
Steeple Renewables Project

Statement of Common Ground between Applicant and North and South Wheatley Parish Council

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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 and South Wheatley Parish Council ('NSWPC') 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

Flooding	Water Management	Agricultural land	Scale	Environment and Wildlife	Public Access	Cumulative Infrastructure	Strategic Justification	Local Economic Benefit	Health and Wellbeing
Red	Red	Red	Red	Red	Red	Red	Red	Red	Red

2 Current Position

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

Row ID	Topic	Applicants Position	NSWPC’s Position	Status
NSWPC 1	Flooding	<p>ES Chapter 8: Hydrology, Hydrogeology, Flood Risk and Drainage [REP2-018] and ES Appendix 8.2 Surface Water Drainage Strategy [REP2-013] discusses the impact of the Proposed Development on flood risk, including measures to help reduce flood risk to Sturton-le-Steeple. It is not considered that the Proposed Development will adversely affect the ability of the land to absorb water or cause the ground to become hard.</p> <p>Whilst not necessary to make the Proposed Development acceptable, two large detention basins are proposed strategically placed within the Site on land to the west (up-gradient) of Sturton-le-Steeple. Their locations and sizes have been carefully designed to intercept overland flows, with water held in the basins before being released at a controlled rate to the existing drainage ditches after the peak of the rainfall event.</p>	<p>NSWPC has concerns that the run-off from the hard packed land under the panels will increase flood risk in the area (which is already prone to flooding after heavy rainfall).</p> <p>NSWPC has concerns that the installation of solar panels and access tracks will increase flood risk in an area already prone to flooding after heavy rainfall due to:</p> <ol style="list-style-type: none"> 1) The panels reducing the exposed ground area available for water absorption, causing concentration of the run-off onto the remaining area and 2) A reduction in the permeability of the available land area due to compaction caused by the access tracks and lack of cultivation of the land within the solar farm boundary. 	Not Agreed
NSWPC 2	Flooding	The Applicants position is that with regards flooding the methodology of ES Chapter 8: Hydrology, Hydrogeology, Flood Risk and Drainage [REP2-018] 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	NSWPC notes the methodology used in ES Chapter 8. However, we maintain that theoretical baselines do not reflect local knowledge regarding the ground's current saturation levels and response to heavy rainfall.	Not Agreed

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		of any significant effects; presenting the predicted residual effects; and identifying any cumulative and in-combination effects.		
NSWPC 3	Flooding	The Applicants position is that the conclusion of ES Chapter 8: Hydrology, Hydrogeology, Flood Risk and Drainage [REP2-018] is that overall, no significant effects have been identified in relation to hydrology, hydrogeology, flood risk or drainage.	NSWPC disagrees with the conclusion that "no significant effects" will occur. As stated in NSWPC 1, we believe the concentration of runoff from panels creates a significant localised risk.	Not Agreed
NSWPC 4	Flooding	Measures employed to mitigate impacts related to flood risk during both the construction, operation and decommissioning phases of the Proposed Development are set out in 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] .	While management plans (CEMP/OEMP) are proposed, NSWPC remains concerned that these measures cannot physically compensate for the reduction in permeable ground area caused by compaction and panel coverage.	Not Agreed
NSWPC 5	Flooding	Requirements 7 (CEMP), 9 (OEMP) and 21 (Decommissioning and Restoration) of the dDCO [REP2-007] secure further details of each plan.	NSWPC acknowledges these requirements secure the plans, but if the underlying plans (as noted in NSWPC 4) are insufficient to prevent runoff, the Requirement does not resolve the objection.	Not Agreed
NSWPC 6	Water Management	With regards to water management and sites previously subject to intensive agricultural practise, paragraph 2.10.154 of NPS EN-3 recognises solar sites can deliver significant ecosystem benefits in the	Please refer to our position on Flooding (Row NSWPC 1). The issues of water management and flooding are intrinsically linked in this location.	Not Agreed

