

# Steeple Renewables Project

**Statement of Common Ground between Applicant and  
Bassetlaw District Council**

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## Statement of Common Ground between Applicant and Bassetlaw District 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 Bassetlaw District Council ('BDC') 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 engaged are summarised in Table 1.

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

Ecology	Biodiversity Net Gain	Protected Species License	Draft DCO	Energy Generation	Site Selection and Design Approach	Benefits	Grid Connection	Fire	Impacts on Local Communities	Health and Wellbeing	Waste

Historic Environment - Assessment	Historic Environment – Other Assets	Archaeology – Fixed Elements	Archaeology – Further Evaluation	Archaeology - Mitigation	BMV Agricultural Land	Landscape and Visual Amenity	Glint and Glare	Employment	Traffic and Transport	Flood Risk	Surface and Foul Water Drainage	Planning Policy

### 1.4 Development Consent Order

- 1.4.1 It is agreed that Bassetlaw District Council will act as a relevant planning authority in relation to the discharging of Requirements of the DCO applicable to their administrative area and local planning authority boundary. Where the expertise of Nottinghamshire County Council is required then the County Council will either be the discharging authority or subject to consultation during the approval process, or vice versa as appropriate.

## 1.5 Local Planning Policy Context

1.5.1 It is agreed that the development plan applicable to the development proposed comprises:

- Bassetlaw Local Plan 2020-2038 (BLP) (Adopted 29th May 2024); and
- Nottinghamshire Minerals Local Plan (NMLP) (Adopted March 2021).

1.5.2 Neighbourhood Plans covering part of the Order Limits comprise:

- Sturton Ward Neighbourhood Plan Review (Made following a referendum held 11th November 2021); and
- Clarbrough Neighbourhood Plan (Made following a referendum held 02nd February 2017).

1.5.3 In December 2022 BDC approved the designation of three new neighbourhood areas to replace the existing Sturton Ward Neighbourhood Area. They do not change the validity of the existing Sturton Ward Neighbourhood Plan but will allow it to be replaced by three separate neighbourhood plans in due course, one for each of the following new neighbourhood areas:

- Sturton-le-Steeple, Bole, & West Burton Neighbourhood Plan (Area Designated 08th December 2022);  
North Leverton with Habbleshthorpe Neighbourhood Plan (Designated 08th December 2022);
- North and South Wheatley Neighbourhood Plan (Designated 08th December 2022);

1.5.3 Table 3 covers the local plan policies which are considered important and relevant.

## 1.6 Impacts of the Development

1.6.1 It is agreed that all environmental constraints and sensitive receptors relevant to the determination of the application have been considered in the application plans and documents.

1.6.2 It is agreed that the development proposed is an EIA development, and the submitted EIA assess the realistic worst-case effects of the development.

1.6.3 The parties agree that, except for the impacts listed under Table 2, the proposal includes mitigation measures that are capable of reasonably and satisfactorily

addressing all other substantive impacts of the proposal necessary to make the development acceptable in planning terms.

## 1.7 Requirements

1.7.1 It is agreed that the DCO Requirements will be necessary to address the following matters:

- Commencement of the authorised development
- Phasing the authorised development and date of final commissioning
- Detailed design approval
- Implementation and maintenance of landscaping
- Arboricultural method statement
  - Landscape ecological management plan
  - Construction environmental management plan
  - Construction traffic management plan
  - Operational Environmental Management Plan
  - Fire risk management plan
  - Soil Management Plan
  - Land Contamination
  - Public Rights of Way Diversion
  - Operational noise
  - Fencing and other means of enclosure
  - Surface and foul water drainage
  - Archaeology
  - Permissive paths
  - Construction hours
  - Protected species

- Decommissioning and restoration

1.7.2 Supply chain, employment and skills

- Requirement for written approval
- Amendments to approved details
- Consultation

1.7.3 A schedule of DCO Requirements is included in the draft DCO **[REP2-007]**.



## 2 Current Position

- 2.1.1 Table 2 on the next page provides a summary of the current position of the Applicant and BDC 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	BDC’s Position	Status
BDC 1	Ecology	<p><b>ES Chapter 7: Ecology &amp; Biodiversity [APP-065]</b> includes an assessment of the Proposed Development’s impact on ecological receptors supported by extensive survey work to confirm the designated sites, and the habitats and species, that are likely to be affected by the Proposed Development.</p> <p>The Proposed Development will minimise impacts on protected species and habitats in line with national policy. Appropriate Ecological habitat will be provided during operation of the Proposed Development impact for relevant species through mitigation, compensation and enhancement.</p> <p>A <b>Skylark Mitigation Strategy is presented in ES Appendix 7.13 [APP-115]</b>, which shows further details and the locations of the measures at the Site.</p> <p>Buildings and trees with bat and barn owl suitability will be retained, thereby avoiding direct impacts upon potential bat roosts.</p> <p>Where possible existing field boundary hedgerows will be retained and enhanced. Whilst the loss of some vegetation will be required, this loss will be kept to a minimum and is outweighed by proposed additional planting and mitigation measures.</p>	<p><b><u>Habitats (Positive)</u></b></p> <p>Bassetlaw eastern boundary is formed by the River Trent which the site abuts to the east. The river is a significant ecological feature in the local landscape and a comparatively biodiversity rich habitat in the area, bound by an area of Coastal floodplain grazing marsh Priority habitat. There is also a small area of Lowland mixed deciduous woodland Priority habitat and a network of hedges of varying quality, with some qualifying as important under the Hedgerow Regulations (1997). The applicants have mapped and assessed all the habitats as part of their submission and given considerable consideration to their protection, enhancement or compensatory creation where habitats are lost to the proposals.</p> <p><b><u>Designated and Protected Sites (Positive)</u></b></p> <p>There is a notable absence of European designated sites in proximity to the site and the applicants have undertaken a rigorous shadow Habitats Regulations Assessment which has screened out all Likely Significant Effects upon European Designated Site or features. Five non-statutory designated sites are present within the site boundary (Local Wildlife Sites) which present as islands of relatively higher quality habitat in the landscape. It is unclear at this stage whether any direct intervention will take place, such as assistance with habitat management however even without intervention these habitats would benefit from the proposals due to the change in management to the surrounding landscape, for example via changes to inputs, hydrology and increased pollinator presence.</p>	Agreed

