

# Steeple Renewables Project

## Statement of Commonality

January 2026

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## **Statement of Commonality**

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## **1 Introduction**

### **1.1 Purpose of this document**

1.1.1 This document has been prepared to provide the Examining Authority ('ExA') with the latest position on Statements of Common Ground ('SoCG') between Steeple Solar Farm Limited (the 'Applicant') and statutory consultees, statutory undertakers and other Interested Parties (the 'parties') in relation to the Steeple Renewables Project (the 'Proposed Development').

1.1.2 This document provides a position on the commonality on specific points between SoCG's at Deadline 3 (being 22 January 2026).

1.1.3 The Applicant will, for each deadline during the course of the Examination, update this Statement of Commonality ('SoC') as a record of the progress being made with the various parties. When sufficient progress has been made on agreements between the parties, this document will also discuss those areas of commonality between parties to enable the efficient resolution and focusing in on the remaining issues.

### **1.2 Structure of this Document**

1.2.1 This SoC is structured as follows:

- Section 2 details the structure of each SoCG document. **Table 2.1** provides a full list of SoCG's being produced and offers an overview of the status of each SoCG being submitted to each Deadline;
- Section 3 sets out the commonality between SoCGs; and
- Section 4 provides a narrative on specific topic areas for each SoCG being progressed.

## **2 Statement of Common Ground**

### **2.1 Structure of the SoCGs**

2.1.1 Each SoCG adopts a standard format to ensure consistency in the approach taken to documenting those matters agreed, matters subject to ongoing discussion or matters not agreed.

2.1.2 Each SoCG is structured as follows:

- Section 1 provides an introduction to the SoCG, identified the relevant parties and describes the purpose of the document;
- Section 2 summarises the parties' positions and engagement undertaken to date. It also details those matters agreed, those matters under discussion and those matters which have not been agreed.

**Table 2.1 – List and Status of SoCG's at Deadline 3**

<b>Doc. Ref.</b>	<b>Party</b>	<b>Deadline 1</b>	<b>Deadline 2</b>	<b>Deadline 3</b>	<b>Deadline 4</b>	<b>Deadline 5</b>	<b>Deadline 6</b>
TBC	Nottinghamshire County Council	Draft submitted to party. Discussions ongoing.	Some limited comments received. Response on the wider SoCG awaited.	Comments on first draft received 20.01.2026 and under review. Some matters agreed. Signed SoCG requested but Nottinghamshire County Council requested it remains unsigned. Discussions on-going.			
EN010163/EX/8.33	Bassetlaw District Council	Draft submitted to party. Discussions ongoing.	Comments on first draft received 05.01.2026 and under review.	Discussions have been ongoing with further comments received 16.01.2026 and signed draft SoCG received 21/01/2026 that has been submitted at Deadline 3. Discussions ongoing.			
EN010163/EX/8.34	Environment Agency	Draft submitted to party. Comments received and being reviewed by Applicant. Discussions ongoing.	Comments on first draft received and meeting held 18.12.2025. Some matters agreed. Discussions ongoing	Discussions have continued since Deadline 2 with more matters agreed. Signed draft SoCG provided at Deadline			

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			regarding flood risk, drainage, land contamination matters.	3. Discussions remain ongoing.			
TBC	Historic England	Draft submitted to party. Discussions ongoing.	Comments on first draft received and meeting held 06.01.2026. Historic Environment Setting matter agreed. Others under discussion. Second revision being prepared. Discussion's ongoing.	The Applicant has continued to engage with Historic England since Deadline 2. A revised SoCG has been issued for comment with a response from Historic England awaited. Discussions remain ongoing.			
EN010163/EX/8.32	Natural England	Draft submitted to party. Comments received and being reviewed by Applicant. Discussions ongoing.	Comments on first draft received and under review. Some matters agreed. Only BMV and protected species license matters outstanding. Discussions ongoing.	Since Deadline 2 discussions have been ongoing with more matters agreed. Signed draft SoCG submitted at Deadline 3. Discussions remain ongoing.			
EN010163/EX/8.27	National Highways	Draft submitted to party. Discussions ongoing.	Comments on first draft received and under review. Discussions ongoing.	Since Deadline 2 discussions have remained ongoing with one matter agreed. Signed draft SoCG submitted at Deadline 3.			