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		<p>form of drainage, flood attenuation, natural wetland habitats and water quality management</p> <p>Measures employed to mitigate impacts related to flood risk, drainage, groundwater and surface water during both the construction, operation and decommissioning phases of the Proposed Development are set out in 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].</p> <p>Requirements 7 (CEMP), 9 (OEMP) and 21 (Decommissioning and Restoration) of the dDCO [REP2-007] secure further details of each plan. Requirement 16 of the dDCO [REP2-007] secures further surface and foul water drainage details.</p>		
NSWPC 7	Water Management	<p>The Applicants position with regards water management is that the methodology of ES Chapter 8: Hydrology, Hydrogeology, Flood Risk and Drainage [REP2-018] 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.</p>	<p>NSWPC refers to its position on Flooding. The assessment of the baseline environment does not align with local experience of the water table and drainage issues.</p>	Not Agreed

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NSWPC 8	Water Management	The Applicants position is that the conclusion of ES Chapter 8: Hydrology, Hydrogeology, Flood Risk and Drainage [REP2-018] is that overall, no significant effects have been identified in relation to hydrology, hydrogeology, flood risk or drainage. This includes water management.	NSWPC disagrees that there are "no significant effects" on water management for the reasons stated in NSWPC 1 regarding runoff and permeability.	Not Agreed
NSWPC 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 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] .	NSWPC is not satisfied that the mitigation measures in the CEMP, oOMP, and oDP adequately address the loss of ground absorption capacity.	Not Agreed
NSWPC 10	Water Management	Requirements 7 (CEMP), 9 (OEMP) and 21 (Decommissioning and Restoration) of the dDCO [REP2-007] secure further details of each plan.	Noted.	Not Agreed
NSWPC 11	Agricultural Land and Food Security	The Applicants position is use of agricultural land is addressed in section 15.7 of ES Chapter 15: Land Use and Agriculture [APP-072B] . ES Chapter 3: Site Description, Site Selection and Iterative Design Process [APP-061] and the Design and Access Statement [REP2-042] detail the process the Applicant has followed for site election and design review.	NSWPC has significant concerns over the impact of the Proposed Development on agricultural land and food security. The suggestion that the land could be put back to a comparable grade is not borne out by testimony from other similar developments of which we are aware, and does not address our concern that the impact on food security will be in the short to medium term, not in several decades when the Proposed Development is ready to be decommissioned.	Not Agreed

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		<p>There are no 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 reinstatement to comparable soil properties and land grade would be undertaken in accordance with a Soil Management Plan secured by Requirement 11 of the ddCO [REP2-007], regarding the measures stated within ES Appendix 15.2- Outline Soil Management Plan [APP-132].</p>		
NSWPC 12	Agricultural Land and Food Security	<p>The assessment methodology of ES Chapter 15: Land Use and Agriculture [APP-072B] 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 have on soil qualities. The potential for removal of the panels and therefore the reversibility of the impact, and the extent to which</p>	<p>NSWPC notes the methodology but challenges the premise that the construction method allows for full reversibility of soil quality after such a long operational period.</p>	Not Agreed

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		agricultural use can continue during the life of the Proposed Development.		
NSWPC 13	Agricultural Land and Food Security	ES Chapter 15: Land Use and Agriculture [APP-072B] concludes overall, no significant, adverse residual cumulative effects are identified for the construction, operational and decommissioning stages for the Proposed Development.	NSWPC strongly disagrees with the conclusion of "no significant adverse residual effects." The loss of BMV land for food production for 40+ years is a significant adverse effect.	Not Agreed
NSWPC 14	Agricultural Land and Food Security	The outline Soil Management Plan (oSMP) [APP-132] sets out the key principles and considerations for the handling of soils for the Proposed Development.	NSWPC does not accept that the Soil Management Plan can guarantee the reinstatement of the land to a comparable grade, based on evidence from similar developments.	Not Agreed
NSWPC 15	Agricultural Land and Food Security	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 dDCO [REP2-007]	As stated in NSWPC 11, the theoretical ability to restore land in several decades does not mitigate the immediate and medium-term impact on food security.	Not Agreed
NSWPC 16	Scale and Impact on Surrounding Communities	Chapters 4 to 7 of the Planning Statement [REP2-040] set out the principal need for the scale of the Proposed Development is centred on the significant contribution it will make to the three important national energy policy aims of decarbonisation, security of supply and affordability. The Proposed Development will deliver on these policy aims, generate a significant amount of low carbon electricity over its	NSWPC does not agree that the suggested benefits outweigh the identified significant adverse effect on landscape and visual impact, residential amenity, ecology and biodiversity, and cultural heritage. It also does not consider that the impacts are limited to the lifetime of the Proposed Development (given the previously stated concerns around ability of the land to be put back to a comparable grade).	Not Agreed