		<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 <b>ES Appendix 7.12 outline Landscape and Ecological Mitigation Plan (oLEMP) [APP-116]</b>. Widths of the buffers vary according to the value of trees and hedgerows, possible bat roosts etc.</p> <p>Requirement 6 (LEMP) of the <b>draft DCO [REP2-007]</b> secures additional LEMP details.</p>	<p><u>Summary</u></p> <p>The Proposed Development has had significant ecological input and the ecology team for the project has held regular stakeholder meeting where the views and concerns of Bassetlaw District Council and other stakeholders have been acknowledged and actioned. It is unlikely that following the construction phase there would be increased anthropogenic disturbance from the Proposed Development on the locality than is already present, rather the habitats may receive less. On balance then it appears the impact of the Proposed Development will from an ecological perspective be positive; local wildlife sites will be buffered, landscape connectivity improved, a variety of habitats enhanced, and new higher quality habitats created. The Proposed Development will deliver a Biodiversity Net Gain numerically through biodiversity accounting but will very likely deliver a real net gain for biodiversity compared to the current land use.</p>	
BDC 2	Biodiversity Net Gain	<p>Section 5 and 6 of the <b>Planning Statement [APP-182]</b> set out the Environment Act 2021 will make it mandatory for NSIPs to deliver 10% BNG, but this is not yet applicable for NSIPs.</p> <p><b>ES Appendix 7.12 Biodiversity Net Gain Report [APP-114]</b> sets out the results of the Proposed Development's BNG assessment and concludes an overall net gain of 10%.</p> <p>Requirement 6 (LEMP) of the <b>draft DCO [REP2-007]</b> sets out how a minimum of 10% biodiversity net gain will be achieved.</p>	<p><u><b>Biodiversity Net Gain (Positive)</b></u></p> <p>Whilst not a statutory requirement (Nationally Significant Infrastructure Project applications are not legally compelled to do so until their proposed inclusion date of May 2026), the applicants have chosen to include Biodiversity Net Gain in the application. Although it is recognised that achieving a numerical net gain on arable land is often easy, utilising biodiversity accounting on a scheme such as this is useful way to ensure the Proposed Development strives to deliver habitats of an agreed quality and the proposals are welcome, however. Bassetlaw's adopted Local Plan (2024) policy ST38 states that <i>The Council will seek to protect and enhance the biodiversity</i> of the district and as such the Council welcomes the applications bolstered approach to providing a gain for biodiversity.</p> <p>Already submitted for review and in line with policy ST38 of Bassetlaw's adopted Local Plan is a Landscape Environmental</p>	Agreed

			Management Plan (LEMP) which gives prescriptions on the establishment and future management of the retained and proposed habitats on site. This LEMP appears comprehensive and could be adjusted based on results of the proposed management and feedback from stakeholders, a contrast to the current landscape regime.	
BDC 3	Protected Species Licenses	<p>The need for protected species licences is considered within <b>ES Chapter 7: Ecology and Biodiversity [APP-065]</b>. The outcome is that licences for bats and great crested newts are not likely to be required. A badger development licence is likely to be required for temporary impacts to a small number of setts.</p> <p>Table 1 part 7 of the <b>Consents and Agreement Position Statement [APP-181]</b> confirms the Applicant proposes to submit a draft badger licence application to Natural England. The draft licence application will assess the realistic worst-case impacts to badgers and their setts to identify the activities that may require licence and agree appropriate mitigation so that Natural England may issue a Letter of No Impediment regarding protected species licencing.</p>	<p><b>Species (Positive)</b></p> <p>The assemblage of species present on site has been identified with desk study and extensive field surveys (which are summarised in the submission with full details including survey methods and field survey results). Species groups have all been addressed individually, with priority given to protected and threatened species. Species that habitually rely on the current arable landscapes for their lifecycles, notably skylark for example, have been carefully considered and detailed mitigation and compensation has been designed into the scheme. Where other protected or notable species have been identified, detailed mitigation and methodology has been drawn up for their protection. It is proposed a variety of rich habitats will be created as part of the proposed development, with existing habitats enhanced also. The proposals further include the provision of a generous amount of habitat features, such as hibernacula, bat and bird boxes. Overall, the application presents the possibility of increasing the carrying capacity of the site for species already present and creating habitats that may encourage the recruitment of other species from the local area.</p>	Agreed
BDC 4	Draft Development	<p>There is no freehold acquisition sought in the <b>draft DCO [REP2-007]</b>.</p> <p>The remaining powers sought are in relation to the acquisition of new</p>	Agreed	Agreed

	Consent Order	rights and/or temporary possession which is proportionate and necessary to facilitate the Proposed Development.  The <b>draft DCO [REP2-007]</b> is based on legal precedent and includes the appropriate structure, scope, provisions, requirements and protective provisions.		
BDC 5	Energy Generation	The <b>Planning Statement [APP-182]</b> sets out the Proposed Development will generate 600MW of low carbon electricity equating to the annual energy consumption of approximately 180,000 households (roughly half of the homes in Nottinghamshire).  The <b>Grid Connection Statement [APP-056]</b> confirms the Applicant has secured a grid connection sufficient to serve the amount of power proposed to be generated.	Agreed	Agreed
BDC 6	Site Selection and Design Approach	Design details are provided in the <b>Design and Access Statement [APP-184]</b> , <b>Design Approach Document [EN010163/APP/7.6]</b> and at <b>ES Appendix 4.5 Outline Design Principles [APP-093]</b> which will be a certified document and secured by Requirement 3 of the <b>draft DCO [REP2-007]</b> .  Consultation is a necessary part of the Examination process and is in-built into Requirement 3 for submission of the final design details to be submitted to and agreed in writing by the relevant local planning authority.  Design of the Proposed Development, and its' main components have been sited carefully to avoid impacting West Burton A Power Station.	Agreed	Agreed

		<p>The design of the Proposed Development is in accordance with relevant Health and Safety Legislation. The health and safety of workers in the construction, operation and decommissioning stages of the Proposed Development has been assessed in the Major Accidents and Disasters section of <b>ES Chapter 17: Miscellaneous Issues [APP-074]</b>.</p> <p>Further information on hazardous substance consent will be sought from Bassetlaw District Council to accompany the DCO application.</p>		
BDC 7	Benefits	<p>The <b>Planning Statement [APP-182]</b> sets out the Proposed Development will deliver national economic and social benefits in line with the Government's wider objectives of sustainable development. The pressing need for the Proposed Development is compelling and supported by its status as CNP infrastructure.</p> <p>Localised economic (including through the creation of jobs and use of accommodation stock), social (including creation of two permissive paths for the operational life of the Proposed Development and creation of two surface water detention basins reducing flood risk to the village of Sturton-le-Steeple by intercepting and storing overland flow) and environmental benefits (including in surface water drainage, flood attenuation, natural wetland habitat, 10 % biodiversity net gain and water quality management) will also be delivered by the Proposed Development.</p>	Agreed	Agreed

BDC 8	Grid Connection	The <b>Grid Connection Statement [APP-056]</b> sets out details of the Applicants Grid Connection including works, design, consent and construction responsibilities. The <b>Note on Scheme Efficiency document [APP-185]</b> sets out the Scheme's grid connection agreement has a 600MW export AC capacity (Maximum Export Capacity or MEC) shared between the Solar Project and the BESS, respectively 450 MWAC and 150 MWAC.	Agreed	Agreed
BDC 9	Fire	<p>The Major Accidents and Disasters section of <b>ES Chapter 17: Miscellaneous Issues [APP-074]</b> assesses the risk of an uncontrolled fire event to relevant residents, habitats and species, landscape features, surface water and groundwater. It is acknowledged that in the unlikely event of a fire, air pollutants could be released. However, the Applicant maintains that through appropriate mitigation measures secured through the <b>ES Appendix 4.1 Outline Construction and Environmental Management Plan [APP-089]</b>, <b>ES Appendix 4.4 Outline Operation Environmental Management Plan [APP-092]</b> and <b>ES Appendix 4.2 Outline Decommissioning Plan [APP-090]</b> and <b>ES Appendix 4.3 Outline Fire Risk Management Plan [APP-091]</b>.</p> <p>Requirements 7 (CEMP), 9 (OEMP), 10 (Fire Risk Management Plan) and 21 (Decommissioning and Restoration) of the <b>draft DCO [REP2-007]</b> secure further details of each plan.</p>	Given the proposed use of large-scale battery storage, the applicant should liaise with the local Fire & Rescue Service to ensure appropriate emergency planning and response measures are in place. This should include consideration of fire suppression systems, gas detection, and safe access for emergency services in the event of an incident involving thermal runaway or battery failure.	Agreed