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				Discussions remain ongoing.			
EN010163/EX/8.14	UK Health Security Agency and the Health and Safety Executive	Draft submitted to party. Discussions ongoing.	<b>HSE have provided a letter setting out their agreed position.</b>				
TBC	Nottinghamshire Fire and Rescue	Draft submitted to party. Discussions ongoing.	No further updates.	MS Team meeting held 15.01.2026. Nottinghamshire Fire and Rescue confirmed submitted outline fire risk management plan was under review. Discussions remain ongoing.			
TBC	Network Rail	Draft submitted to party. Discussions ongoing.	No further updates.	Comments on the draft SoCG received 20.01.2026 and are under review. Discussions ongoing.			
TBC	Nottinghamshire Wildlife Trust	Draft submitted to party. Discussions ongoing.	Comments on second draft received. Some matters agreed. BNG, Skylark mitigation and local wildlife site outstanding. Discussions ongoing.	Since Deadline 2 discussions have been ongoing with an MS Team meeting held 16.01.2026. Discussions ongoing.			

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TBC	Anglian Water	Draft submitted to party. Discussions ongoing.	No further updates.	Since Deadline 2 Applicant received comments on the SoCG on the 12.01.2026. A revised SoCG was issued 19.01.2026 with comments received 21.01.2026 that are under review. Discussions remain ongoing.			
EN010163/EX/8.21	Canal and River Trust	Draft submitted to party. Comments received and being reviewed by Applicant. Discussions ongoing.	Comments on first draft received. Second draft issued. Comments awaited. Discussions ongoing.	Submitted. Final signed SoCG with all matters agreed.			
EN010163/EX/8.15	City of Doncaster	Draft submitted to party. Discussions ongoing.	<b>Submitted. Final signed SoCG with all matters agreed.</b>				
EN010163/EX/8.29	Lincolnshire County Council	Draft submitted to party. Discussions ongoing.	Comments on second draft received. Some matters agreed. One matter on landfill capacity outstanding but will hopefully be agreed with the local and regional landfill capacity assessment to be submitted at	Signed draft SoCG submitted at Deadline 3. A local and regional landfill capacity assessment submitted at Deadline 3 to help address the final unresolved matter. Discussions remain ongoing.			

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			Deadline 3. Discussions ongoing.				
TBC	West Lindsey District Council	Draft submitted to party. Discussions ongoing.	No further updates.	No further updates.			
EN010163/EX/8.25	North Leverton with Hablesthorpe Parish Council	Draft submitted to party. Discussions ongoing.	Comments on first draft received. No matters agreed. Second draft issued. Comments awaited. Discussions ongoing.	Discussions have been ongoing since Deadline 2 but all matters remain not agreed. Signed draft SoCG submitted at Deadline 3.			
EN010163/EX/8.28	North and South Wheatley Parish Council	Draft submitted to party. Comments received and being reviewed by Applicant. Discussions ongoing.	Comments on first draft received. No matters agreed. Second draft issued. Comments awaited. Discussions ongoing.	Discussions have been ongoing since Deadline 2 but all matters remain not agreed. Signed draft SoCG submitted at Deadline 3.			
EN010163/EX/8.30	Sturton-le-Steeple Parish Council	Draft submitted to party. Discussions ongoing.	Comments on first draft received. No matters agreed. Second draft issued. Comments awaited. Discussions ongoing.	Discussions have been ongoing since Deadline 2 but all matters remain not agreed. Signed draft SoCG submitted at Deadline 3.			
EN010163/EX/8.26	Hayton Parish Council	Draft submitted to party. Comments received and being reviewed by Applicant.	Comments on second draft received. No matters	Discussions have been ongoing since Deadline 2 but all matters remain not agreed. Signed draft			

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		Discussions ongoing.	agreed. Discussions ongoing.	SoCG submitted at Deadline 3.			
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### **3 Commonality**

3.1.1 This section of the SoC provides an overview of the topics covered in the SoCGs. **Table 3.1** presents, at a high level, where there is commonality in the topics discussed between the Applicant and the respective parties to those SoCGs, where matters are progressing through discussion, or where matters discussed are ‘not agreed’.