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		<p>operational lifetime due its scale and, along with the co-located BESS, it will provide resilience, security and affordability of supplies.</p> <p>Impacts to the local community have been considered in relevant Chapters of the Environmental Statement [APP-058 to APP-075, REP2-018 and REP2-020].</p> <p>With proposed mitigation, the ES demonstrates that a temporary residual significant adverse effect in EIA terms will, however, be created upon landscape and visual impact, residential amenity, ecology and biodiversity, and cultural heritage. However, all effects are limited to the lifetime of the Proposed Development and do not outweigh the benefits of the Proposed Development.</p> <p>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] provide safeguards to local communities through the various phases of development.</p> <p>Requirements 7 (CEMP), 9 (OEMP) and 21 (Decommissioning and Restoration) of the dDCO [REP2-007] secure further details of each plan.</p>	<p>Furthermore, even if the above were not the case, NSWPC does not consider that the fact any such impacts are limited to the lifetime of the Proposed Development to be of consequence, given the expected lifetime of the Proposed Development.</p>	
NSWPC 17	Scale and Impact on	<p>The purpose of the Environmental Statement [APP-058 to APP-075, REP2-018 and REP2-020] is to identify the likely 'significance' of environmental effects (beneficial or adverse) arising from a Proposed</p>	<p>NSWPC understands the definitions but disagrees with the weighting applied to the adverse effects in the Applicant's assessment.</p>	Not Agreed

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	Surrounding Communities	Development. In broad terms, environmental effects are described as: Adverse – detrimental or negative effects to an environmental resource or receptor; Beneficial – advantageous or positive effect to an environmental resource or receptor; or Negligible – a neutral effect to an environmental resource or receptor.		
NSWPC 18	Scale and Impact on Surrounding Communities	In conclusion, with proposed mitigation, the ES demonstrates that a temporary residual significant adverse effect in EIA terms will, however, be created upon landscape and visual impact, residential amenity, ecology and biodiversity, and cultural heritage. However, all effects are limited to the lifetime of the Proposed Development and do not outweigh the benefits of the Proposed Development.	NSWPC disputes the conclusion that the benefits outweigh the adverse effects. The adverse effects on landscape, amenity, and heritage are felt locally, while the benefits are national.	Not Agreed
NSWPC 19	Scale and Impact on Surrounding Communities	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] provide safeguards to local communities through the various phases of development.	The safeguards in the CEMP/OEMP do not alter the fundamental scale and visual dominance of the Proposed Development near our community	Not Agreed
NSWPC 20	Scale and Impact on Surrounding Communities	Requirements 7 (CEMP), 9 (OEMP) and 21 (Decommissioning and Restoration) of the dDCO [REP2-007] secure further details of each plan.	Noted.	Not Agreed