BDC 10	Impacts on Local Communities	<p>Impacts to the local community have been considered in relevant Chapters of the <b>Environmental Statement ('ES') [APP-058 to APP-075]</b>.</p> <p><b>ES Appendix 4.1 outline Construction Environmental Management Plan (OCEMP) [APP-089], ES Appendix 4.4 outline Operational Management Plan (oOEMP) [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><b>ES Appendix 13.2 outline Construction Traffic Management Plan (oCTMP) [EN010163/APP/6.3.13]</b> 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>Requirements 7 (CEMP), 8 (CTMP), 9 (OEMP) and 21 (Decommissioning and Restoration) of the <b>draft DCO [REP2-007]</b> secure further details of each plan.</p> <p>The <b>outline Construction Environmental Management Plan (OCEMP) [APP-089]</b> confirms throughout the document that during construction the Site Manager's details will also be provided on a Site-board at the Site accesses. If anyone in the local community has any</p>	<p>We support the implementation of a community liaison strategy to ensure that residents have access to timely information, especially regarding construction activity, operational safety measures, and complaint resolution. Ongoing engagement will be important to address any perceptions of risk, particularly regarding the battery storage infrastructure.</p> <p>The operational phase is of particular concern as the applicant has not adequately addressed this issue.</p>	Under discussion
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		<p>issues during the construction phase, the Site Manager can act as a community liaison officer and available to discuss.</p> <p>Post-consent the Applicant will also inform local residents on its website of key milestone events and construction progress.</p>		
BDC 11	Health and Wellbeing	<p>The <b>Health Impact Assessment [APP-183]</b> 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 <b>ES Appendix 4.1 Outline Construction Environmental Management Plan [APP-089]</b>, operation through <b>ES Appendix 4.4 Outline Operation Environmental Management Plan [APP-092]</b> and decommissioning through <b>ES Appendix 4.2 Outline Decommissioning Plan [APP-090]</b>.</p> <p>Requirements 7 (CEMP), 9 (OEMP) and 21 (Decommissioning and Restoration) of the <b>draft DCO [REP2-007]</b> secure these safeguards.</p> <p>The <b>outline Construction Environmental Management Plan (OCEMP) [APP-089]</b> confirms throughout the document that during construction the Site Manager's details will also be provided on a Site-board at the Site accesses. If anyone in the local community has any issues during the construction phase, the Site Manager will be the</p>	<p>Based on the information presented in the Environmental Statement and supporting documents, BDC do not anticipate that the Steeple Renewables Project will give rise to significant dust issues for nearby residents or businesses. The primary dust-generating activities are expected during the construction phase, particularly from earthworks, vehicle movements, and material handling. However, these are temporary in nature and will be managed through a Construction Environmental Management Plan (CEMP), which includes a range of standard dust suppression measures.</p> <p>Mitigation measures will include damping down of haul roads, use of wheel-washing facilities, speed restrictions on site, and covering of loose materials during transport and storage. The applicant has committed to applying best practicable means to limit dust emissions, in accordance with guidance from the Institute of Air Quality Management (IAQM). Regular site inspections and adaptive dust control will also be in place to respond to weather conditions and activities on site.</p> <p>BDC therefore consider the risk of significant dust impacts to be low, provided that the proposed mitigation measures are implemented effectively and monitored throughout the construction period. If dust emissions do result in a nuisance, the Council retains its powers under the Environmental Protection Act 1990 to investigate complaints and, where necessary, take enforcement</p>	<p>Agreed</p> <p>Agreed</p> <p>Agreed</p>

		<p>Community Liaison Officer and available to discuss. This forms the Applicants Community Liaison Strategy.</p> <p>Post consent the applicant will also inform local residents on their website of key milestone events and construction progress.</p> <p>Requirement 3 part (g) of the dDCO [REP2-007] secures addition lighting details.</p>	<p>action. Ongoing dialogue with the applicant and local communities will be important to ensure that any issues are promptly addressed.</p> <p>BDC request that any operational lighting associated with battery compounds, substations, or site security is subject to a detailed lighting plan to ensure it does not give rise to nuisance or adversely affect amenity or ecology. Lighting should be designed in accordance with ILP guidance (GN01) and avoid unnecessary illumination using downward-facing, time-limited, or motion-activated fittings.</p> <p>BDC note that the development is not expected to significantly affect local air quality, given the relatively low long-term vehicle movements associated with solar farm operation. Nonetheless, we recommend that dust and emissions controls during construction are clearly secured through the CEMP, particularly in proximity to any sensitive receptors or if works are to occur near designated AQMAs.</p> <p>Given these controls and the nature of the development, we do not believe the proposals will result in a noise nuisance, provided that the commitments in the application are secured through the DCO and implemented as described. Should any issues arise, the Council retains its powers under the Environmental Protection Act 1990 to investigate and, if necessary, take enforcement action in relation to statutory noise nuisance. Continued liaison with the applicant and monitoring during construction will help ensure any emerging concerns are identified and resolved promptly.</p>	<p>Agreed</p> <p>Agreed</p> <p>Agreed</p>
BDC 12	Waste	<b>ES Chapter 17 (Miscellaneous Issues) [APP-074], Planning Statement [APP-182], ES Appendix 4.1 Outline Construction</b>	A scheme detailing the method of storage and disposal of litter and waste materials should submitted to and	Agreed

		<p><b>Environmental Management Plan [APP-089], ES Appendix 4.4 Outline Operational Environmental Management Plan [APP-092] and ES Appendix 4.2 Outline Decommissioning Plan [APP-090]</b> have considered waste from all phases of development (construction, operation and decommissioning) and the potential for cumulative effects has been considered. Specifically, <b>ES Appendix 4.1 Outline Construction and Environmental Management Plan (oCEMP) [APP-089] and ES Appendix 4.2 Outline Decommissioning Plan (oDP) [APP-090]</b> include details of how waste is managed in accordance with the waste management hierarchy.</p> <p>Requirements 7 (CEMP), 9 (OEMP) and 21 (Decommissioning and Restoration) of the <b>draft DCO [REP2-007]</b> provide further safeguards.</p> <p>Requirement 3 part (g) of the dDCO <b>[REP2-007]</b> secures addition waste details.</p>	<p>approved. The details shall include a description of the facilities to be provided including, where appropriate, lockable containers. The waste management hierarchy should be observed.</p>	
BDC 13	Historic Environment Assessment methodology	<p>All assets within the study areas relevant to the assessment have had their setting assessed following a staged approach, in line with Historic England Setting GPA 3 (2017 2nd Ed). The assessment of all assets at Step 1/2 of the HE approach can be found at Appendix 1 of <b>ES Appendix 9.1 – Cultural Heritage Technical Baseline [APP-122]</b>. Assets taken forward for further steps within the HE guidance and for detailed assessment are outlined within Section 9.6 of <b>ES Chapter 9: Cultural Heritage [APP-067]</b> and Sections 5 and 6 <b>ES Appendix 9.1 – Cultural Heritage Technical Baseline [APP-122]</b>.</p>	<p>The amended details show that the area around the Littleborough Roman Town Scheduled Ancient Monument (SAM) has now been removed from the project. This is very much welcomed as it would help to preserve most of the significance of the SAM.</p> <p>The detached area to the west of the proposal site, north of Caddow Wood, has also been removed. As illustrated on the contour map on my previous comments, that area was considerably higher (above sea level) than the surrounding landscape so development on that site was likely to have a considerable impact. Again, the removal of that site is welcomed.</p>	<p>Split Agreed  Agreed</p>

