popular tourist and rambling that the area currently enjoys. The applicant makes mention of localised habitat and ecology creation areas. How can these possibly compensate for the massive disruption to both the existing and abundant flora and fauna of the area?</p>	Not agreed

			<p>NLPC Considers this item contravenes the following elements of the Sturton Ward Neighbourhood Plan</p> <p>Objective 3 – Protection of Ward’s environmental assets</p> <p>Objective 4 – Adverse effects on landscape &amp; surroundings</p> <p>Objective 5 – Positivity of form</p> <p>Objective 7 – Promotion of tourism</p> <p>Policy1b – Scale, density, layout &amp; design</p> <p>Policy 1e – Promotion of public amenity</p> <p>Policy 2a.1 – Protection of attributes of open countryside</p> <p>Policy 2a.3 – Respect of local vistas</p> <p>Policy 5 – Positive contribution to character of the Ward, neighbouring properties, understanding of local history, scale sympathy to local heritage</p> <p>Policy 6 – Protection of historic environment</p> <p>Policy 7 – Tourism development</p> <p>Policy 8 – Support of local community</p>	
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			<p>Policy 12.2a – Impact on local amenity</p> <p>Policy 12.2c – Effects on local ecology &amp; biodiversity</p> <p>Paragraphs 18.5 &amp; 18.6 - Contravention of their content</p>	
NLWHPC 2	Landscape and Visual Amenity	<p>The methodology of <b>ES Chapter 6: Landscape and Visual Amenity Impact and Residential Amenity [APP-064]</b> is to identify, evaluate and describe the current landscape character of the Site and its surroundings and also any notable individual or groups of landscape features within the Site; determine the sensitivity of the landscape to the type of development proposed; identify potential visual receptors (i.e. people that would be able to see the Proposed Development) and evaluate their sensitivity to the type of changes proposed; identify and describe any impacts of the Proposed Development in so far as they affect the landscape and/or views of it and evaluate the magnitude of change due to these impacts; identify and assess any cumulative landscape and visual effects; identify and describe mitigation measures that have been adopted to avoid, reduce and compensate for landscape and visual effects; and evaluate the level of residual landscape and visual effects.</p>	<p>A methodology description doesn't address the <b>policy conflict</b> created by an <b>industrial-scale land take</b> in open countryside affecting settlement edges and rural character around North Leverton with Habbleshthorpe (DN22) and the Trent Valley setting.</p> <p>Contravenes the following policies from the Sturton Neighbourhood Plan;</p> <p><b>Large-scale solar panels covering ~2,300 acres → Policy 1 (Settlement Boundaries):</b> out of settlement; large-scale non-agricultural use not supported.</p> <p><b>Large-scale solar panels and infrastructure → Policy 5.1 (Design Quality):</b> dominance / poor fit with rural scale and layout.</p>	Not Agreed



			<p><b>Clearing farmland / installing solar panels → Policy 6 (Landscape Character):</b> significant alteration of rural landscape character.</p> <p><b>Paragraphs 18.5 &amp; 18.6 (Landscape &amp; Visual Impact):</b> explicitly frames industrial-scale infrastructure as harmful in countryside/village views.</p>	
NLWHPC 3	Landscape and Visual Amenity	<p><b>ES Chapter 6: Landscape and Visual Amenity Impact and Residential Amenity [APP-064]</b> concludes some significant adverse effects are identified (to hedgerows during construction, the land cover and character of the Site itself, and to some of the PRow and Roads which pass through the Site), but these are highly localised and limited in nature, with many of the effects reduced by Year 15 following implementation of the landscape mitigation planting.</p>	<p>The proposal is <b>inherently landscape-dominant</b> (scale + infrastructure), so the claim that harm is “localised and limited” conflicts with the Sturton Ward’s Neighbourhood Plan’s emphasis on protecting countryside character and key views, especially relevant to DN22’s open rural setting.</p> <p>Contravenes the following policies from the Sturton Neighbourhood Plan;</p> <p><b>Policy 5.1 (Design Quality):</b> dominance over rural landscape is a</p>	Not agreed

			<p>core conflict (not “localised”)</p> <p><b>Policy 5.2f (Views &amp; Landscape Features):</b> hedgerow removal/field alteration impacts key views and rural features</p> <p><b>Policy 6 (Landscape Character):</b> “significantly alters landscape”—undermines “limited/localised”</p> <p><b>Paras 18.5 &amp; 18.6:</b> industrial-scale intrusion into countryside and village views</p>	
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NLWHPC 4	Landscape and Visual Amenity	Existing hedgerows, trees and woodland to be retained will be buffered from the development and habitat diversity will be managed as set out in the <b>ES Appendix 7.12 outline Landscape and Ecological Mitigation Plan [APP-116]</b> secured in Requirement 6 of the dDCO submitted at Deadline 2 <b>[REP-007]</b> .	<p>Buffering and habitat management doesn't remove the <b>primary policy conflict</b>: industrialisation of open countryside, harm to landscape character and views, and loss/alteration of hedgerow field patterns.</p> <p>Contravenes the following policies from the Sturton Neighbourhood Plan;</p> <p><b>Policy 5.2f (Views &amp; Landscape Features)</b>: removal/alteration of hedgerows &amp; open fields conflicts with policy intent</p> <p><b>Policy 6 (Landscape Character)</b>: large-scale alteration remains even with buffers.</p> <p><b>Policy 9 (Biodiversity &amp; Green Infrastructure)</b>: mitigation may not meet NP requirement to protect/enhance biodiversity, useful to rebut "managed = acceptable."</p>	Not Agreed
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NLWHPC 5	Landscape and Visual Amenity	A detailed Landscape Ecological Management Plan, building on the outline details, is secured by Requirement 6 (LEMP) of the <b>dDCO [REP2-007]</b> . Part (f) of requirement 6 (LEMP) secures details of landscaping planting.	<p>“Secured by requirement” = <b>mechanism</b>, not proof of <b>policy compliance</b>. If the development is fundamentally contrary to settlement boundary / countryside character / views policies, a LEMP can’t cure the principle conflict.</p> <p>Contravenes the following policies from the Sturton Neighbourhood Plan;</p> <p><b>Policy 1 (Settlement Boundaries)</b> and <b>Policy 6 (Landscape Character)</b> are principle-level conflicts that planting/LEMP can’t neutralise.</p> <p><b>Paras 18.5 &amp; 18.6:</b> reinforce that industrial-scale harm to countryside/village views is material.</p>	Not Agreed
NLWHPC 6	Water Environment	Drinking water, contamination (release of chemicals) and land drainage are discussed and addressed in Section 8.7 of <b>ES Chapter</b>	No details of how rainwater is to be harvested. Rainwater runoff from this	Not agreed