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NSWPC 21	Environmenta l and Wildlife Impact	<p>ES Chapter 7: Ecology and Biodiversity [APP-065] confirms the Proposed Development will minimise impacts on protected species and habitats in line with national policy. A high-quality ecological habitat will be provided during operation of the Proposed Development and impact to protected species identified mitigated through mitigation, compensation and enhancement.</p> <p>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 ES Appendix 7.12 outline Landscape and Ecological Mitigation Plan [EN010163/APP/6.3.7] with further details secured by Requirement 6 (LEMP) of the dDCO (REP2-007).</p> <p>Substantial new tree and hedgerow planting is also proposed, which will provide new linear habitat linkages with existing isolated trees and nearby woodland.</p> <p>ES Appendix 7.12 Biodiversity Net Gain Report [APP-114] sets out the results of the Proposed Development's BNG assessment and concludes an overall net gain of at least 10%.</p> <p>Certain parts of the Proposed Development, such as the defined ecological mitigation areas, could realistically be retained at the decommissioning stage depending on their wildlife value.</p>	NSWPC does not believe that the Proposed Development's BNG assessment takes full account of the impact on local existing biodiversity. In particular, the plans for new linear habitat linkages will, it is submitted, drive wildlife concentration while changing the overall makeup of the local biodiversity.	Not Agreed
NSWPC 22	Environmenta l and Wildlife Impact	The methodology of ES Appendix 7.12 Biodiversity Net Gain Report [APP-114] is to identify a measure of biodiversity change and to	NSWPC believes the BNG calculation methodology fails to account for the negative	Not Agreed

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		calculate the biodiversity gain outcome of the Proposed Development.	impact of changing the habitat type from open agricultural land to industrialised infrastructure.	
NSWPC 23	Environmental and Wildlife Impact	ES Appendix 7.12 Biodiversity Net Gain Report [APP-114] concludes an overall Biodiversity Net Gain of at least 10%.	NSWPC questions the qualitative value of the 10% gain, noting that driving wildlife into concentrated corridors changes the local biodiversity makeup negatively.	Not Agreed
NSWPC 24	Environmental and Wildlife Impact	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 ES Appendix 7.12 outline Landscape and Ecological Mitigation Plan [EN010163/APP/6.3.7]	Buffering existing features does not compensate for the loss of open habitat connectivity across the wider site.	Not Agreed
NSWPC 25	Environmental and Wildlife Impact	A detailed Landscape Ecological Management Plan, building on the outline details, is secured by Requirement 6 (LEMP) of the dDCO (REP2-007) . Part (e) of requirement 6 (LEMP) secures details of how the plan will secure a minimum of 10% biodiversity net gain.	NSWPC maintains that the "enhancements" proposed in the LEMP do not mitigate the industrialisation of the landscape.	Not Agreed
NSWPC 26	Public Access	ES Chapter 6: Landscape and Visual Amenity Impact and Residential Amenity [APP-064] sets out access to existing Public Rights of Way ('PRoW') will remain through all phases of development. Whilst not anticipated, should temporary closures be required for health and safety purposes, these will be limited to short periods during construction or decommissioning.	While existing PRoW may be preserved, NSWPC submits that their overall utility and throughput will be significantly diminished due to the overall impact on the surrounding communities.	Not Agreed

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		<p>The creation of two permissive paths will improve permeability and access to PRoW during the operational phase of the Proposed Development.</p> <p>Requirement 13 of the dDCO (REP2-007) secures a Public Right of Way Management Plan and Requirement 18 of the dDCO (REP2-007) Permissive Paths.</p>		
NSWPC 27	Public Access	<p>The methodology of ES Chapter 6: Landscape and Visual Amenity Impact and Residential Amenity [APP-064] 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>NSWPC argues the sensitivity of visual receptors (residents/walkers) has been underestimated in this methodology.</p>	Not Agreed
NSWPC 28	Public Access	<p>ES Chapter 6: Landscape and Visual Amenity Impact and Residential Amenity [APP-064] concludes some significant adverse effects are identified (to hedgerows during construction, the land</p>	<p>NSWPC disagrees that effects are "localized and limited." The industrialisation of views from</p>	Not Agreed