			<p>The majority of the site remains in the proposal. Conservation would therefore reiterate those comments made previously with regard to the following:</p> <ul style="list-style-type: none"> <li>• Impact on wider setting outside of the 3km boundary (including North Leverton Windmill);</li> <li>• Impact on the setting of those Listed Buildings, Conservation Areas, SAMs and other heritage assets within the affected area and in the vicinity; and</li> <li>• Impact on the understanding of the Roman Road;</li> <li>• Views from, to, along and between public rights of way; and</li> <li>• The impact on topography on views, landscape and setting impact.</li> </ul>	Under discussion
BDC 14	Historic Environment - Other assets to include for assessment	Within the Scoping Report from the Planning Inspectorate [APP-077], there was no indication or concerns from any consultee that the 3km study area was not acceptable. Designated heritage assets beyond the 3km study area have been considered where appropriate. No assets beyond the search radius have been identified where impacts to setting are anticipated.	The PIER assesses the impact of the scheme on designated heritage assets (9.7). The impact has been assessed as ‘ <b>not significant</b> ’ for the heritage assets cited (9.7.10 – 9.7.17) and for those identified in the study area (9.7.18). A reassessment of these in response to the Conservation Officer e-mail of 05.02.2025 is recommended.	Under Discussion
BDC 15	Historic Environment - Archaeology - Approach to evaluation of fixed	A programme of pre-determination trial trenching on ‘fixed’ areas of large-scale development was undertaken w/c 28th October. The scope of these works is outlined in <b>ES Appendix 9.4 – Outline Written Scheme of Investigation for Pre-Determination Trial Trenching [APP-125]</b> , which was agreed with the LPA’s Archaeological Advisor in advance of the trial trenching.	BDC welcome the report and where it highlights the assessments and fieldwork undertaken to date and identification of the need for additional archaeological fieldwork work if necessary (e.g. 9.8.1). We welcome the adjustment to the development envelope to exclude the area of the scheduled monument in respect of the Roman town of Segelocum (e.g. 9.5.2, 9.7.4, 9.7.6 9.8.1 & Table 9.5), and the area to the west of the scheduled monument	Split Agreed

	elements of scheme	A Trial Trench Evaluation Report [REP2-060] was provided at Deadline 2 and concludes the trial trench evaluation at Sturton le Steeple did not identify any remains pre-dating the post-medieval period and none of the features excavated are of archaeological significance. The results do not contribute to the research agenda outlined by East Midlands Regional Research Framework (Research Frameworks 2025). The three features identified in Trenches 3, 12 and 14 have all been interpreted as early modern field boundaries which are visible on 19th-century mapping (National Library of Scotland 2025). It suggests the areas covered by the trial trenching are characterised by very low archaeological potential.	<p>where geophysical survey identified a continuation of archaeological features (<b>Table 9.5</b>).</p> <p>A programme of evaluation trenching to cover a minimum of 3% is recommended to properly identify and characterise the archaeology within the site for the reasons laid out above. There has been strong, positive engagement with this issue and discussion is on-going for this phase of fieldwork to be concluded.</p> <p>The suggestion that the cable route corridor will be subject to a watching brief is accepted in principle. Where significant archaeology is found, areas under monitoring should be expanded to assess the extent, extant, date and depth of the features to characterise the archaeology to inform any further mitigation measures that may be required during the development or decommissioning phases.</p>	<p>Under discussion</p> <p>Agreed</p>
BDC 16	Historic Environment - Archaeology - Approach to further evaluation	Further evaluative trial trenching across the wider area of Proposed Development is proposed post-consent, due to the inherent flexibility of the type and nature of development. This scope of such works will be agreed in consultation with the LPA's archaeological advisor, as outlined in <b>ES Appendix 9.5 – Outline Written Scheme of Investigation for Post-Consent Archaeological Works [APP-126]</b> secured by way Requirement 17 in the dDCO [REP2-007 at Deadline 2.	<p>Requirements for access to undertake archaeological surveys and fieldwork is specified in the draft DCO (<b>Interpretation 2.(1), (a)</b> page 6; <b>Authority to survey and investigate the land 16.(1)(c)</b>).</p> <p>Absent from the draft order is a specific schedule and condition for the completion of the evaluation trial trenching, further mitigation measures (excavation) and post-excavation analysis and publication.</p> <p>At present, the draft DCO has no requirement for the completion of the evaluation trial trenching and or any</p>	<p>Split Agreed</p> <p>Under Discussion</p> <p>Under Discussion</p>

			<p>additional mitigation measures that may arise from the fieldwork.</p> <p>The DCO requires redrafting to address the above.</p>	Under Discussion
BDC 17	Historic Environment - Archaeology - Approach to mitigation	<p>The flexible nature of the Proposed Development, and its impacts facilitates a dynamic and flexible approach to mitigation that has been accommodated via <b>ES Appendix 9.5 – Outline Written Scheme of Investigation for Post-Consent Archaeological Works [APP-126]</b> secured by way Requirement 17 in the dDCO [REP2-007] at Deadline 2.</p>	<p>Decommissioning will require the removal and dismantling of equipment and materials. A full method statement will be required to assess any potential future impacts and what mitigation measures may be needed.</p> <p>BDC welcome measures that preserve in situ significant archaeology. We welcome measures that preserve in situ significant archaeology; ‘no dig’ construction methods may affect below-ground archaeology due to the cumulative impact of the system employed and compaction arising from vehicle movements.</p> <p>During the scheme’s operational phase, no intrusive groundworks should be undertaken in areas not directly affected by construction activity and where no previous archaeological evaluation, excavation or monitoring has been undertaken until this has been undertaken or measures are put in place to prevent access or disturbance to these areas.</p> <p>An Archaeological Clerk of Works will be required and responsible for monitoring archaeological mitigation measures for the preservation in situ areas and will need to be included in a conditioned management plan to ensure protection measures stay in place throughout the development and no intrusive groundwork occur in these areas.</p>	Under Discussion

			<p>Decommissioning may lead to further ground disturbance and or compaction and utilisation of previously un-investigated areas for contractors' compounds, vehicle parks and recycling facilities. Provision for archaeological monitoring and recording and or further fieldwork is required to ensure suitable mitigation measures are in place. It is recommended that an Archaeological Clerk of Works is conditioned for to ensure regular monitoring of these areas to confirm these are not disturbed during the lifetime of the scheme and or during decommissioning.</p> <p>Periodic archaeological monitoring during the scheme's operational use is recommended to ensure that in situ remains are protected and that any required maintenance and replacement minimises further harm to below-ground heritage assets. If no significant archaeology is identified during the current programme of fieldwork, this recommendation will be un-necessary.</p>	
BDC 18	BMV Agricultural Land	<p><b>ES Chapter 15: Land Use and Agriculture [APP-072B]</b> has had regard to agricultural land quality and identified the grade of land within the Order Limits. <b>ES Appendix 15.1 Agricultural Land Classification Report [APP-131]</b> provides more detail of the land classification within the Order Limits and <b>ES Appendix 15.2 Outline Soil Management Plan [APP-132]</b> details how soil within the Order Limits will be managed for the lifetime of the Proposed Development.</p> <p>Approximately 72.1% of the land within the Order Limits forms BMV land.</p>	<p>The site comprises mainly undeveloped arable land, which has been in long-standing agricultural use. As such, BDC would not ordinarily expect significant contamination or legacy land quality issues across most of the site. However, we are aware that parts of the site, including areas near historic railway alignments and former sidings, may have had previous uses that could give rise to localised contamination risks. This is particularly relevant where infrastructure such as battery energy storage systems (BESS) and substations are proposed.</p>	Agreed