		<p><b>8: Hydrology, Hydrogeology, Flood Risk and Drainage [REP2-018].</b></p> <p>Limited water usage and a peak daily demand of approximately 20m3 per day has been estimated. Rainwater harvesting will be used, where possible. Water for potable / welfare uses and for additional construction demand (where not met via rainwater harvesting) will be provided by Anglian Water who have advised that up to 20m3 per day is available via an existing water main. Exceptionally, should demand exceed the water available via rainwater harvesting and the Anglian Water connection, additional water would be sourced via an abstraction from the River Trent / on-site watercourses or by bringing water onto Site using a bowser. Drinking water for residents and businesses would not be affected by the proposed development.</p> <p>Requirement 7 (CEMP), 9 (OEMP) and 21 (Decommissioning and Restoration) of the <b>ddCO [REP2-007]</b> secure additional safeguards to drinking water, contamination and land drains during the construction and decommissioning phases.</p>	<p>vast surface area of non-permeable panels will be considerable and concentrated into narrow channels rather than be spread over a wide area of absorbent land. There is therefore an increased risk of localised flooding to the immediately adjacent villages of Sturton-le Steeple and North Leverton which were classed as ‘key villages’ in the 2009 Strategic Flood Risk Assessment that was prepared to inform Policy DM12 in BDC’s Core Strategy. Since 2009 the risk of increased amounts of rainfall has been universally recognised because of climate change. The resultant risk of flooding must therefore be increased without the added consequences of this proposal. NLPC Considers this item contravenes the following elements of the Sturton Ward Neighbourhood Plan</p> <p>Policy 1.f – Flood risk mitigation</p> <p>Policy 2a.4a -Maintenance of natural water flows</p>	
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			Policy 2b.1f – Sustainable management of surface water Policy 4 – Flood risk reduction	
NLWHPC 7	Water Management	The Applicants position with regards water management is that the methodology of <b>ES Chapter 8: Hydrology, Hydrogeology, Flood Risk and Drainage [REP2-018]</b> is to identifying the hydrological, hydrogeological and flood risk baseline for the Site; assessing the potential effect of the Proposed Development on the identified baseline environment; propose suitable mitigation for the reduction of any significant effects; presenting the predicted residual effects; and identifying any cumulative and in-combination effects.	Runoff concentration from “vast surface area of non-permeable panels” increases local flood risk,  Contravenes the following policies from the Sturton Neighbourhood Plan; <b>Policy 1.f, 2a.4a, 2b.1f, Policy 4.</b>	Not Agreed
NLWHPC 8	Water Management	The Applicants position is that the conclusion of <b>ES Chapter 8: Hydrology, Hydrogeology, Flood Risk and Drainage [REP2-018]</b> is that overall, no significant effects have been identified in relation to hydrology, hydrogeology, flood risk or drainage. This includes water management.	Runoff concentration from “vast surface area of non-permeable panels” increases local flood risk  Contravenes the following policies from the Sturton Neighbourhood Plan; <b>Policy 1.f, 2a.4a, 2b.1f, Policy 4.</b>	Not Agreed
NLWHPC 9	Water Management	Measures employed to mitigate impacts related to water management during both the construction, operation and decommissioning phases of the Proposed Development are set out in <b>ES Appendix 4.1 outline Construction Environmental Management Plan (oCEMP) [APP-089], ES Appendix 4.4 outline</b>	Plans and requirements don’t remove <b>baseline policy conflict</b> if the development causes increased runoff/flood risk.	Not agreed

		<b>Operational Management Plan (oOMP) [APP-092] and ES Appendix 4.2 outline Decommissioning Plan (oDP) [APP-090].</b>	Contravenes the following policies from the Sturton Neighbourhood Plan; <b>Policy 1.f, 2a.4a, 2b.1f, Policy 4.</b>	
NLWHPC 10	Water Management	Requirements 7 (CEMP), 9 (OEMP) and 21 (Decommissioning and Restoration) of the <b>dDCO [REP2-007]</b> secure further details of each plan.	Plans and requirements don't remove <b>baseline policy conflict</b> if the development causes increased runoff/flood risk.  Contravenes the following policies from the Sturton Neighbourhood Plan; <b>Policy 1.f, 2a.4a, 2b.1f, Policy 4.</b>	Not agreed
NLWHPC 11	Glint and Glare	<b>ES Chapter 16: Glint and Glare [APP-073]</b> considers glint and glare impacts upon aerodromes (licensed, unlicensed and military). The Applicants position is no significant impacts are predicted upon the remaining nine aerodromes assessed, including the potential reopening of Doncaster Sheffield Airport.	The glare from these panels is easily dismissed by the applicant. From the air this development ties in with the next door Tilbridge development in Lincolnshire.  It is a vast acreage of solar glare, and distraction. The applicant has only considered glint & glare affecting air traffic. No mention is made of this same issue affecting those at ground level particularly when approaching	Not Agreed