3.1.2 Where a topic is not relevant to a particular party, the cell has been greyed out. Where the topic is relevant to the party, the status is shown as follows:

**Figure 3.1: Summary of Commonality Key**

<b>Cell</b>	<b>Status</b>
	Matter Agreed
	Matter subject to ongoing discussion
	Matter not agreed
	Matter not relevant to parties

3.1.3 The colour of each cell corresponds to the status figure (as above) in each individual SoCG.

3.1.4 At Deadline 3, the Applicant has shared draft SoCGs with a number of parties and is still awaiting comments from them or discussions are on-going. Therefore, where the Applicant considers there to be a high degree of certainty over matters being agreed and is awaiting confirmation, they are marked as green in **Table 3.1**.

3.1.5 Following the Summary of Commonality in **Table 3.1**, **Section 4** outlines the principal outstanding matters which are subject to further discussion before a final position can be reached.

**Table 3.1: Summary of commonality with parties**

SoCG Party	Assets	Benefits	Biodiversity and Ecology	BMV Agricultural Land	Channel Capacity and Crossing	Cumulative Impact	Cultural Heritage	Dewatering Activities	Draft Development Consent Order	Electromagnetic Fields	Employment	Energy Generation and Grid Connection	Fire	Flood Risk and Drainage	Glint and Glare	Ground Water Protection	Health and Wellbeing	Impact to Local Communities	Landscape and Visual Amenity	Noise	Planning Policy	Public Rights of Way	Site Selection, Design and Scale	Soil Management	Transport, Access and Highways	Waste	Water Framework Directive	Water Quality, Supply and Usage
Nottinghamshire County Council			NCC 3	Others																								
			NCC 29	Others																								









## **4 Positions at Deadline 3**

4.1.1 This section provides a summary of the position reached across all SoCGs being progressed and submitted at Deadline 3. The Applicant will continue to engage with those parties through the examination on matters which are on-going.

### **4.2 Nottinghamshire County Council**

4.2.1 The Applicant submitted a SoCG to Nottinghamshire County Council prior to Deadline 1. Following Deadline 1, the Applicant sought engagement from Nottinghamshire County Council receiving limited comments on ecological matters only on 19.12.2025 with further comments provided 20.01.2026. The Applicant has recorded matters agreed and those under discussion in Table 3.1. A signed SoCG was requested to confirm each parties position at Deadline 3. Nottinghamshire County Council requested the draft SoCG remains unsigned. However, engagement will continue with the aim of providing a signed SoCG by Deadline 6. Discussions are on-going.

### **4.3 Bassetlaw District Council**

4.3.1 The Applicant submitted a SoCG to Bassetlaw District Council prior to Deadline 1. Comments from Bassetlaw District Council were received on 05.01.2026 and have been reviewed by the Applicant. A revised draft SoCG was issued to Bassetlaw District Council on the 14.01.2026 with comments received 19.01.2026 and a signed copy received 21.01.2026 (Document Reference EN010163/EX/8.33) that has been submitted at Deadline 3. Discussions are on-going with regards to principle matters of heritage, drainage, glint and glare, impact to local community, landscape and visual amenity.

