
Steeple Renewables Project

Statement of Commonality

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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 4 (being 19 February 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 4

Doc. Ref.	Party	Deadline 1	Deadline 2	Deadline 3	Deadline 4	Deadline 5	Deadline 6
EN010163/EX/8.40	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.	The Applicant has continued to engage since Deadline 3. Draft unsigned SoCG (Rev 2) has been submitted at Deadline 4. Discussions are 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.	The Applicant has continued to engage since Deadline 3. A revised SoCG (Rev 3) has been submitted to Bassetlaw District Council with comments awaited. Discussions are on-going.		
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	The Applicant has continued to engage since Deadline 3 with more matters agreed. Only 5 principle matters remain		

			regarding flood risk, drainage, land contamination matters.	3. Discussions remain ongoing.	under discussions (flood risk beyond 2069, site recoverability following a breach event, flood risk modelling, BESS drainage strategy and fire water management and dDCO). Environment Agency comments on the draft SoCG (Rev 3) received 17.02.2026 are under consideration by the Applicant. Discussions are on-going.		
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.	The Applicant has continued to engage since Deadline 3. A meeting between the Applicant, Historic England and Nottinghamshire County Council was held on the 09.02.2026. Discussions remain on-going.		

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.	The Applicant has continued to engage since Deadline 3. A Letter of No Impediment (LoNI) application was submitted to Natural England on the 29.01.2026. Natural England have requested NE6 LoNI remains under discussion until the LoNI application is determined. Further clarity requested regarding NE1 ALC survey. Applicant is considering the clarity request. Discussions remain on-going.		
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. Discussions remain ongoing.	The Applicant has continued to engage since Deadline 3. A meeting with National Highways was held 10.02.2026. Signed draft SoCG (Rev 4) submitted at Deadline 4. More matters agreed. Only 1 matter remains under		

					discussion (Strategic Road Network - Blythe Interchange (Junction 34 A1(M)). Discussions remain on-going.		
EN010163/EX/8.14	UK Health Security Agency and the Health and Safety Executive	Draft submitted to party. Discussions ongoing.	HSE have provided a letter setting out their agreed position.				
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.	The Applicant has continued to engage since Deadline 3. Comments on the draft SoCG from Nottinghamshire Fire and Rescue Service are under review. Discussions remain on-going.		
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.	The Applicant has continued to engage since Deadline 3. Comments on the draft SoCG are awaited from Network Rail. Discussions remain on-going.		
TBC	Nottinghamshire Wildlife Trust	Draft submitted to party. Discussions ongoing.	Comments on second draft received. Some	Since Deadline 2 discussions have been on going with an MS	The Applicant has continued to engage since Deadline 3. One		

			matters agreed. BNG, Skylark mitigation and local wildlife site outstanding. Discussions ongoing.	Team meeting held 16.01.2026. Discussions ongoing.	matter, skylark has changed from not agreed to under discussion. A draft SoCG for signing has been issued to Nottinghamshire Wildlife Trust for consideration. Comments are awaited. Discussions remain on-going.		
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.	The Applicant has continued to engage since Deadline 3. Comments on the draft SoCG have been received and are under consideration by the Applicant. Discussions remain on-going.		
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.			

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EN010163/EX/8.15	City of Doncaster	Draft submitted to party. Discussions ongoing.	Submitted. Final signed SoCG with all matters agreed.				
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 Deadline 3. Discussions ongoing.	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.	Submitted at Deadline 4. Final signed SoCG with all matters agreed.		
TBC	West Lindsey District Council	Draft submitted to party. Discussions ongoing.	No further updates.	No further updates.	Since Deadline 3 the Applicant has continued to engage with West Lindsey District Council. A response was received from West Lindsey District Council on the 10.02.2026 confirming West Lindsey District Council has no comments to make on the Steeple DCO and		

					do not wish to engage in a SoCG.		
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.	Since Deadline 3 the Applicant has continued to engage with North Leverton with Hablesthorpe Parish Council but has not received a response. The Applicant will continue to engage with North Leverton with Hablesthorpe Parish Council.		
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.	Since Deadline 3 the Applicant has continued engagement with North and South Wheatley Parish Council who have requested a meeting to discuss the SoCG. This is in the process of been arranged. Discussions remain on-going.		

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.	Since Deadline 3 the Applicant has continued to engage with Sturton-le-Steeple Parish Council but has not received a response. The Applicant will continue to engage with Sturton-le-Steeple Parish Council.		
EN010163/EX/8.26	Hayton Parish Council	Draft submitted to party. Comments received and being reviewed by Applicant. Discussions ongoing.	Comments on second draft received. No matters agreed. Discussions ongoing.	Discussions have been ongoing since Deadline 2 but all matters remain not agreed. Signed draft SoCG submitted at Deadline 3.	Since Deadline 3 the Applicant has continued engagement with Hayton Parish Council. Hayton Parish Council have responded, confirmed their position remains the same and the only way to reach any form of agreement is if the scale of the proposal is dramatically reduced. The Applicant will continue to engage with Hayton Parish Council.		

