

# Steeple Renewables Project

## Statement of Common Ground between Applicant and Hayton Parish Council

January 2026

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Planning Act 2008

Infrastructure Planning (Applications: Prescribed Forms and Procedure)



## **Statement of Common Ground between Applicant and Hayton Parish Council**

<b>Document Properties</b>		
<b>Prepared By</b>	The Steeple Renewables Project Consultant Team	
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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 Hayton Parish Council ('HPC') 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**



## **2 Current Position**

2.1.1 Table 2 on the next page provides a summary of the current position of the Applicant and HPC 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	HPC’s Position	Status
HPC 1	Noise	<p>The Applicants position is that some noise and vibration could be generated during the construction, operation, and decommissioning of the Proposed Development.</p> <p><b>ES Chapter 11: Noise and Vibrations [APP-069]</b> addresses all relevant potential noise and vibratory effects from the introduction of the Proposed Development, concluding that noise and vibration generated during the temporary construction, operation and decommissioning of the site is not significant.</p> <p>Further safeguards during construction through <b>ES Appendix 4.1 Outline Construction Environmental Management Plan (oCEMP) [APP-089]</b>, operation through <b>ES Appendix 4.4 Outline Operation Environmental Management Plan (oOEMP) [APP-092]</b> and decommissioning through <b>ES Appendix 4.2 Outline Decommissioning Plan (oDP) [APP-090]</b>.</p> <p>Requirements 7 (CEMP), 9 (OEMP) and 21 (Decommissioning and Restoration) of the <b>dDCO [REP2-007]</b> secure these safeguards.</p>	<p>Hayton and Tiln Parish Council saw the installation of a small-scale solar farm in Tiln around 2 years ago. We are therefore in a position whereby we have enough experience to completely disagree with the applicant’s position. Residents living within a half mile radius of the solar farm have found that the level of noise generated is very disturbing, so much so that some feel unable to enjoy using their garden in the summer months. The RES application is significantly larger, it is located closer to resident’s homes and will have a huge impact on people’s lives, their enjoyment of their personal outdoor spaces and take away the enjoyment of walking the many public rights of way in the area.</p> <p>We therefore disagree with the statement that some noise and vibration could be generated. Our position is that a great deal of noise and vibration will be generated and it will have a huge detrimental impact on the residents of Sturton, Fenton and surrounding areas.</p>	NOT AGREED
HPC 2	Methodology	The Applicant’s position is the methodology in <b>ES Chapter 11: Noise and Vibrations [APP-069]</b> has identified a selection of residential receptors surrounding and located closest to the Site as potentially	In our statement we were referring to noise after construction has been completed. The solar farm will create noise throughout its active life not simply during construction	NOT AGREED

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Hayton Parish Council

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		most sensitive to construction noise associated with the introduction of the Proposed Development.		
HPC 3	Conclusions	The Applicants position is <b>ES Chapter 11: Noise and Vibrations [APP-069]</b> concludes that noise and vibration generated during the temporary construction, operation and decommissioning of the site is not significant.	We strongly disagree with this statement. A large proportion of residents will be close enough to the site that the noise generated will cause a significant disruption. Whilst we accept the construction and decommissioning are temporary, solar farms create a constant hum throughout the operation stage which residents will be forced to live with, it will be heard clearly when in their gardens and in some cases from inside of their homes. Walks along the many PROW routes will be affected also, birdsong will be overshadowed by a constant low frequency hum. For residents this tonal sound will be extremely irritating as we have found first hand.	NOT AGREED
HPC 4	Operational Controls	The Applicants position is noise controls during construction are secured through <b>ES Appendix 4.1 Outline Construction Environmental Management Plan (oCEMP) [APP-089]</b> , operation through <b>ES Appendix 4.4 Outline Operation Environmental Management Plan (oOEMP) [APP-092]</b> and decommissioning through <b>ES Appendix 4.2 Outline Decommissioning Plan (oDP) [APP-090]</b> .	We believe that residents will be severely impacted and disrupted and therefore do not agree	NOT AGREED
HPC 5	Control via Requirements	The Applicants position is Requirements 7 (CEMP), 9 (OEMP) and 21 (Decommissioning and Restoration) of the <b>ddCO [REP2-007]</b> secure these safeguards.	We believe that residents will be severely impacted and disrupted and therefore do not agree	NOT AGREED

**Statement of Common Ground between Applicant and****Hayton Parish Council****Steeple Renewables Project**[www.steeplerenewablesproject.co.uk](http://www.steeplerenewablesproject.co.uk)**A1 Record of Engagement**

Date	Method of Engagement	Purpose/Description
06/01/2025	Email	Email updating Hayton Parish Council on the project status and requesting an update meeting.
20/01/2025	Email	S42 Notification.
15/07/2025	Email	S56 Notification.
11/11/2025	Email	Email with SoCG version 1 attached.
17/11/2025	Email from Hayton Parish Council	Comments on SoCG provided.
18/12/2025	Email	Email with revised SoCG attached (version 2) with the inclusion of Row ID's HPC 2 – HPC 5.
29/12/2025	Email from Hayton Parish Council	Comments on parts of SoCG version 2 provided.
30/12/2025	Email	Requested comments/ clarification on parts of the SoCG that did not receive comments from HPC.
31/12/2025	Email from Hayton Parish Council	Comments on all parts of SoCG version 2 provided.
14/01/2026	Email	Email with clean version of the SoCG issued for signing.
16/01/2026	Email from Hayton Parish Council	Email with signed SoCG Version 2 attached.

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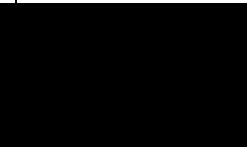
**Steeple Renewables Project**

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## **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

Hayton Parish Council

Name:	
Job Title:	Parish Clerk
Date:	16/01/25
Signature:	