### **4.4 Environment Agency**

4.4.1 The Applicant submitted a SoCG to the Environment Agency prior to Deadline 1. Comments from the Environment Agency have been received. Principal matters on channel capacity; soil management; water framework directive; water quality, supply and usage have been agreed. Outstanding principal matters relate to flood risk, drainage, ground water protection and land contamination. A meeting was held between the parties on the 18.12.2025. A revised SoCG was issued to the Environment Agency on 13.01.2026 with comments received 20.01.2026 and a signed copy 21.02.2026 (Document Reference EN010163/EX/8.34) that has been submitted at Deadline 3. Discussions are on-going with regards to outstanding principal matters that relate to flood risk, drainage, ground water protection and land contamination

## **4.5 Historic England**

4.5.1 The Applicant submitted a SoCG to Historic England prior to Deadline 1. Comments from Historic England have been received. The position with respect of Historic Environmental - Setting has been agreed with outstanding matters remaining under discussion. A meeting was held between the parties on the 06.01.2026 and a revised SoCG has been submitted to Historic England for comments that are still awaited. Discussions are on-going.

## **4.6 Natural England**

4.6.1 The Applicant submitted a SoCG to Natural England prior to Deadline 1. Comments from Natural England have been received. Only matters relating to BMV and Protected Species License remain outstanding with all other principal matters agreed. The Applicant has prepared a revised outline Soil Management Plan (oSMP) submitted at Deadline 3 to with the aim of addressing the matters relating to BMV. The Applicant can also confirm that a Letter of No Impediment (LoNI) is also being prepared with regards to Badgers and that it will be submitted to Natural England in January 2026. A signed draft SoCG (Document Reference EN010163/EX/8.27) has been submitted at Deadline 3. Discussions are on-going.

## **4.7 National Highways**

4.7.1 The Applicant submitted a SoCG to National Highways prior to Deadline 1. Since Deadline 2 comments from National Highways have been received on all principal transport matters and a signed draft SoCG (Document Reference EN010163/EX/8.27) has been submitted at Deadline 3. One principle matter (dDCO) has been agreed with three transport principle matters remaining under discussion.. Discussions are on-going.

## **4.8 UK Health Security Agency and the Health and Safety Executive**

4.8.1 The Applicant submitted a SoCG to HSE prior to Deadline 1. HSE have provided a letter [REP2-055] setting out their agreed position. This has was submitted by the Applicant at Deadline 2.

## **4.9 Nottinghamshire Fire and Rescue**

4.9.1 The Applicant submitted a SoCG to Nottinghamshire Fire and Rescue prior to Deadline 1. Following Deadline 1 the Applicant sought engagement from Nottinghamshire Fire

and Rescue. On 19.12.2025, Nottinghamshire Fire and Rescue requested a meeting to discuss the SoCG that was held 15.01.2026. Nottinghamshire Fire and Rescue Service confirmed a member of staff who responded to NSIP applications on their behalf had left the service and the Outline Fire Risk Management Plan had not been reviewed at the date of the meeting. The Applicant explained the purpose of the draft SoCG to Nottinghamshire Fire and Rescue Service and after the meeting provided links to the relevant documents (outline fire risk management plan, outline fire risk management layout plan and the dDCO). Clarification was sought from Nottinghamshire Fire and Rescue Service if they agreed with the details provided and to assist a revised SoCG. A response is awaited.. Discussions are on-going.

## **4.10 Network Rail**

4.10.1 The Applicant submitted a SoCG to Network Rail prior to Deadline 1. Since Deadline 2 comments from Network Rail on the working draft SoCG were received 20.01.2026. A revised SoCG was then issued on the 20.01.2026. A response was received 21.01.2026 confirm the revised SoCG is under review, Network Rail were not willing to sign the draft SoCG and were looking to execute the final SoCG at the appropriate time before 08.04.2026. Discussions are on-going.

## **4.11 Nottinghamshire Wildlife Trust**

4.11.1 The Applicant submitted a SoCG to Nottinghamshire Wildlife Trust prior to Deadline 1. The Applicant submitted a revised SoCG to Nottinghamshire Wildlife Trust on the 18.12.2025 with comments being received from Nottinghamshire Wildlife Trust on 24.12.2025. Since Deadline 2 an MS Team meeting with Natural England was held on 16.01.2026 where principal matters under discussion were discussed further. A subsequent revised SoCG was issued to Nottinghamshire Wildlife Trust on the 19.01.2026 with comments returned on the 20.01.2026 with principle matters still under discussion. The draft SoCG was not signed and updated by Nottinghamshire Wildlife Trust. Discussions are on-going.