			<p>from high ground down into the Trent Valley</p> <p>NLPC Considers this item contravenes the following elements of the Sturton Ward Neighbourhood Plan</p> <p>Objective 4 - Detraction of surroundings</p> <p>Objective 5 – Positivity of form</p> <p>Objective 7 – Promotion of tourism</p> <p>Policy1b – Scale, density, layout &amp; design</p> <p>Policy 2a.1 – Protection of attributes of open countryside</p> <p>Policy 2a.3 – Respect of local vistas</p> <p>Policy 5 – Positive contribution to character of the Ward, neighbouring properties, understanding of local history, scale sympathy to local heritage</p> <p>Policy 7 – Tourism development</p> <p>Policy 12.2a – Impact on local amenity</p> <p>Paragraphs 18.5 &amp; 18.6 - Contravention of their content</p>	
NLWHPC 12	Glint and Glare	<b>ES Chapter 16: Glint and Glare [APP-073]</b> confirms there is no formal planning guidance for the assessment of solar reflections	Absence of “formal guidance” doesn’t mean <b>no impact</b> and your dispute is	Not Agreed



		<p>from solar panels. Pager Power has however produced guidance for glint and glare and solar photovoltaic developments, which was published in early 2017, with the fourth edition published in 2022. The methodology defines a comprehensive process for determining the impact upon road safety, residential amenity, and aviation activity.</p>	<p>about <b>amenity, views, and countryside character</b>, which the NP policies cover</p> <p>Contravenes the following policies from the Sturton Neighbourhood Plan;</p> <p><b>Policy 5.2f (Views &amp; Landscape Features)</b> and <b>Paras 18.5 &amp; 18.6:</b> industrial-scale visual intrusion / harm to countryside and village views—useful to rebut “methodology compliance = acceptable.”</p>	
NLWHPC 13	Glint and Glare	<p><b>ES Chapter 16: Glint and Glare [APP-073]</b> concludes the Proposed Development is considered to have no significant glint and glare impacts upon road safety, residential amenity, railway infrastructure and operations, aviation activity, public rights of way, bridleways and waterways.</p>	<p>We have explicitly flagged the impact on public access / enjoyment where PRow are affected which is highly relevant in rural DN22.</p> <p>Contravenes the following policies from the Sturton Neighbourhood Plan;</p>	Not Agreed

			<p><b>Policy 10 (Community &amp; Recreational Assets):</b> rerouting/visual intrusion on footpaths reduces enjoyment/access</p> <p><b>Policy 12.2d (Community &amp; Local Services):</b> impacts on footpaths/bridleways/local amenity</p> <p><b>Paras 18.5 &amp; 18.6:</b> rural landscape/village view harm (helps tackle the “no significant impacts” framing).</p>	
NLWHPC 14	Glint and Glare	Measures employed to mitigate impacts of glint and glare during both the construction, operation and decommissioning phases of the Proposed Development are set out in <b>ES Appendix 4.1 outline Construction Environmental Management Plan (oCEMP) [APP-089]</b> , <b>ES Appendix 4.4 outline Operational Management Plan (oOMP) [APP-092]</b> and <b>ES Appendix 4.2 outline Decommissioning Plan (oDP) [APP-090]</b> .	<p>As above: mechanisms don’t outweigh <b>policy conflict</b> around countryside views/amenity and PRow experience.</p> <p>Contravenes the following policies from the Sturton Neighbourhood Plan;</p> <p><b>Policy 10 + Policy 12.2d + Paras 18.5/18.6.</b></p>	Not Agreed
NLWHPC 15	Glint and Glare	Requirements 7 (CEMP), 9 (OEMP) and 21 (Decommissioning and Restoration) of the <b>dDCO [REP2-007]</b> secure further details of each plan.	<p>As above: mechanisms don’t outweigh <b>policy conflict</b> around countryside views/amenity and PRow experience.</p>	Not Agreed

			Contravenes the following policies from the Sturton Neighbourhood Plan; <b>Policy 10 + Policy 12.2d + Paras 18.5/18.6.</b>	
NLWHPC 16	Electromagnetic Fields	Electric, Magnetic and Electromagnetic Fields (EMFs) are assessed in <b>ES Chapter 17: Miscellaneous Issues [APP-074]</b> . The scope of the assessment of EMFs is limited to consideration and assessment of any cables associated with the Proposed Development which exceed 132kV. The only part of the Proposed Development to exceed this voltage is the underground export cable between the Proposed Development and the existing West Burton Power Station substation, which will be an underground 400kV cable system. The assessment determines no significant effects from EMFs will be caused and therefore additional mitigation measures are not required.		Not Agreed
NLWHPC 17	Electromagnetic Fields	The methodology for <b>ES Chapter 17: Miscellaneous Issues [APP-074]</b> confirms the Proposed Development has been assessed based on the likely worst-case parameters/scenarios as per the 'Rochdale Envelope' approach.	While it is acknowledged that predicted electromagnetic field (EMF) levels associated with the Proposed Development may fall within current technical guideline limits, the Parish Council does not agree that this renders the impact acceptable in planning terms. The assessment focuses narrowly on compliance with	Not Agreed