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		<p>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. Indeed, this planting would result in significant beneficial effects in terms of the hedgerow network at the site.</p>	<p>PRoWs fundamentally destroys their amenity value, regardless of planting.</p>	
NSWPC 29	Public Access	<p>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 ES Appendix 7.12 outline Landscape and Ecological Mitigation Plan [EN010163/APP/6.3.7]</p>	<p>Planting may screen the panels eventually, but it also encloses the PRoWs, creating a "tunnel effect" that ruins the open countryside experience.</p>	Not Agreed
NSWPC 30	Public Access	<p>A detailed Landscape Ecological Management Plan, building on the outline details, is secured by Requirement 6 (LEMP) of the dDCO (REP2-007). Part (f) of requirement 6 (LEMP) secures details of landscaping planting.</p>	<p>Noted.</p>	Not Agreed
NSWPC 31	Cumulative Infrastructure Impact	<p>Cumulative Infrastructure impacts have been considered in relevant Chapters of the Environmental Statement [APP-058 to APP-075, REP2-018 and REP2-020].</p> <p>The Applicants position is adverse effects are localised and reversed following decommissioning at the end of the Proposed Development's operational life. NPS EN-1 acknowledges adverse effects are likely given the scale of energy NSIPs, and in accordance with paragraph 5.10.35 of NPS EN-1 significant residual visual effects of the Proposed Development are outweighed by the Proposed</p>	<p>NSWPC considers that the cumulative infrastructure impact on local areas is significantly adverse, not particularly localised and, again, the suggestion that they will be decommissioned at the end of the Proposed Development's operational life does not take into account the harms inflicted on health, wellbeing and prosperity in the local area during the term of the Proposed Development.</p>	Not Agreed

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		Development's benefits set out in Section 5 of the Planning Statement [APP-182] .		
NSWPC 32	Cumulative Infrastructure Impact	Cumulative and in combination effects of the development have been summarised in ES Chapter 18: Summary [REP2-040] .	NSWPC believes the summary underplays the "industrial sprawl" effect when this project is viewed alongside other energy infrastructure in the region.	Not Agreed
NSWPC 33	Cumulative Infrastructure Impact	<p>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 construction phase a significant adverse cumulative effect is identified for accommodation demand. This presents a worstcase 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 Chapter 18: Summary [APP-075] 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</p>	NSWPC disputes the claim of "significant beneficial effects" on local employment (see NSWPC 37). We also disagree that climate benefits outweigh local cumulative harms.	Not Agreed

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		with decommissioning effects likely to be less significant than the construction phase. In conclusion, no significant adverse in-combination effects have been identified.		
NSWPC 34	Cumulative Infrastructure Impact	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] provide safeguards to local communities through the various phases of development.	Management plans cannot mitigate the physical presence of multiple infrastructure projects surrounding the community.	Not Agreed
NSWPC 35	Cumulative Infrastructure Impact	Requirements 7 (CEMP), 9 (OEMP) and 21 (Decommissioning and Restoration) of the dDCO [REP2-007] secure further details of each plan.	Noted.	Not Agreed
NSWPC 36	Strategic Justification	Sections 4 and 5 of the Planning Statement [REP2-040] set out the proposed renewable energy scheme output of 600MW equates to the annual energy consumption of approximately 180,000 households (roughly half of homes in Nottinghamshire County). NPS EN-1, EN-3 an EN-5 and 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 UK is legally bound and committed to reducing its carbon emissions and achieving net zero by 2050. A shift in energy generation to renewable sources is a driving force behind meeting this target. Furthermore, the UK Government recognises the immediate urgent need to deliver its aims		Not Agreed