## **4.12 Anglian Water Services Limited**

4.12.1 The Applicant submitted a SoCG to Anglian Water prior to Deadline 1. Since Deadline 2 comments on the draft SoCG were received 12.01.2026. These were reviewed by the applicant and a revised SoCG issued to Anglian Water Services Limited on 19.01.2026. Comments from Angland Water Services Limited were received 21.01.2026 and are

under review. A signed draft SoCG was requested from Anglian Water Services Limited but it was returned unsigned. Discussions are on-going.

#### **4.13 Canal and River Trust**

4.13.1 All Matters have been agreed and a Signed SoCG (Document Reference EN010163/EX/8.21) is provided at Deadline 3.

#### **4.14 City of Doncaster Council**

4.14.1 All matters have been agreed and a signed SoCG [**REP2-056**] was provided at Deadline 2.

#### **4.15 Lincolnshire County Council**

4.15.1 The Applicant submitted a SoCG to Lincolnshire Country Council prior to Deadline 1. The Applicant has submitted a revised SoCG to Lincolnshire County Council following initial engagement with further comments on the revised SoCG being received on 22.12.2025. Only one matter regarding landfill capacity remains outstanding. A Local and Regional Landfill Capacity Assessment has been provided at Deadline 3. A signed draft SoCG (Document Reference EN010163/EX/8.29) is also provided at Deadline 3. Discussions are on-going.

#### **4.16 West Lindsey District Council**

4.16.1 The Applicant submitted a SoCG to West Lindsey District Council prior to Deadline 1. The Applicant has sought engagement from West Lindsey District Council on the 03.12.2025, 15.12.2025, 22.12.2025, 12.01.2026 and 19.01.2026 but comments on the SoCH remain awaited. Discussions are on-going.

#### **4.17 North Leverton with Hablesthorpe Parish Council**

4.17.1 The Applicant submitted a SoCG to North Leverton with Hablesthorpe Parish Council prior to Deadline 1. On 19.12.2025, the Applicant submitted a revised SoCG to North Leverton with Hablesthorpe Parish Council with comments provided 09.01.2026 A signed draft SoCG was received 15.01.2026 (Document Reference EN010163/EX/8.25) that has been provided at Deadline 3. Discussions are on-going.

#### **4.18 North and South Wheatley Parish Council**

4.18.1 The Applicant submitted a SoCG to North and South Wheatley Parish Council prior to Deadline 1. On 18.12.2025, the Applicant submitted a revised SoCG to North and South Wheatley Parish Council with comments provided 09.01.2026. A signed draft SoCG was

received on 16.01.2026 (Document Reference EN010163/EX/8.28) that has been provided at Deadline 3Discussions are on-going.

## **4.19 Sturton-le-Steeple Parish Council**

4.19.1 The Applicant submitted a SoCG to Sturton-le-Steeple Parish Council prior to Deadline 1. On 19.12.2025, the Applicant submitted a revised SoCG to Sturton-le-Steeple Parish Council with comments received 08.01.2026. A signed draft SoCG was received 19.01.2026 (Document Reference EN010163/EX/8.30) that has been provided at Deadline 3. Discussions are on-going.

## **4.20 Hayton Parish Council**

4.20.1 The Applicant submitted a SoCG to Hayton Parish Council prior to Deadline 1. On 18.12.2025, the Applicant submitted a revised SoCG to Hayton Parish Council. Comments were received on 29.12.2025 and 31.12.2025. A signed draft SoCG was received 16.01.2026 (Document Reference EN010163/EX/8.26) that has been provided at Deadline 3. Discussions are on-going.