

Steeple Renewables Project

Statement of Common Ground between Applicant and National Highways

January 2026

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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 National Highways ('NH') 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 10th 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

Draft Development Consent Order	Transport Impacts on Local Communities	Strategic Road Network	Abnormal Loads
Green	Yellow	Yellow	Yellow

2 Current Position

2.1.1 Table 2 on the next page provides a summary of the current position of the Applicant and NH 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

ID Row	Topic	Applicants Position	NH's Position	Status
NH 1	Draft Development Consent Order (DCO).	<p>There is no freehold acquisition sought in the draft DCO [APP-041]. The remaining powers sought are in relation to the acquisition of new rights and/or temporary possession which is proportionate and necessary to facilitate the Proposed Development.</p> <p>The draft DCO [APP-041] is based on legal precedent and includes the appropriate structure, scope, provisions, requirements and protective provisions.</p>	<p>National Highways letter dated 25 November 2025 (Our Ref: NH/24/06203) to be referred. In the letter, we note that access to the site is not proposed directly onto the SRN. As such, Section 175(b) of the Highways Act 1980 (as inserted by The Infrastructure Act 2015) is not relevant. As such it is agreed that there are no compulsory acquisition issues.</p>	Resolved
NH 2	Transport impacts on local communities	<p>ES Appendix 13.2 outline Construction Traffic Management Plan (oCTMP) [APP-129] includes measures to manage construction vehicle access and routing to the order limits. This includes traffic routing avoiding Sturton-le-Steeple village and routing for abnormal loads to ensure access roads are suitable for transportation of components to the site.</p> <p>Section 5 pages 18 to 23 of the oCTMP [APP-129] covers anticipated construction traffic flow during AM and PM peak hours in the month when the maximum construction traffic volume is expected.</p> <p>Requirement 8 (CTMP) of the draft DCO [APP-041] secures further construction traffic management details.</p>	<p>National Highways letter dated 25 November 2025 (Our Ref: NH/24/06203) to be referred. In the letter, we have acknowledged that a Construction Traffic Management Plan (CTMP) will be implemented and National Highways should be consulted. The CTMP should cover the anticipated construction traffic flow during AM and PM peak hours in the month when the maximum construction traffic volume is expected.</p>	Under discussion

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NH 3	Strategic road network	<p>ES Chapter 13: Transport and Access [APP-071] has assessed the impact of the Proposed Development within a defined area. The Strategic Road Network 'SRN' is not located in the local vicinity of the site and scoped out of the assessment. However, the SRN (Junction 34 A1(M)) is included on the delivery and staff restricted routing, and therefore traffic impact on this SRN at this junction is assessed within ES Appendix 13.1 Transport Assessment (TA) [APP-128].</p> <p>Safe and appropriate access arrangements are provided for the construction and operational phases of development, and that the trips associated with the development are considered not to have a significant impact on the strategic highway network, which will be ensured through the application of the OCTMP [APP-129], secured by requirement 8 of the draft DCO [APP-041] which includes appropriate mitigation specific for the scheme.</p> <p>The Applicant does not consider it necessary to undertake a junction capacity assessment at Blythe Interchange (Junction 34 A1(M)) as construction vehicular traffic movements can be scheduled outside any peak hours such as AM and PM peaks, an approach set out in the oCTMP [APP-129] and as part of mitigation measures as part of Requirement 8 of the DCO.</p>	<p>National Highways letter dated 25 November 2025 (Our Ref: NH/24/06203) to be referred. In the letter, we have recommended junction capacity assessment of Blythe Interchange for the Month 7 (peak delivery month) scenario shall be provided. The assessment is still pending.</p>	Under discussion
NH 4	Abnormal loads.	<p>Appropriate applications and notifications, in accordance with ES Appendix 13.2 outline Construction Traffic Management Plan [APP-129] and part 5 Table 1 of the Consents and Agreements Position Statement [APP-181], will be made by the contractor in</p>	<p>National Highways letter dated 25 November 2025 (Our Ref: NH/24/06203) to be referred. In the letter, we have acknowledged that a construction contractor has not yet been appointed, the proposed routing for deliveries</p>	Under discussion

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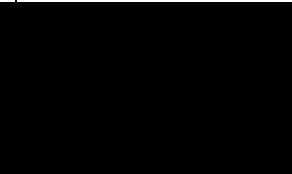
		<p>advance of the delivery of abnormal load. This includes Department for Transport, National Highways, Nottinghamshire County Council Highway Authority or the police and bridge owners (if any) as appropriate.</p> <p>The Applicant will engage with National Highways in the normal way and at the relevant time with respect of Abnormal Loads and to establish an effective movement strategy for delivering AILs as required with a feasibility study to be undertaken as is required.</p> <p>As required in the Consents and Agreements Positions Statement [REP1-006] at Section 5, Table 1, row 5, appropriate applications and notifications, in accordance with the oCTMP [APP-129] will be made by the relevant contractor in advance of the delivery of abnormal loads.</p>	<p>is therefore unknown at this stage. We encourage the Applicant to engage with National Highways as soon as possible to establish an effective movement strategy when the information of routing dimensions and frequencies of AILs are available.</p>	
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A1 Record of Engagement

Date	Method of Engagement	Purpose/Description
20/01/2025 to 03/03/2025	Statutory Consultation - Technical meetings with specialists and/or correspondence via email	The Applicant engaged with National Highways over road uses. National Highways confirmed use of A1(M) Junction 34 would be acceptable in principle during the construction period.
20.01.2025	Email	S42 Notification
17.10.2025	Email	Email with post submission technical note attached.
11.11.2025	Email	Draft SoCG issued to National Highways via attachment to email
03.12.2025	Email	Chasing comments on draft SoCG
09.12.2025	Email	Chasing comments on draft SoCG
10.12.2025	Email from National Highways	Confirming SoCG comments will be provided 19.12.2025
18.12.2025	Email from National Highways	Draft SoCG returned via email with comments from National Highways
23.12.2025	Email from National Highways	Revised comments on draft SoCG returned via email with comments from National Highways
24.12.2025	Email	Email clarifying National Highway comments and position in the SoCG
12.01.2026	Email	Chasing National Highways to clarify their position and comments on the draft SoCG
13.01.2026	Email from National Highways	Revised comments on draft SoCG returned via email with comments from National Highways
13.01.2026	Email	Revised draft SoCG (Rev 3) issued to National Highways via attachment to email updating Applicants position
16.01.2026	Email from National Highways	Confirming no further comments on SoCG and requested a copy for signing
16.01.2026	Email	SoCG (Rev 3) issued to National Highways via attachment to email ready for signing
19.01.2026	Email from National Highway	Signed SoCG (Rev 3) returned from National Highways 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:	19 th January 2026
Signature:	

Duly signed and authorised on behalf of
National Highways

Name:	Adrian Chadha
Job Title:	
Date:	19 th January 2026
Signature:	