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		<p>and commitments, including large scale solar (and associated development such as BESS) projects, which are Critical National Priority ('CNP') infrastructure.</p> <p>The Proposed Development will deliver on these policy aims, generate a significant amount of low carbon electricity over its operational lifetime due its scale and, along with the co-located BESS, it will provide resilience, security and affordability of supplies.</p>		
NSWPC 37	Local Economic Benefit	<p>ES Chapter 10: Socio Economics [APP-068] assesses socio-economic effects upon employment, local economy, development land, public rights of way, local amenities and land use.</p> <p>It sets out the Proposed Development's impact on employment and its predicted effects on the local economy through the three phases of the Proposed Development. During construction, significant benefits in terms of access to employment and education have been identified through the creation of 382 net direct jobs per annum during the construction period. Of these, 289 jobs per annum are expected to be taken up by residents in the Bassetlaw District. Prior to construction, a Skills, Supply Chain and Employment Plan, which accords with the outline plan [REP2-038] submitted as part of the DCO Application, and secured by Requirement 22 of the dDCO [REP2-007] will be prepared setting out the measures the Applicant will use to advertise and promote employment opportunities associated with the construction and operation of the Proposed Development locally.</p>	<p>As has been explained by the developer in communication with NSWPC, the references to local jobs and local environmental benefit does not make sufficiently clear that these are temporary construction jobs likely to be filled by existing contractors and not through local recruitment. Long term employment relating to the Proposed Development is expected to be minimal and not focused in the local area.</p>	Not Agreed

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		<p>Gross Value Added ('GVA') to the economy from workers is expected to be a £29.5 million benefit to the local economy within Bassetlaw District. Decommissioning of the Proposed Development is likely to generate around 50% of GVA per annum as the construction phase with adjustments made for inflation between construction and decommissioning.</p> <p>Localised economic (including through the creation of jobs and use of accommodation stock) benefits will be delivered by the Proposed Development.</p>		
NSWPC 38	Local Economic Benefit	The methodology of ES Chapter 10: Socio Economics [APP-068] is to establish baseline socio-economic conditions within those areas likely to be affected by the Proposed Development. Study areas are defined based on an understanding of relevant local and wider economic geographies, and the extent to which socio-economic effects are likely to be contained within these established statistical geographies.	The methodology relies on regional statistics that dilute the lack of genuine economic benefit to the specific local parishes affected.	Not Agreed
NSWPC 39	Local Economic Benefit	ES Chapter 10: Socio Economics [APP-068] concludes the Proposed Development will result in beneficial effects in terms of employment, economic contribution, and business rates in all relevant phases of development. The only significant adverse effect comes when considering the accommodation demand effects during the construction phase of the cumulative schemes, but this is due to the worst-case scenario assessment and the more realistic scenario is expected to be less severe and ultimately not significant.	NSWPC disputes the "beneficial effects" conclusion. As stated in NSWPC 37, jobs are temporary and unlikely to go to local residents	Not Agreed

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NSWPC 40	Local Economic Benefit	An Outline Supply Chain, Employment and Skills Plan [REP2-038] will be produced to optimise the number of local people who will have access to employment and training opportunities arising from the Proposed Development, and ultimately a positive legacy effect of upskilling the local workforce.	NSWPC views the Outline Supply Chain Plan as aspirational. There is no guarantee that local contractors will be used over national specialists.	Not Agreed
NSWPC 41	Local Economic Benefit	Requirement 22 (Skills, supply chain and employment) ddCO [REP2-007] secures a detailed Skills, supply chain and employment plan building on the outline plan details.	Noted.	Not Agreed
NSWPC 42	Health and Wellbeing	<p>The Applicants position is the Health Impact Assessment [APP-183] submitted with the application addresses how the Proposed Development may affect wellbeing. The HIA notes that as far as possible, avoidance and minimisation of how the possible effects by the Proposed Development are managed through embedded design in terms of layout.</p> <p>Further safeguards are provided during construction through ES Appendix 4.1 Outline Construction Environmental Management Plan [APP-089], operation through ES Appendix 4.4 Outline Operation Environmental Management Plan [APP-092] and decommissioning through ES Appendix 4.2 Outline Decommissioning Plan [APP-090].</p> <p>Requirements 7 (CEMP), 9 (OEMP) and 21 (Decommissioning and Restoration) of the ddCO [REP2-007] secure these safeguards.</p>	NSWPC considers that the health and wellbeing implications of the Proposed Development have not been properly considered or mitigated. The Proposed Development will hinder access to countryside and lower the usage of local amenities like PRoW. harm house prices causing stress and anxiety to local residents, and lead to disruption through construction noise and pollution.	Not Agreed