			<p>exposure thresholds and fails to consider the wider effects of introducing high-voltage electrical infrastructure into open countryside. The presence of underground export cables, substations and associated infrastructure contributes to the industrialisation of a predominantly rural landscape, adversely affects tranquillity and the quiet enjoyment of the countryside, and raises reasonable concerns for local residents regarding cumulative infrastructure impacts. These effects are particularly relevant in a rural community such as North Leverton with Hablesthorpe, where landscape character, openness and wellbeing form a core part of the area's identity and are afforded protection through local and neighbourhood planning policy.</p>	
NLWHPC 18	Electromagnetic Fields	<b>ES Chapter 17: Miscellaneous Issues [APP-074]</b> concludes electromagnetic fields are not likely to cause significant effects.	<p>While it is acknowledged that predicted electromagnetic field (EMF) levels associated with the Proposed</p>	Not Agreed

			<p>Development may fall within current technical guideline limits, the Parish Council does not agree that this renders the impact acceptable in planning terms. The assessment focuses narrowly on compliance with exposure thresholds and fails to consider the wider effects of introducing high-voltage electrical infrastructure into open countryside. The presence of underground export cables, substations and associated infrastructure contributes to the industrialisation of a predominantly rural landscape, adversely affects tranquillity and the quiet enjoyment of the countryside, and raises reasonable concerns for local residents regarding cumulative infrastructure impacts. These effects are particularly relevant in a rural community such as North Leverton with Hablesthorpe, where landscape character, openness and wellbeing form a core part of the area's identity</p>	
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			and are afforded protection through local and neighbourhood planning policy.	
NLWHPC 19	Electromagnetic Fields	Measures employed to mitigate impacts of glint and glare during both the construction, operation and decommissioning phases of the Proposed Development are set out in <b>ES Appendix 4.1 outline Construction Environmental Management Plan (oCEMP) [APP-089]</b> , <b>ES Appendix 4.4 outline Operational Management Plan (oOMP) [APP-092]</b> and <b>ES Appendix 4.2 outline Decommissioning Plan (oDP) [APP-090]</b> .	<p>We have explicitly flagged the impact on public access / enjoyment where PRow are affected which is highly relevant in rural DN22.</p> <p>Contravenes the following policies from the Sturton Neighbourhood Plan;</p> <p><b>Policy 10 (Community &amp; Recreational Assets):</b> rerouting/visual intrusion on footpaths reduces enjoyment/access</p> <p><b>Policy 12.2d (Community &amp; Local Services):</b> impacts on footpaths/bridleways/local amenity</p> <p><b>Paras 18.5 &amp; 18.6:</b> rural landscape/village view harm (helps tackle the “no significant impacts” framing).</p>	Not Agreed

NLWHPC 20	Electromagnetic Fields	Requirements 7 (CEMP), 9 (OEMP) and 21 (Decommissioning and Restoration) of the <b>dDCO [REP2-007]</b> secure further details of each plan.	While it is acknowledged that predicted electromagnetic field (EMF) levels associated with the Proposed Development may fall within current technical guideline limits, the Parish Council does not agree that this renders the impact acceptable in planning terms. The assessment focuses narrowly on compliance with exposure thresholds and fails to consider the wider effects of introducing high-voltage electrical infrastructure into open countryside. The presence of underground export cables, substations and associated infrastructure contributes to the industrialisation of a predominantly rural landscape, adversely affects tranquillity and the quiet enjoyment of the countryside, and raises reasonable concerns for local residents regarding cumulative infrastructure impacts. These effects are particularly relevant in a rural community such as North Leverton	Not Agreed
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			with Habbleshthorpe, where landscape character, openness and wellbeing form a core part of the area's identity and are afforded protection through local and neighbourhood planning policy.	
HLWHPC 21	Use of agricultural land	<p>The Applicants position is use of agricultural land is addressed in section 15.7 of <b>ES Chapter 15: Land Use and Agriculture [APP-072]</b>.</p> <p><b>ES Chapter 3: Site Description, Site Selection and Iterative Design Process [APP-061]</b> and the <b>Design and Access Statement [REP2-042]</b> detail the process the Applicant has followed for site election and design review.</p> <p>There are no preferable sites that are of sufficient scale to enable the construction of the Proposed Development on non-agricultural land, or land that is of a lower Agricultural Land Classification ('ALC') grade without constraint.</p> <p>Approximately 72.1% of the land within the Order Limits forms BMV land.</p> <p>However, the Proposed Development will only result in temporary disturbance of approximately 12.1 ha of BMV agricultural land. This land will not be lost, in that it is all capable of restoration to a comparable grade at the decommissioning phase.</p>	<p>The Government's own guidelines, and those of the Solar Power governing body, are that prime agricultural land, in this case BMV, should not be used for purposes other than growing crops. IE. Not to be used for solar panels.</p> <p>The government pay's much stock about self-sufficiency of energy. How important is self-sufficiency of food supply? This should surely take precedence.</p> <p>The application states that this use of land "will only result in temporary disturbance. This land will not be lost, as it will be returned to comparable land, on decommissioning".</p> <p>Who will farm this land? All the</p>	Not Agreed



