

Steeple Renewables Project

Statement of Common Ground between Applicant and Canal and River Trust

January 2026

Document Reference: EN010163/EX/8.21

Revision: 2

Planning Act 2008

Infrastructure Planning (Applications: Prescribed Forms and Procedure)



Statement of Common Ground between Applicant and Canal and River Trust

Document Properties		
Prepared By	The Steeple Renewables Project Consultant Team	
Version History		
Version	Date	Version Status
Examination Version	January 2026	Rev 2

Table of Contents:

1	Introduction.....	3
2	Current Position.....	4
3	Appendix A1 - Record of Engagement.....	7
4	Appendix A2 – Signing Sheet.....	8

Table of Contents:

Table 1 – Matters Engaged in this SoCG	4
Table 2 – Current position of matters relevant to the parties' discussions.....	5

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 Canal and River Trust ('Trust') to clarify the current position of the relative parties on specific matters that are, or have been, under discussion. It seeks to confirm to the Examining Authority ('ExA') where there are points of agreement between the parties and where agreement has not been reached to date. It therefore aids the ExA in identifying any specific issues that may need to be addressed during the Examination and provides a structure to any further discussions for the parties engaged in the SoCG.

1.1.3 This document has been prepared in response to a specific request from the ExA as per the Rule 6 Letter Issued 10th October 2025.

1.2 Terminology

1.2.1 Section 2 of this document sets out the relevant matters raised through discussion between the parties. It provides a summary of the position of each party and identifies the status of discussion on each matter:

- "Agreed" means that a matter has been resolved between the parties and is not anticipated to be subject to further discussion;
- "Under discussion" means that a matter remains in active dialogue between the parties and a final position has yet to be 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 completed stage. Matters engaged are summarised in Table 1.

Table 1 – Matters engaged in this SoCG

Landscape and Visual Amenity	Glint and Glare

2 Current Position

2.1.1 Table 2 on the next page provides a summary of the current position of the Applicant and Trust 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	Trust’s Position	Status
TRUST 1	Landscape and Visual Amenity	<p>Landscape and Visual Amenity has been considered within ES Chapter 6: Landscape and Visual Impact and Residential Amenity [APP-064] and Chapter 6 and 7 of the Planning Statement [APP-182].</p> <p>The potential for visibility of the Proposed Development from the River Trent has been considered carefully as part of the LVIA process. The ZTV plans outline the highly limited potential for any visibility from the river, which is primarily a function of the high embankments that bound most of the river as it passes through the study area. Furthermore, the Proposed Development is offset from the river to a notable degree, with the shortest distance between the built elements of the Proposed Development and the river being around 1km. In the case of the section of the river to the south-east of the Proposed Development around Littleborough, Marton and Torksey, the ZTV plans clearly demonstrate there would be no views from the river, with Torksey also located over 4km from the built elements of the Proposed Development.</p> <p>An Outline Landscape and Ecological Management Plan (oLEMP) [APP-116] has been provided as part of the DCO support documentation that outlines the proposed habitat establishment, management and monitoring requirements and used as a basis to develop the final LEMP</p>	<p>The Trust notes that the applicant’s position has been updated in chapter 6 of the submitted ES and responds to our comments made in February 2025.</p>	Agreed

Statement of Common Ground between Applicant and

Canal and River Trust

Steeple Renewables Project

www.steeplerenewablesproject.co.uk

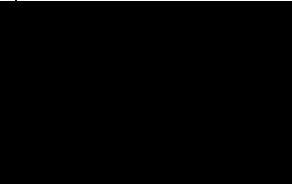
		secured by Requirement 6 (LEMP) of the dDCO [REP2-007] prior to development.		
TRUST 2	Glint and Glare	<p>The applicant's position is section 16.7.12 of ES Chapter 16: Glint and Glare [APP-073] has considered the potential impact upon vessels navigating along the river as waterways.</p> <p>A separation distance of at least 900m will exist between the location of solar panels and river. The reflection intensity is similar for solar panels and still water. This is further mitigated by the proposed landscaping. No significant impact is predicated upon waterways (boat navigation and river traffic).</p>	<p>The Trust acknowledges that potential impacts on navigation on the River Trent have been considered and note that the separation distance between solar panels and the river, topography and proposed new landscape planting are anticipated to adequately mitigate any likely impacts. The Trust has no evidence to suggest that this will not be the case, and we accept that significant impacts on navigation are unlikely to occur. We would welcome the opportunity to be involved in discussions regarding the detailed landscape planting scheme in due course.</p>	Agreed

A1 Record of Engagement

Date	Method of Engagement	Purpose/Description
20/01/2025	Email	S42 Notification
15/07/2025	Email	S56 Notification
11/11/2025	Email	Email with SoCG version 1 attached
24/11/2025	Email from Canal and River Trust	Comments on SoCG provided
08/12/2025	Email	Chasing clarity on comments in the SoCG.
15/12/2025	Email	Chasing clarity on comments in the SoCG.
22/12/2025	Email	Chasing clarity on comments in the SoCG.
24/12/2025	Email from Canal and River Trust	Clarity provided
30/12/2025	Email	Revised SoCG version 2 attached with colour coding added to Table 1 and Table 2 as well as Record of Engagement at A1.
12/01/2026	Email	Chasing comments on the revised SoCG
12/01/2026	Email from Canal and River Trust	Comments on revised SoCG received
12/01/2026	Email	Final SoCG issued for signing
14/01/2026	Email from Canal and River Trust	Signed SoCG retuned via attachment to email

A2 Signing Sheet

Duly signed and authorised on behalf of
Steeple Solar Farm Limited (the 'Applicant')

Name:	Will Bridges
Job Title:	DCO Lead Developer
Date:	15/01/2026
Signature:	

Duly signed and authorised on behalf of
the Canal and River Trust

Name:	
Job Title:	Area Planner
Date:	14.01.2026
Signature:	