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NSWPC 43	Health and Wellbeing	<p>The methodology of the Health Impact Assessment [APP-183] is to identify the potential impacts on health and well-being (on existing residents) arising from construction, operation and decommissioning of the Proposed Development; and to identify ways to minimise any negative impacts and enhance any potentially positive impacts.</p>	<p>The methodology fails to capture the psychological impact of living within an industrialised landscape (solastalgia) and the stress caused by the planning process itself</p>	Not Agreed
NSWPC 44	Health and Wellbeing	<p>The Health Impact Assessment [APP-183] concludes during the construction phase, there is the potential for moderate negative impact on all identified sensitive receptors, with the exception of on-site workers, in respect of social and community influence on health. This relates specifically to the potential for a sense of local pride and neighbourliness to be negatively affected while construction and decommissioning are ongoing, as well as a potential for social isolation of people who may feel intimidated or unsafe as a result of construction and decommissioning activities. There is also potential for up to moderate negative impact on all identified sensitive receptors, including on-site workers, in respect of living/environmental conditions, specifically dust and noise during construction and decommissioning. A CEMP and CTMP is proposed that will help minimise any negative impacts during the build phase for all sensitive receptors.</p> <p>Once the Proposed Development is operational, the majority of the impacts in relation to health and wellbeing are positive for all sensitive receptors, whether existing and future users of the Site and amenities in the study area.</p>	<p>NSWPC strongly disagrees that operational impacts are "positive." The loss of amenity, visual impact, and anxiety regarding property values are negative health factors</p>	Not Agreed

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NSWPC 45	Health and Wellbeing	<p>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]</p> <p>provide safeguards to local communities through the various phases of development.</p>	<p>CEMP/CTMP measures address dust/noise but do not address the long-term mental well-being impacts of the land-use change.</p>	Not Agreed
NSWPC 46	Health and Wellbeing	<p>Requirements 7 (CEMP), 8 (CTMP), 9 (OEMP) and 21 (Decommissioning and Restoration) of the ddCO [REP2-007] secure further details of each plan.</p>	<p>Noted.</p>	Not Agreed

A1 Record of Engagement

Date	Method of Engagement	Purpose/Description
18/09/2023	Email to North and South Wheatley Parish Council.	Introductory email to North and South Wheatley Parish Council.
25/09/2023	Email from North and South Wheatley Parish Council	Email requesting attendance at Parish Council Meeting, with various date options.
05/10/2023	Email to North and South Wheatley Parish Council.	Email confirming attendance at meeting on 10/10/23.
05/10/2023	Email from North and South Wheatley Parish Council	Liaison over meeting arrangements for 10/10/23.
10/10/2023	Email from North and South Wheatley Parish Council	Liaison over meeting arrangements for 10/10/23.
10/10/2023	Email to North and South Wheatley Parish Council	Liaison over meeting arrangements for 10/10/23.
10/10/2023	Email from North and South Wheatley Parish Council	Liaison over meeting arrangements for 10/10/23.
23/10/2023	Email to North and South Wheatley Parish Council.	Email to North and South Wheatley Parish Council informing them of the launch of early informal consultation.
15/12/2023	Email to North and South Wheatley Parish Council	Email to North and South Wheatley Parish Council informing them of the close of early informal consultation.
11/03/2024	Email to North and South Wheatley Parish Council.	Email sharing the early informal consultation report.
01/05/2024	Email from North and South Wheatley Parish Council	Liaison over meeting arrangements for 17/05/2025.
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 and South Wheatley Parish Council	Email updating North and South Wheatley Parish Council on the project status and requesting an update meeting.
14/01/2025	Email from North and South Wheatley Parish Council.	Email requesting attendance at Parish Council meeting on 11/02/2025.
14/01/2025	Email to North and South Wheatley Parish Council	Liaison over meeting arrangements for 11/02/2025
14/01/2025	Email from North and South Wheatley Parish Council.	Liaison over meeting arrangements for 11/02/2025
20/01/2025	Email to North and South Wheatley Parish Council.	S42 Notification
03/02/2025	Email from North and South Wheatley Parish Council.	Liaison over meeting arrangements for 11/02/2025