		The reinstatement to comparable soil properties and land grade would be undertaken in accordance with a Soil Management Plan secured by Requirement 11 of the <b>dDCO [REP2-007]</b> , regarding the measures stated within <b>ES Appendix 15.2 Outline Soil Management Plan (oSMP) [APP-132]</b> .	farmers, and their families, will be long gone. NLPC Considers this item contravenes the following elements of the Sturton Ward Neighbourhood Plan Objective 3c – Retention of rural landscape Policy1b – Scale, density, layout & design Objective 5 – Positivity of form Policy 2a.1 – Protection of attributes of open countryside Policy 5.2a – Recognition of local character Policy 8.1d – Effects on natural environment Policy 12.2d – Loss of good quality agricultural land Paragraphs 18.6 -Contravention of content	
HLWHPC 22	Use of agricultural land	The assessment methodology of <b>ES Chapter 15: Land Use and Agriculture [APP-072B]</b> is the consideration of agricultural land quality of the Site, and the extent to which the Proposed Development will affect the inherent land quality. It has also considered the method of construction and the impact this would	<b>Clearing farmland and installing solar panels</b> is in direct conflict with countryside character and (importantly) local policy on community/land use priorities. The	Not Agreed

		<p>have on soil qualities. The potential for removal of the panels and therefore the reversibility of the impact, and the extent to which agricultural use can continue during the life of the Proposed Development.</p>	<p>Government’s own guidelines, and those of the Solar Power governing body, are that prime agricultural land, in this case BMV, should not be used for purposes other than growing crops. IE. Not to be used for solar panels.</p> <p>The application states that this use of land “ will only result in temporary disturbance. This land will not be lost, as it will be returned to comparable land, on decommissioning.</p> <p>Who will farm this land? All the farmers, and their families, will be long gone.</p> <p>Contravenes the following policies from the Sturton Neighbourhood Plan;</p> <p><b>Policy 6 (Landscape Character):</b> clearing farmland + solar panels significantly alters rural character.</p> <p><b>Policy 1 (Settlement Boundaries):</b></p>	
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			<p>reinforces principle conflict of large non-agricultural use outside settlement.</p> <p><b>Policy 2a.1 (Housing/Local Needs)</b> land diverted away from community-focused priorities (useful against “continued agricultural use”</p>	
HLWHPC 23	Use of agricultural land	<p><b>ES Chapter 15: Land Use and Agriculture [APP-072B]</b> concludes overall, no significant, adverse residual cumulative effects are identified for the construction, operational and decommissioning stages for the Proposed Development.</p>	<p>The Scale and landscape changes will be materially harmful, and it is important to flag PRoW/community impacts which contribute to cumulative harm experienced locally.</p> <p>Contravenes the following policies from the Sturton Neighbourhood Plan;</p> <p><b>Policy 5.1</b> (dominance), <b>Policy 6</b>, <b>Paras 18.5/18.6</b> <b>Policy 10</b> and <b>Policy 12.2d</b>: PRoW / amenity impacts that compound with other change in the area.</p>	Not Agreed

Statement of Common Ground between Applicant and  
North Leverton with Habbleshthorpe Parish Council  
Steeple Renewables Project

www.steeplerenewablesproject.co.uk

HLWHPC 24	Use of agricultural land	The outline Soil Management Plan (oSMP) [APP-132] sets out the key principles and considerations for the handling of soils for the Proposed Development.	Soil handling/reinstatement is <b>process</b> , but the Neighbour Plan conflict is about <b>principle and character</b> of change, and the shift away from rural landscape function.  Contravenes the following policies from the Sturton Neighbourhood Plan; <b>Policy 6</b> (landscape character), <b>Policy 5.1</b> (dominance), <b>Paras 18.5/18.6</b>	Not Agreed
HLWHPC 25	Use of agricultural land	The reinstatement to comparable soil properties and land grade would be undertaken in accordance with a Soil Management Plan secured by Requirement 11 of the <b>dDCO [REP2-007]</b>	Soil handling/reinstatement is <b>process</b> , but the Neighbour Plan conflict is about <b>principle and character</b> of change, and the shift away from rural landscape function.  Contravenes the following policies from the Sturton Neighbourhood Plan; <b>Policy 6</b> (landscape character), <b>Policy 5.1</b> (dominance), <b>Paras 18.5/18.6</b>	Not Agreed
HLWHPC 26	Sturton Ward Neighbourhood Plan	The applicant's position is the purposes of the objectives within Sturton Ward Neighbourhood Plan ('SWNP') are clarified in paragraph 6.1 of the SWNP as to – " <i>reflect the aspirations of the</i>	The applicant focuses on the objectives of the Sturton Ward Plan stating that they have no weight in	Not Agreed

		<p><i>residents of Sturton Ward</i>". They are not adopted policies within the neighbourhood plan that, in turn, form part of the local plan. Objectives hold no weight in the determination process.</p> <p>The applicant has set out in Appendix C of the <b>Planning Statement [REP2-040]</b> how the proposal accords with relevant local plan policies, this includes Sturton Ward Neighbourhood Plan. Should policy conflict be identified this is addressed in the planning balance and outweighed by the benefits of the Proposed Development.</p>	<p>the determination process. These objectives are a key part of the plan and can only be met by adherence to the policies therein. The plan explicitly warns that large-scale industrial infrastructure harms the landscape – precisely that this project represents!</p> <p>They have completely ignored the contraventions of adopted policies within the same plan.</p> <p>To re-state, we consider that this proposal contravenes the various aspects of the following elements of the Sturton Ward Neighbourhood Plan as detailed elsewhere in this table.</p> <p>Objectives 3, 4, 5 &amp; 7 Policies 1, 2, 4, 5, 6, 7, 8 &amp; 12 Paragraphs 18.5 &amp; 18.6</p>	
HLWHPC 27	Local Road Infrastructure	<p>Vehicle routing for deliveries and workforce trips are proposed to be routed to and from the north of the site. This restricted routing is identified in <b>ES Appendix 13.2 outline Construction Traffic Management Plan (oCTMP) [APP-129]</b> and will be secured by requirement 8 of the <b>dDCO [REP2-007]</b> through delivery of the</p>	<p>There is no mention of how increased traffic flows are going to be managed during construction. The surrounding villages are already struggling to cope with increased and unauthorised HGV</p>	Not Agreed