		<p>The site will remain in agriculture as it will be grazed.</p> <p><b>ES Appendix 4.1 Outline Construction Environmental Management Plan [APP-089], ES Appendix 4.4 Outline Operational Environmental Management Plan [APP-092] and ES Appendix 4.2 Outline Decommissioning Plan [APP-090]</b> detail phases of development and impact to BMV agricultural land.</p> <p>Requirement 7 (CEMP), 9 (OEMP), 11(SMP) and 21 (Decommissioning and Restoration Plan) of the <b>draft DCO [REP2-007]</b> secure further details of each plan.</p>	<p>We therefore support the applicant's intention to carry out intrusive site investigations, with a focus on areas of more intensive infrastructure and those with potential for historic disturbance. This is a prudent and proportionate approach that will help identify any unexpected contamination, inform appropriate mitigation, and ensure that construction activities do not give rise to environmental harm. We would expect the results of these investigations to be used to guide detailed design and pollution prevention measures, particularly in relation to ground conditions, drainage, and material handling.</p>	
BDC 19	Landscape and visual amenity	<p><b>ES Chapter 6: Landscape and Visual Impact and Residential Amenity [APP-064]</b> sets out the landscape and visual assessment has been undertaken in line with the appropriate guidance. The study area, and ZTVs, assessment viewpoints and visualisations have been considered appropriately, and proportionately.</p> <p>The primary mitigation adopted in relation to landscape and visual matters is embedded within the design of the Proposed Development and comprises the consideration given to avoiding and minimising landscape and visual effects during the evolution of the Proposed Development layout. This is sometimes referred to as 'mitigation by design'. In addition, a series of landscape mitigation and enhancement measures are proposed to be included as part of the Proposed Development, including planting of new hedgerows, trees, woodland and species rich grassland. The measures are set out on <b>ES</b></p>	<p>After thoroughly examining the submitted planning documents, it is apparent that considerable effort has been dedicated to compiling a comprehensive set of materials to elucidate and assess the proposed development. However, several aspects require further clarification and verification:</p> <ul style="list-style-type: none"> <li>• <b>Methodology for ZTV Creation:</b> Our review has raised several queries regarding the methodology employed for creating the Zone of Theoretical Visibility (ZTV). Detailed information on the approach taken and the assumptions made would be beneficial to ensure accuracy and transparency.</li> <li>• <b>Adherence to GLVIA3 Guidance Notes:</b> It is imperative to confirm whether the most recent Guidelines for Landscape and Visual Impact Assessment (GLVIA3) Guidance and clarification notes have been utilised to inform the assessment. Adherence to these guidelines is crucial for maintaining consistency and reliability in the evaluation process.</li> </ul>	Under discussion



		<p><b>Figure 6.9 Landscape and Ecological Mitigation Strategy [APP-160].</b></p> <p><i>Methodology for ZTV Creation, Adherence to GLVIA3 Guidance Notes, Photographic Record Pages and Integration with Other Disciplines are addressed in Table 6.3 on pages 30 and 31 of <b>ES Chapter 6: Landscape and Visual Impact and Residential Amenity [APP-064]</b>.</i></p> <p>Requirement 6 (LEMP) of the <b>draft DCO [REP2-007]</b> secures further Landscape and Ecological Management Plan details.</p>	<ul style="list-style-type: none"> <li>• <b>Photographic Record Pages:</b> There are noted inconsistencies within the photographic record pages provided. A thorough revision to ensure uniformity and accuracy across all visual materials is recommended.</li> <li>• <b>Integration with Other Disciplines:</b> The documents would greatly benefit from illustrating how the landscape considerations integrate with other relevant disciplines such as cultural heritage and ecology. Demonstrating this interdisciplinary approach will enhance the comprehensiveness and robustness of the assessment.</li> </ul> <p>Addressing these points will significantly improve the quality and effectiveness of the planning documents, ensuring they meet the required standards for a thorough and informed review.</p>	
BDC 20	Glint and Glare	<p><b>ES Chapter 16: Glint and Glare [APP-073]</b> considers glint and glare impacts of the Proposed Development.</p> <p>The possible glint and glare impacts of the Proposed Development upon road safety, residential amenity, railway infrastructure and operations, aviation activity, public rights of way, bridleways and waterways have been assessed.</p> <p>No significant impacts upon receptors are predicted.</p> <p>The iterative design of the Proposed Development has considered what mitigation is to be implemented for the relevant receptors outlined, for example the appropriate management of existing and new planting in the Order Limits, to minimise the potential for significant effects and ensure a satisfactory level of environmental</p>	<p>Based on the information provided in the Environmental Statement and supporting assessments, we do not anticipate that the Steeple Renewables Project will result in significant glare impacts for residents, road users, or aviation interests. The potential for solar panel glare has been assessed using industry-standard modelling tools, which consider the orientation, tilt, and anti-reflective properties of the panels, as well as the location of sensitive receptors.</p> <p>The modelling indicates that any potential for solar glare will be extremely limited, with no significant effects predicted at residential properties or along key transport routes. Modern photovoltaic (PV) panels are designed to absorb rather than reflect sunlight, and the applicant has committed to installing panels with anti-glare coatings. In addition, natural screening and planting proposed as part of</p>	<p>Split Agreed</p> <p>Agreed</p>

		<p>protection. The landscape management measures are secured in <b>ES Appendix 7.14 – Outline Landscape and Ecological Management Plan [APP-116]</b>. Following its implementation, no significant impacts upon the receptors are predicted.</p> <p>Requirement 6 (LEMP) of the <b>draft DCO [REP2-007]</b> secures further Landscape and Ecological Management Plan details.</p> <p>Doncaster Sheffield Airport has been included in the Glint and Glare assessment provided within ES Chapter 16 – Glint and Glare <b>[APP-073]</b> and ES Appendix 16.1 Solar PV Glint and Glare Study <b>[APP-133]</b>. The outcome of the Glint and Glare assessment and study is no significant impact, and no mitigation required.</p> <p>Given that the distance between the airport and proposed development is ~16.9km and the fact that the aerodrome is north-west of the development implementing south-facing panels, further decreasing the likelihood of glint and glare impacts upon the aerodrome, the Applicants position informed by industry experience of working on DCO/NSIP-sized projects involving licensed aerodromes that a significant impact would not be possible and therefore were not modelled in detail or consulted due to the potential impact being considered and deemed not significant to require consultation.</p>	<p>the landscape strategy will further reduce any potential for visual impact or light reflection.</p> <p>Given these findings, we consider the risk of glare nuisance to be low. We would also expect the applicant to respond promptly and cooperatively to any concerns raised by residents or stakeholders.</p> <p>Doncaster Sheffield Airport should be included as one of the stakeholders to be consulted as they are currently going through the regulatory process to reinstate controlled airspace to enable the reopening of Doncaster Sheffield Airport.</p>	<p>Agreed</p> <p>Under discussion</p>
BDC 21	Employment	<p><b>ES Appendix 10.1 Outline Supply Chain, Employment and Skills Plan [APP-127]</b> has been produced to optimise the number of local people who will have access to employment and training</p>	<p>BDC requires the following:</p> <ol style="list-style-type: none"> <li>1. Formal adoption of an Employment and Skills Plan.</li> </ol>	Agree