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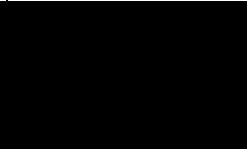
03/02/2025	Email to North and South Wheatley Parish Council	Liaison over meeting arrangements for 11/02/2025
03/02/2025	Email from North and South Wheatley Parish Council.	Liaison over meeting arrangements for 11/02/2025
05/02/2025	Email to North and South Wheatley Parish Council.	Confirmation of meeting attendance on 11/03/2025.
05/02/2025	Email from North and South Wheatley Parish Council.	Confirmation of meeting attendance on 11/03/2025.
06/02/2025	Email to North and South Wheatley Parish Council	Confirmation that the planned meeting is after the close of consultation.
06/02/2025	Email from North and South Wheatley Parish Council.	Liaison over meeting arrangements for 11/03/2025
20/02/2025	Email from North and South Wheatley Parish Council.	Liaison over meeting arrangements for 11/03/2025
25/02/2025	Email from North and South Wheatley Parish Council.	Statutory consultation response
25/02/2025	Email to North and South Wheatley Parish Council	Request that consultation response is attached to email.
25/02/2025	Email from North and South Wheatley Parish Council	Statutory consultation response
03/03/2025	Email to North and South Wheatley Parish Council	Request for questions ahead of meeting on 11/03/2025.
07/03/2025	Email from North and South Wheatley Parish Council	Questions provided ahead of meeting on 11/03/2025.
11/03/2025	Meeting	Project briefing meeting
17/03/2025	Email to North and South Wheatley Parish Council	Follow up on questions from meeting on 11/03/2025.
17/03/2025	Email from North and South Wheatley Parish Council	Email saying thank you for attendance at the meeting and for responses to the submitted questions.
17/03/2025	Email from North and South Wheatley Parish Council	Email expressing dissatisfaction with the answers provided and request for Will Bridges to follow up directly.
18/03/2025	Email to North and South Wheatley Parish Council	Email from Will Bridges following up on the Parish Council's questions.
15/07/2025	Email to North and South Wheatley Parish Council	S56 Notification
11/11/2025	Email to North and South Wheatley Parish Council	Email with SoCG (version 1) attached
24/11/2025	Email from North and South Wheatley Parish Council	Email from NSWPC with comments provided in attached SoCG version 1 attached
18/12/2025	Email to North and South Wheatley Parish Council	Email with revised SoCG attached (version 2) with the inclusion of Row ID's NSWPC 2 – NSWPC 5, NSWPC 7 – NSWPC 10, NSWPC 12 – NSWPC 15, NSWPC 17 – NSWPC 20, NSWPC 22 – NSWPC 25, NSWPC 27 – NSWPC 30, NSWPC 32 – NSWPC 35, NSWPC 38 – NSWPC 41, NSWPC 43 – NSWPC 46.

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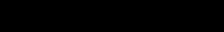
19/12/2025	Email from North and South Wheatley Parish Council	Requesting additional time to comment on SoCG version 2
19/12/2025	Email to North and South Wheatley Parish Council	Agreed additional time to comment until 09/01/2026
23/12/2025	Email from North and South Wheatley Parish Council	Confirmed comments on SoCG Version 2 would be provided by 09/01/2026
09/01/2026	Email from North and South Wheatley Parish Council	Comments on SoCG Version 2 provided via attachment to email
14/01/2026	Email to North and South Wheatley Parish Council	Email with clean version of the SoCG version 2 issued for signing
16/01/2026	Email from North and South Wheatley Parish Council	SoCG version 2 returned signed 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
North and South Wheatley Parish Council

Name:	
Job Title:	Parish Clerk
Date:	16 th January 2026
Signature:	