		<p>CTMP which must be approved by the local planning authority prior to commencement of the relevant phase of the authorised development and must be in accordance with the oCTMP. Traffic will be controlled and managed during construction.</p> <p>The <b>oCTMP [APP-129]</b> includes a package of mitigation measures summarised in Chapter 6 of the <b>oCTMP [APP-129]</b>. These commit the applicant to:</p> <ul style="list-style-type: none"> <li>• Ongoing monitoring and enforcement of the approved arrangements to ensure adherence to designated routes and site management protocols;</li> <li>• Measures to manage and coordinate construction traffic to minimise impact on local highways and residents; and</li> <li>• Measures to ensure safety and operational efficiency of the construction route.</li> </ul>	<p>vehicle movements. This problem can only get worse as a consequence of this proposal – especially when viewed in conjunction with HLWHPC 8 below.</p> <p>NLPC Considers this item contravenes the following elements of the Sturton Ward Neighbourhood Plan</p> <p>Objective 4 – Detraction of local community settings</p> <p>Objective 5 – Positivity of form</p> <p>Objective 7 – Promotion of tourism</p> <p>Policy1b – Scale, density, layout &amp; design</p> <p>Policy 5.2b – Domination of local streetscapes</p> <p>Policy 8.1c – Detrimental impact to local amenities due to noise, dust &amp; emissions</p>	
HLWHPC 28	Local Road Infrastructure	<p><b>ES Chapter 13: Transport and Access [APP-071]</b> has been prepared in accordance with the IEMA Guidance. The pertinent issues for the ES in terms of transportation are the magnitude and consequences of changes at the assessment highway links within the study area as a result of the construction, operational and decommissioning phases of the Proposed Development on:</p>	<p>There is no mention of how increased traffic flows are going to be managed during construction. The surrounding villages are already struggling to cope with increased and unauthorised HGV vehicle movements. This problem can</p>	Not Agreed

		<p>Vehicular traffic flows; Accidents and safety; Severance of communities; Road vehicle driver and passenger delay; Non-motorised user (NMU) delay; NMU amenity; Fear and intimidation on and by road users; and Hazardous loads.</p> <p><b>ES Appendix 13.1 Transport Assessment APP-128]</b> and <b>ES Appendix 13.2 outline Construction Traffic Management Plan [APP-129]</b> provides information on traffic flows and traffic management during construction.</p>	<p>only get worse as a consequence of this proposal – especially when viewed in conjunction with HLWHPC 8 below.</p> <p>NLPC Considers this item contravenes the following elements of the Sturton Ward Neighbourhood Plan</p> <p>Objective 4 – Detraction of local community settings</p> <p>Objective 5 – Positivity of form</p> <p>Objective 7 – Promotion of tourism</p> <p>Policy1b – Scale, density, layout &amp; design</p> <p>Policy 5.2b – Domination of local streetscapes</p> <p>Policy 8.1c – Detrimental impact to local amenities due to noise, dust &amp; emissions</p>	
HLWHPC 29	Local Road Infrastructure	<p><b>ES Chapter 13: Transport and Access [APP-071]</b> concludes the proposed package of mitigation measures ensure that the Proposed Development is acceptable and that there will be no likely significant effects.</p>	<p>There is no mention of how increased traffic flows are going to be managed during construction. The surrounding villages are already struggling to cope with increased and unauthorised HGV vehicle movements. This problem can only get worse as a consequence of</p>	Not Agreed

			<p>this proposal – especially when viewed in conjunction with HLWHPC 8 below.</p> <p>NLPC Considers this item contravenes the following elements of the Sturton Ward Neighbourhood Plan</p> <p>Objective 4 – Detraction of local community settings</p> <p>Objective 5 – Positivity of form</p> <p>Objective 7 – Promotion of tourism</p> <p>Policy1b – Scale, density, layout &amp; design</p> <p>Policy 5.2b – Domination of local streetscapes</p> <p>Policy 8.1c – Detrimental impact to local amenities due to noise, dust &amp; emissions</p>	
HLWHPC 30	Local Road Infrastructure	<p><b>ES Appendix 4.1 outline Construction Environmental Management Plan (OCEMP) [APP-089], outline Construction Traffic Management Plan (oCTMP) [APP-129], ES Appendix 4.4 outline Operational Management Plan (oOMP) [APP-092] and ES Appendix 4.2 outline Decommissioning Plan (oDP) [APP-090]</b> provide safeguards to local communities through the various phases of development.</p>	<p>There is no mention of how increased traffic flows are going to be managed during construction. The surrounding villages are already struggling to cope with increased and unauthorised HGV vehicle movements. This problem can only get worse as a consequence of this proposal – especially when</p>	Not Agreed