		opportunities arising from the Proposed Development and is secured by Requirement 22 in the <b>draft DCO [REP2-007]</b> . Part 1 of Requirement 22 states “ <i>No phase of the authorised development can commence until a skills, supply chain and employment plan in relation to that part has been submitted to and approved by the local planning authority</i> ”. The Applicant has included a provision to include further detail on an apprenticeship scheme amongst other initiatives.	<ol style="list-style-type: none"> <li>Engagement with the Council and partners to co-design a delivery programme tailored to local needs and capacity.</li> <li>Inclusion of KPIs aligned with the CITB Client Based Approach and supported through robust monitoring.</li> <li>Ongoing collaboration with the Council to adjust the ESP in response to delivery performance and evolving community needs.</li> <li>Consideration of potential agricultural job displacement and inclusion of transitional support mechanisms within the ESP.</li> </ol>	
BDC 22	Traffic and Transport	<p>A total of 26 access points will be used for the construction phase with details provided in <b>ES Chapter 13: Transport and Access [APP-071]</b>. No.2 of the accesses will serve primary construction compounds and No.3 will serve the secondary construction compounds. The remaining No.21 access points will serve the dedicated haul routes and No.5 construction accesses will be used during operation.</p> <p>The impact of vehicle movements generated by the Proposed Development in terms of severance; driver delay; pedestrian delay; pedestrian and cyclist amenity; fear and intimidation; accidents and safety; abnormal and hazardous loads have also been considered. In summary no significant Transport and Access impacts will occur because of the proposed development.</p>	NCC is the Highway Authority	Agreed

		<p>Requirements 7 (CEMP), 9 (OEMP), and 21 (Decommissioning and Restoration) of the <b>draft DCO [REP2-007]</b> secure additional transport and access details from all phases of development.</p> <p>In total there are 25 Public Rights of Way ('PRoWs') that traverse or abut the Order Limits, which are set out in <b>Table 13.7 of ES Chapter 13: Transport and Access [APP-071]</b>. PRoWs within the Order Limits will remain open for the duration of construction period and diversions are not proposed unless required for short durations to protect public health and safety.</p> <p>Existing PRoWs will remain open during the operational phase of the Proposed Development and two new permissive paths will be created to improve connectivity within the Site, as well as active travel through the promotion of pedestrian and cycle access. These enhancements are set out in <b>ES Appendix 7.14 outline Landscape and Ecological Management Plan (oLEMP) [APP-161]</b>.</p> <p>Requirements 6 (LEMP), 13 (public rights of way diversion) and 18 (permissive paths) of the <b>draft DCO [REP2-007]</b> secures further landscape and ecological management plan; public rights of way management plan and permissive path details.</p>		
BDC 23	Flood Risk	<p>A summary of flood risk from all sources is contained within <b>ES Chapter 8 – Hydrology, Hydrogeology, Flood Risk and Drainage [APP-066] Flood Risk Assessment [APP-178] and Flood Risk Sequential Assessment and Exception Test [APP-186 to APP-189]</b> that confirm the Site is at risk from both fluvial (low-medium) and</p>	<p>NCC is the LLFA</p> <p>Groundworks related to hydrology, hydrogeology, flood risk and drainage need to be identified, detailed and assessed to determine any potential impacts and or harm to heritage assets and below-ground</p>	Under discussion – There is no offsite

		<p>surface water (very low-medium) flooding sources. However, mitigation measures have been proposed to ensure the Proposed Development will be safe without increasing flood risk elsewhere. Whilst some alternative sites may perform better in terms of flood risk (fluvial sources), no alternative site is without some flood risk, when all sources are considered. However, the DCO site is more sequentially preferable in wider sustainable development terms, as it is not affected by heritage constraints, habitat, ecology and landscape constraints to the same degree as the alternative sites assessed are.</p> <p>Therefore, as there are no available sequentially preferable sites that are of sufficient size to accommodate the whole Proposed Development, the Proposed Development satisfies the Sequential Test.</p> <p>No off-site drainage works are proposed.</p>	<p>archaeology. This assessment should be integrated into the archaeological programme of works (development, operational and decommissioning phases) if not already included. This advice applies to land outside the redline boundary under the control of the developer. We would welcome a discussion on this matter to assess if the current archaeological programme of works has evaluated any areas identified for such works.</p>	drainage works proposed.
BDC 24	Surface and foul water drainage.	<p>A Surface Water Drainage Strategy is proposed for the Proposed Development in <b>ES Chapter 8 – Hydrology, Hydrogeology, Flood Risk and Drainage [APP-066]</b> and <b>ES Appendix 8.2 Surface Water Drainage Strategy [APP-120]</b> detailing appropriate use of a Sustainable Drainage System on site.</p> <p>Bearing in mind surface water falling on the Site is not attenuated, the Proposed Development is concluded to provide an overall betterment to surface water drainage in comparison to the existing surface water runoff regime.</p>	NCC is the LLFA	Agreed

		<p>Whilst not required to make the development acceptable, two large detention basins have been strategically placed within the Order Limits 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. The two basins combined would provide an attenuation capacity of approximately 4300m3 to help reduce the flooding issue reported by the residents. As it is a grassland area infiltration and evapotranspiration are likely to occur.</p> <p>Table 3.4 of the <b>Outline Construction Environmental Management Plan (oCEMP) [APP-089]</b> sets out during construction foul water from any Site compound (including temporary toilets) will be taken away by tanker to an appropriate disposal facility by a licensed waste disposal contractor.</p> <p>Table 1 of the <b>Consents and Agreements Position Statements [APP-181]</b> sets out at ref 3 if water discharge activities are required then an application for water discharge activity environmental permit will be made by the contractor before water is discharged.</p> <p>This position is also made clear in Part 4 Article 14 of the <b>draft DCO [REP2-007]</b>.</p> <p>Requirement 16 (surface and foul water drainage) of the <b>draft DCO [REP2-007]</b> secures additional surface water drainage details.</p>		
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BDC 25	Planning policy.	<b>Section 4 to 7, Appendix C (National) and Appendix D (Local) of the Planning Statement [APP-182] and ES Chapter 5: Planning Policy [APP-063]</b> set out how the Proposed Development complies with relevant local and national planning policy.	Agreed.	Agreed
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**Table 3 – Local Policies Considered Relevant**

Policy Reference	Policy Topic	BDC LIR
<b>Bassetlaw Local Plan (2020-2038)</b>		
Policy ST1	Bassetlaw's Spatial Strategy	<ul style="list-style-type: none"> <li>Sets out the spatial strategy for the district up to 2038 and identifies the housing requirement and employment needs for the district.</li> <li>Development in the countryside outside the defined development boundaries/built form of settlements identified in the settlement hierarchy will only be supported where consistent with other policies in the development plan and/or national policy.</li> </ul>
Policy ST9	Large Rural Brownfield Sites	<ul style="list-style-type: none"> <li>Large rural brownfield sites are sites that have been the focus of past economic activity or remain/partially remain in active economic use.</li> <li>Proposals for the re-use and re-development of large rural brownfield sites in the countryside that make effective and efficient use of land for economic and/or environmental activity will be supported provided the proposal meets an evidenced national, regional or sub-regional economic need.</li> </ul>

		<ul style="list-style-type: none"> <li>Proposals will need to capitalise on the locational attributes of the site to achieve clear economic and/or environmental benefits compared with current use and condition of the site.</li> </ul>
Policy ST33	Design Quality	<ul style="list-style-type: none"> <li>New development should make a positive contribution to the appearance of the environment within which it is located, having regard to the local context.</li> </ul>
Policy ST35	Landscape Character	<ul style="list-style-type: none"> <li>Policy takes a positive approach to proposals that contribute to the nature and quality of Bassetlaw's landscapes.</li> <li>Proposals will need to protect and, where possible, enhance the distinctiveness of relevant landscape character policy zones.</li> </ul>
Policy ST37	Green and Blue Infrastructure	<ul style="list-style-type: none"> <li>Policy takes a landscape-scale approach to green and blue infrastructure, using and managing land and natural capital for what it is best suited to.</li> <li>Seeks to protect green and blue infrastructure features whilst recognising that potential exists to maximise their environmental and amenity value, and to improve connectivity between them and green/blue assets.</li> <li>Major development proposals that lie wholly or partly within the minimum buffer zone of a main green corridor (30m measured from each side of the centre point), including the River Trent, should be supported by an Ecological Impact Assessment and/or landscape statement proportionate to the nature and scale of the proposal.</li> </ul>
Policy ST38	Biodiversity and Geodiversity	<ul style="list-style-type: none"> <li>Proposed developments that directly or indirectly adversely impact SSSI's, NNRs and ancient woodlands and their buffer zones will be refused other than in exceptional circumstances where it can be demonstrated that the benefits clearly outweigh any harm.</li> <li>Proposed developments impacting a locally designated sites: Local nature Reserve, Local Wildlife Site or Local Geological Site and their buffers, will only be supported</li> </ul>



		<p>where there are no reasonable alternatives and the need for development outweighs the need to safeguard ecological, recreational and/or educational value of the site.</p> <ul style="list-style-type: none"> <li>• In all cases, where the principle of development is acceptable the mitigation hierarchy must be applied</li> <li>• All new development will be required to deliver 10% BNG net gain either on-site or where it can be demonstrated this is not practicable, off site. Management for a minimum of 30 years will be required.</li> </ul>
Policy ST39	Trees, Woodland and Hedgerows	<ul style="list-style-type: none"> <li>• Policy ST39 protects existing trees, woodlands and hedgerows, including trees subject to Tree Preservation Orders (TPO), resisting the loss or deterioration of ancient woodland and ancient or veteran trees and considering trees/hedgerows individually and collectively in terms of their contribution to amenity and landscape.</li> <li>• Any developments that would adversely affect trees and woodlands need to be accompanied by an accurate tree survey and arboriculture assessment, undertaken by an experienced arboriculturist.</li> </ul>
Policy ST40	Historic Environment	<ul style="list-style-type: none"> <li>• Proposals are expected to conserve and enhance and sensitively managed the historic environment.</li> </ul>
Policy ST41	Designated and Non-Designated Heritage Assets	<ul style="list-style-type: none"> <li>• Proposals that affect a heritage asset will be required to assess the significance of any heritage assets affected through a Heritage Statement.</li> <li>• Where evidence suggests that significant archaeological remains exist on site proposals should be supported by an appropriate archaeological evaluation that provides an assessment of the significance of the remains and how they will be affected by the development.</li> </ul>
Policy ST42	Promoting Healthy, Active Lifestyles	<ul style="list-style-type: none"> <li>• Policy ST42 takes a positive approach to promoting healthy, active lifestyles.</li> <li>• Developments need to ensure that current air quality in the district is maintained and, where possible, improved. Potential harm from risks such as pollution and other environmental hazards and climate change should be minimised and mitigated.</li> </ul>

Policy ST46	Protecting Amenity	<ul style="list-style-type: none"> <li>Proposals should be designed and constructed to avoid and minimise the impacts on the amenity of existing and future residents, both individually and cumulatively with other developments nearby.</li> </ul>
Policy ST47	Contaminated and Unstable Land	<ul style="list-style-type: none"> <li>Policy 47 identifies how landowners/developers should ensure that all works, including investigation of the nature, extent and level of risk from contaminants can be mitigated without causing unacceptable risk to health, waterways and sources of groundwater and the environment.</li> </ul>
Policy ST48	Reducing Carbon Emissions, Climate Change Mitigation and Adaptation	<ul style="list-style-type: none"> <li>Policy ST48 promotes climate change adaptation and mitigation.</li> </ul>
Policy ST49	Renewable Energy Generation	<ul style="list-style-type: none"> <li>Policy ST49 provides a positive approach to renewable and low carbon energy developments in the district.</li> <li>Developments that generate, share, transmit and/or store renewable and/or low carbon energy will be supported subject to the satisfactory resolution of all relevant site-specific and cumulative impacts upon location, landscape, natural and heritage assets, air and water quality, hydrology and hydrogeology, the best and most versatile agricultural land, existing highway capacity and highway safety, visual and residential amenity, aviation and radar, recreation and local amenity.</li> </ul>
Policy ST50	Flood Risk and Drainage	<ul style="list-style-type: none"> <li>Policy ST50 requires developers to consider and mitigate the impacts on flood risk, on and off site, relative to the scale and impact of the development. Proposals where appropriate must be accompanied by a Flood Risk Assessment compliant with national policy.</li> <li>Where relevant, proposals must demonstrate that they pass the sequential test and, if necessary, the Exception test in Flood Zones 2 and 3.</li> </ul>

		<ul style="list-style-type: none"> <li>Policy ST50 requires all development, where appropriate, to incorporate sustainable drainage systems in line with national standards.</li> </ul>
Policy ST51	Protecting Water Quality and Management	<ul style="list-style-type: none"> <li>Proposals within a Source Protection Zone will need to demonstrate that the Sherwood Sandstone Principal Aquifer, its groundwater resources, and groundwater quality will be protected throughout the construction and operational phases of development.</li> <li>Development adjacent to, over or in a main river or ordinary watercourse will be supported where proposals improve the river environment, biodiversity and water quality.</li> </ul>
Policy ST52	Transport Infrastructure	<ul style="list-style-type: none"> <li>Policy ST52 requires proposals for new developments which have significant transport implications that either arise from the development proposed or cumulatively with other development proposals to submit a Transport Assessment or a Transport Statement, and where relevant, a Travel Plan alongside an application.</li> <li>Scoping of Transport Assessments should be done in agreement with NCC (Local Highways Authority) and, where appropriate, with National Highways.</li> </ul>
Policy ST53	Promoting Sustainable Transport and Active Travel	<ul style="list-style-type: none"> <li>Policy ST53 supports sustainable and active modes of travel.</li> </ul>
<b>Nottinghamshire Minerals Local Plan (adopted March 2021)</b>		
S04	Safeguarding Mineral Resources, permitted mineral reserves and associated minerals infrastructure	NCC to comment
SP7	Mineral Safeguarding, Consultation Areas and Associated Minerals Infrastructure	NCC to comment