			<p>viewed in conjunction with HLWHPC 8 below.</p> <p>NLPC Considers this item contravenes the following elements of the Sturton Ward Neighbourhood Plan</p> <p>Objective 4 – Detraction of local community settings</p> <p>Objective 5 – Positivity of form</p> <p>Objective 7 – Promotion of tourism</p> <p>Policy1b – Scale, density, layout &amp; design</p> <p>Policy 5.2b – Domination of local streetscapes</p> <p>Policy 8.1c – Detrimental impact to local amenities due to noise, dust &amp; emissions</p>	
HLWHPC 31	Local Road Infrastructure	Requirements 7 (CEMP), 8 (CTMP), 9 (OEMP) and 21 (Decommissioning and Restoration) of the <b>dDCO [REP2-007]</b> secure further details of each plan.	There is no mention of how increased traffic flows are going to be managed during construction. The surrounding villages are already struggling to cope with increased and unauthorised HGV vehicle movements. This problem can only get worse as a consequence of this proposal – especially when	Not Agreed

			<p>viewed in conjunction with HLWHPC 8 below.</p> <p>NLPC Considers this item contravenes the following elements of the Sturton Ward Neighbourhood Plan</p> <p>Objective 4 – Detraction of local community settings</p> <p>Objective 5 – Positivity of form</p> <p>Objective 7 – Promotion of tourism</p> <p>Policy1b – Scale, density, layout &amp; design</p> <p>Policy 5.2b – Domination of local streetscapes</p> <p>Policy 8.1c – Detrimental impact to local amenities due to noise, dust &amp; emissions</p>	
HLWHPC 32	Cumulative Effect	<p>NPS EN-1, NPS EN-3 and NPS EN-5 as well as other national energy policy set out the UK Government’s aim for a secure, long term, reliable, resilient, affordable and low cost energy supply generated in the UK whilst, at the same time, decarbonising the energy system. The principal need for the Proposed Development is centred on the significant contribution it will make to the three important national energy policy (NPS EN-1, NPS EN3 and NPS EN-5) aims of Decarbonisation, Security of Supply and Affordability. This need is also in the context that the above objectives will need to be</p>	<p>The applicant focuses on their mitigation for what they deem to be the two largest components. Surely the largest element must be the huge acreage of solar panels which will dominate the local landscape thus removing the natural vistas of the Trent valley! The stopping up of numerous footways and bridleways</p>	Not Agreed

		<p>delivered during a period where there will be an increasing level of demand for electricity. National planning policy supports the principle and there is a significant need for the Proposed Development. The <b>Environmental Statement [APP-058 to APP-074, REP2-018 and REP2-020]</b> included a consideration of the potential for cumulative effects with other existing and proposed developments in the surrounding area.</p>	<p>together with the desecration of the landscape will have a significant impact on the very popular tourist and rambling that the area currently enjoys. The applicant makes mention of localised habitat and ecology creation areas. How can these possibly compensate for the massive disruption to both the existing and abundant flora and fauna of the area? NLPC Considers this item contravenes the following elements of the Sturton Ward Neighbourhood Plan</p> <p>Objective 3 – Protection of Ward’s environmental assets</p> <p>Objective 4 – Adverse effects on landscape &amp; surroundings</p> <p>Objective 5 – Positivity of form</p> <p>Objective 7 – Promotion of tourism</p> <p>Policy1b – Scale, density, layout &amp; design</p> <p>Policy 1e – Promotion of public amenity</p> <p>Policy 2a.1 – Protection of attributes of open countryside</p>	
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			<p>Policy 2a.3 – Respect of local vistas</p> <p>Policy 5 – Positive contribution to character of the Ward, neighbouring properties, understanding of local history, scale sympathy to local heritage</p> <p>Policy 6 – Protection of historic environment</p> <p>Policy 7 – Tourism development</p> <p>Policy 8 – Support of local community</p> <p>Policy 12.2a – Impact on local amenity</p> <p>Policy 12.2c – Effects on local ecology &amp; biodiversity</p> <p>Paragraphs 18.5 &amp; 18.6 - Contravention of their content</p>	
HLWHPC 33	Cumulative Effect	Cumulative and in combination effects of the development have been summarised in <b>ES Chapter 18: Summary [APP-075]</b> .	<p>“Summarised” ≠ “acceptable.” The conflict lies in that the development’s <b>scale</b> and <b>industrialisation of countryside</b> is itself materially harmful and contributes to cumulative change.</p>	Not Agreed
HLWHPC 34	Cumulative Effect	There would be significant beneficial effects on employment and economic contribution as a result of the combined effect of the Proposed Development with other developments during the construction, operation and decommissioning phases. During the	The effect on employment would be temporary in the installation and decommissioning stages and will not result in an increase in local	Not Agreed

		<p>construction phase a significant adverse cumulative effect is identified for accommodation demand. This presents a worst-case scenario should the other developments' construction timeframes overlap, however, in reality this is unlikely and the significance level identified would be reduced. When considering cumulative effects with other renewable generation projects with the Proposed Development during the operational phase, there would be a beneficial cumulative effect on climate change through the contribution to the UK's legally binding emission reduction targets.</p> <p>Table 18.5 and Table 18.6 of ES <b>Chapter 18: Summary [APP-075]</b> provide a qualitative assessment of the in-combination effect interactions on receptor groups including local residents. Construction and decommissioning have been presented together because the types of effect interactions would be broadly the same with decommissioning effects likely to be less significant than the construction phase. In conclusion, no significant adverse in-combination effects have been identified.</p>	<p>employment as these jobs will only be for limited periods and will be undertaken by experts who do not live in the local area.</p>	
HLWHPC 35	Cumulative Effect	<p><b>ES Appendix 4.1 outline Construction Environmental Management Plan (OCEMP) [APP-089], ES Appendix 4.4 outline Operational Management Plan (oOMP) [APP-092] and ES Appendix 4.2 outline Decommissioning Plan (oDP) [APP-090]</b> provide safeguards to local communities through the various phases of development.</p>	<p>Cumulative harm is about <b>experienced change across receptor groups</b>; management plans don't remove the underlying NP conflicts identified in this document</p>	Not Agreed

HLWHPC 36	Cumulative Effect	Requirements 7 (CEMP), 9 (OEMP) and 21 (Decommissioning and Restoration) of the <b>dDCO [REP2-007]</b> secure further details of each plan.	Cumulative harm is about <b>experienced change across receptor groups</b> ; management plans don't remove the underlying NP conflicts identified in this document	Not Agreed
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## A1 Record of Engagement

Date	Method of Engagement	Purpose/Description
18/09/2023	Email to North Leverton with Habbleshthorpe Parish Council.	Introductory email to North Leverton Parish Council.
23/10/2023	Email to North Leverton with Habbleshthorpe Parish Council.	Email to North Leverton Parish Council informing them of the launch of early informal consultation.
15/11/2023	Email from North Leverton with Habbleshthorpe Parish Council	Email requesting attendance at Parish Council meeting on 04/12/23.
01/12/2023	Email to North Leverton with Habbleshthorpe Parish Council.	Email requesting to reschedule briefing meeting.
15/12/2023	Email to North Leverton with Habbleshthorpe Parish Council.	Email informing the parish council that the early informal consultation has closed.
11/03/2024	Email to North Leverton with Habbleshthorpe Parish Council.	Email sharing the early informal consultation report.
17/05/2024	Meeting	Update meeting with Sturton-le-Steeple Parish Council, North and South Wheatley Parish Council and Cllr James Naish.
06/01/2025	Email to North Leverton with Habbleshthorpe Parish Council	Email updating North Leverton Parish Council on the project status and requesting an update meeting.
15/01/2025	Email from North Leverton with Habbleshthorpe Parish Council	Email requesting attendance at Parish Council meeting on 03/02/2025.
20/01/2025	Email to North Leverton with Habbleshthorpe Parish Council.	S42 Notification
22/01/2025	Email to North Leverton with Habbleshthorpe Parish Council.	Email confirming attendance at Parish Council meeting on 03/02/2025.
31/01/2025	Email to North Leverton with Habbleshthorpe Parish Council.	Liaison over arrangements update meeting.
03/02/2025	Meeting	Update meeting with North Leverton Parish Council
04/02/2025	Email to North Leverton with Habbleshthorpe Parish Council.	Providing answers to follow up questions from update meeting on 03/02/2025.
27/02/2025	Email to North Leverton with Habbleshthorpe Parish Council.	Mid consultation reminder email.
03/03/2025	Email from North Leverton with Habbleshthorpe Parish Council	Statutory consultation response.
15/07/2025	Email to North Leverton with Habbleshthorpe Parish Council.	S56 Notification
11/11/2025	Email to North Leverton with Habbleshthorpe Parish Council.	Email with SoCG (version 1) attached
14/11/2025	Email from North Leverton with Habbleshthorpe Parish Council	Clarification on SoCG

**Statement of Common Ground between Applicant and  
North Leverton with Habbleshorpe Parish Council  
Steeple Renewables Project**

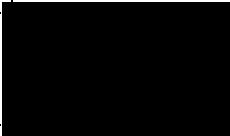
[www.steeplerenewablesproject.co.uk](http://www.steeplerenewablesproject.co.uk)

17/11/2025	Email to North Leverton with Habbleshorpe Parish Council.	Responded with clarification on SoCG
03/12/2025	Email from North Leverton with Habbleshorpe Parish Council	Email with comments provided in attached SoCG
19/12/2025	Email to North Leverton with Habbleshorpe Parish Council.	Email with revised SoCG attached (version 2) with the inclusion of Row ID's NLWHPC 2 - NLWHPC 5, NLWHPC 7 - NLWHPC 10, NLWHPC 12 - NLWHPC 15, NLWHPC 17 - NLWHPC 20, NLWHPC 22 - NLWHPC 25, NLWHPC 28 - NLWHPC 31, NLWHPC 33 - NLWHPC 36.
19/12/2025	Email from North Leverton with Habbleshorpe Parish Council	Extension of time request to comment on SoCG (version 2) by 09.01.2026
19/12/2025	Email to North Leverton with Habbleshorpe Parish Council.	Extension of time request for NLWHPC to comment on SoCG version 2 agreed by Applicant
09/01/2026	Email from North Leverton with Habbleshorpe Parish Council	Comments on revised SoCG (version 2) provided via attachment to email
14/01/2026	Email to North Leverton with Habbleshorpe Parish Council.	Email with clean version of the SoCG issued for signing.
15/01/2026	Email from North Leverton with Habbleshorpe Parish Council	Revised SoCG (version 2) signed and returned via attachment to email




## A2 Signing Sheet

Duly signed and authorised on behalf of  
Steeple Solar Farm Limited (the 'Applicant')

Name:	Will Bridges
Job Title:	DCO Lead Developer
Date:	16/01/2026
Signature:	

Duly signed and authorised on behalf of  
North Leverton with Habbleshthorpe Parish Council

Name:	
Job Title:	Clerk to NLPC
Date:	15/1/2026
Signature:	