Sturton Ward Neighbourhood Plan (SWNP) (2021-2037)		
Policy 1	Sustainable development, infill and the development boundary (part 2)	<ul style="list-style-type: none"> <li>Development proposals outside the defined development boundaries will be carefully controlled in accordance with national and local planning policies.</li> </ul>
Policy 2a	Protecting the landscape character, significant green gaps and key views	<ul style="list-style-type: none"> <li>Seeks to protect the landscape character, green gaps and key views against inappropriate development.</li> </ul>
Policy 2b	Enhancing biodiversity	<ul style="list-style-type: none"> <li>Proposals which would improve existing environmental assets and enhance biodiversity will be supported.</li> </ul>
Policy 4	Reducing the risk of flooding	<ul style="list-style-type: none"> <li>All development proposals are required to consider and, when necessary, address the effect of the proposed development on flood risk both on-site and offsite, commensurate with the scale and impact of the development.</li> </ul>
Policy 5	Design principles	<ul style="list-style-type: none"> <li>As appropriate to their scale, nature and location, development proposals should demonstrate a high design quality that will contribute positively to the character of the Ward and respond positively to the Sturton Ward Design Code</li> </ul>
Policy 6	Protecting the historic environment	<ul style="list-style-type: none"> <li>Development proposals will be supported where they preserve or enhance the Conservation Area, listed buildings and other heritage assets</li> </ul>
Clarlborough Neighbourhood Plan (CNP) (2016-2031)		
Policy 5	Reducing the Risk of Flooding	<ul style="list-style-type: none"> <li>Seeks to management and reduce the risk of flooding.</li> </ul>
Policy 6	Improve Green Infrastructure and the Natural Environment	<ul style="list-style-type: none"> <li>Development proposals will be expected to demonstrate how they protect and enhance existing green infrastructure assets</li> </ul>

**Table 4 – Outline Management Plans**

Outline Plan	BDC's position
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Outline Construction Environmental Management Plan	There is still work to be done to get this to a point where it can be fully supported.
Outline Decommissioning Plan	General Agreement in principle subject to detail.
BESS Outline Fire Risk Management Plan	There is still work to be done to get this to a point where it can be fully supported.
Outline Operational Management Plan	General Agreement in principle subject to detail.
Outline Landscape and Environmental Management Plan	There is still work to be done to get this to a point where it can be fully supported.
Outline Written Scheme of Investigation for Pre-Determination Trial Trenching	There is still work to be done to get this to a point where it can be fully supported.
Outline Written Scheme of Investigation for Archaeological Works	There is still work to be done to get this to a point where it can be fully supported.
Outline Supply Chain, Employment and Skills Plan	There is still work to be done to get this to a point where it can be fully supported.
Outline Construction Traffic Management Plan	General Agreement in principle subject to detail.
Outline Soil Management Plan	General Agreement in principle subject to detail.

## A1 Record of Engagement

Date	Method of Engagement	Purpose/Description
27/07/2023		Email introducing the proposals and request for a meeting.

**Statement of Common Ground between Applicant and  
Bassetlaw District Council  
Steeple Renewables Project**

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

08/08/2023		Email requesting a meeting to discuss the Proposed Development
09/08/2023		Liaison over briefing meeting arrangements
23/10/2023		Email to Bassetlaw District Council informing them of the launch of early informal consultation.
15/12/2023		Consultation close email
15/12/2023		Phone call to chase briefing meeting
15/12/2023		Follow up from phone call and reiterating meeting offer
19/01/2024		Follow up email reiterating meeting offer
11/03/2024		Email sharing the early informal consultation report
11/03/2024		Confirmation of the new Bassetlaw contact for the Proposed Development and Questions about PINS page
15/03/2024		Email Chasing PPA finalisation and informing them of meeting series between Nottinghamshire County Council, Bassetlaw and the project team.
20/03/2024		Confirmation over policy –passing on of PPA document
18/03/2024		Draft SoCC issue
04/04/2024		Chaser on draft SoCC
09/04/2024		Confirmation that PPA is being finalised and key contacts
09/04/2025		Passing over of new project lead and confirmation she is leaving BDC
11/04/2024		Sharing of draft PPA

**Statement of Common Ground between Applicant and  
Bassetlaw District Council  
Steeple Renewables Project**

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

26/04/2024		Chasing on PPA and Draft SoCC
26/04/2024		Email confirming she has no involvement in the Proposed Development
02/05/2024		Chasing on PPA and Draft SoCC
03/05/2024		Request for Shape Files to assist with scoping and request for extension.
07/05/2024		Providing shapefile
17/05/2024		Resending PPA
06/06/2024		Chasing on PPA
06/06/2024		Email confirming he will review the PPA and liaison over PPA meeting with NCC
07/06/2024		Liaison over PPA meeting
07/06/2024		Liaison over PPA meeting
16/07/2024		Steering group meeting with Nottinghamshire County Council
27/07/2024		Sharing meeting notes and liaison over next meeting
23/08/2024		Briefing/meeting request
02/09/2024		Liaison over potential meeting
07/10/2024		Providing detailed information about the Proposed Development
06/11/2024		Email Sharing Draft SoCC
07/11/2024		Email confirming receipt of SoCC
07/11/2024		Email flagging issues with attachments
07/11/2024		Email resending attachments
02/12/2024		Email chasing comments on the draft SoCC
05/12/2024		Email chasing comments on the draft SoCC
06/12/2024		Phone call chasing comments on the draft SoCC – no answer

**Statement of Common Ground between Applicant and  
Bassetlaw District Council  
Steeple Renewables Project**

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

09/12/2024		Phone call chasing comments on the draft SoCC – no answer
09/12/2024		Phone call chasing comments on the draft SoCC – no answer
13/01/2025		Steering group meeting with Nottinghamshire County Council
13/01/2025		SoCC comments
15/01/2025		Sharing consultation materials
15/01/2025		Sharing consultation materials
17/01/2025		Final SoCC Issue
20/01/2025		S42 Notification
22/01/2025		Confirming PEIR issue and proposed solution
03/03/2025		Request for comments on AoCM
11/03/2025		Comments on the consultation
11/03/2025		Comments on the consultation confirmation that a formal response will come once a full council meeting has been called
14/03/2025		Chaser on AoCM response
22/05/2025		Query as to why they are recorded not responding to the statutory consultation.
22/05/2025		Response to query on the AoCM
15/07/2025		S56 Notification
23/06/2025		LPA PPA meeting
13/08/2025		LPA PPA meeting
11/11/2025		Draft SoCG emailed to BDC
03/12/2025		Chase comments SoCG
08/12/2025		Confirming Amanda was on sick leave and the SoCG will be reallocated to another Officer
15/12/2025		Chased comments on SoCG



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15/12/2025	Phone call from BDC	New Case Officer introduced himself and confirmed comments on the SoCG should be ready 22.12.2025
22.12.2025	Email	Chased comments on SoCG
23.12.2025	Email from BDC	Case Officer confirmed he would check internally on progress and clarified parts of the draft SoCG
05/01/2026	Email from BDC	Comments on SoCG provided via attachment to email
13/01/2026	Email	Rev 2 SoCG provided via attachment to email
16/01/2026	Email from BDC	Some additional comments provided on Rev 2 SoCG via attachment to email
21/01/2026	Email from BDC	Sign copy of Rev 2 SoCG provided via attachment to email