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

Cell	Status
Green	Matter Agreed
Yellow	Matter subject to ongoing discussion
Red	Matter not agreed
Grey	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	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							All Others NCC15, NCC17, NCC20					NCC 29															

4 Positions at Deadline 4

4.1.1 This section provides a summary of the position reached across all SoCGs being progressed and submitted at Deadline 4. 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 remained unsigned. Since Deadline 3 the Applicant has continued to engage and a draft unsigned SoCG (Rev 2) has been submitted at Deadline 4 (Document Reference EN010163/EX/8.40). Discussions are on-going. 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. Since Deadline 3 the Applicant has continued engagement and a revised SoCG (Rev 3) has been submitted to Bassetlaw District Council with comments awaited. Discussions are on-going.

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 **[REP3-048]** that was submitted at Deadline 3. D. Since Deadline 3 the Applicant has continued to engage with the Environment Agency and only five principle matters remain under discussion (Flood Risk beyond 2069, site recoverability following a breach event, flood risk modelling, BESS drainage strategy and fire water management and dDCO). Environment Agency comments on the draft SoCG (Rev 3) were received 17.02.2026 and are being considered by the Applicant. Discussions are on-going.

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. Since Deadline 3 the Applicant has continued engagement with Historic England. A meeting between the Applicant, Historic England and Nottinghamshire County Council was held on the 09.02.2026. Comments on the draft SoCG 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 draft licence application is also being prepared with regards to Badgers and that it will be submitted to Natural England in January 2026. A signed draft SoCG **[REP3-046]** was submitted at Deadline 3. Since Deadline 3 a draft licence application was submitted to Natural England on the 29.01.2026. The Applicant has continued to engage with Natural England who requested that this principal matter (reference NE6) in the SoCG remains under discussion until the application has been considered and a Letter of No Impediment (LoNI) issued. Further clarity regarding principal matter reference NE1 ALC survey has also been requested and this is currently being considered by the Applicant. 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 [REP3-042] was submitted at Deadline 3. Since Deadline 3 a meeting with National Highways was held on the 10.02.2026 and two further principal matters have been agreed with only 1 matter remaining under discussion (Strategic Road Network - Blythe Interchange (Junction 34 A1(M)). A signed draft SoCG (Document reference EN010163/EX/8.27 Rev 4) has been submitted at Deadline 4. 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 was submitted by the Applicant at Deadline 2.

4.9 Nottinghamshire Fire and Rescue Service

4.9.1 The Applicant submitted a SoCG to Nottinghamshire Fire and Rescue Service prior to Deadline 1. Following Deadline 1 the Applicant sought engagement from Nottinghamshire Fire and Rescue Service. On 19.12.2025, Nottinghamshire Fire and Rescue Service 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. Since Deadline 3 comments on the draft SoCG have been received. The Applicant has revised the wording of the SoCG and issued back to Nottinghamshire Fire and Rescue Service for consideration. 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. Since Deadline 3 the Applicant has continued to engage with Network Rail. Comments on the draft SoCG are still awaited. 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. Since Deadline 3 the Applicant has continued to engage with Nottinghamshire Wildlife Trust. One matter, regarding skylark (reference NWT2) has changed from not agreed to under discussion. A draft SoCG for signing has been issued to Nottinghamshire Wildlife Trust for consideration. Comments are awaited. 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 Anglian 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. Since Deadline 3 the Applicant has continued to engage with Anglian Water Services Limited. Discussions remain on-going.

4.13 Canal and River Trust

4.13.1 All Matters have been agreed and a signed SoCG **[REP3-036]** was 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 All matters have now been agreed and a signed completed SoCG (Document Reference EN010163/EX/8.29 Rev 4) is provided at Deadline 4.

4.16 West Lindsey District Council

4.16.1 The Applicant submitted a SoCG to West Lindsey District Council prior to Deadline 1. Prior to Deadline 3, 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 remained awaited. Since Deadline 3 the Applicant has continued to engage with West Lindsey District Council seeking engagement on the 06.02.2026 . A response was received from West Lindsey District Council on the 10.02.2026 confirming West Lindsey District Council have no comments to make on the Steeple DCO and do not wish to engage in a SoCG.

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 **[REP3-040]** that has been provided at Deadline 3. Since Deadline 3 the Applicant has continued to engage with North Leverton with Hablesthorpe Parish Council but has not received a response. The Applicant will continue to engage with North Leverton with Hablesthorpe Parish Council.

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 **[REP3-043]** that was provided at Deadline 3. Since Deadline 3 the Applicant has continued engagement with North and South Wheatley Parish Council who have requested a meeting to discuss the SoCG. This is in the process of been arranged. Discussions remain 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 **[REP3-045]** and provided at Deadline 3. Since Deadline 3 the Applicant has continued to engage with Sturton-le-Steeple Parish Council but has not received a response. The Applicant will continue to engage with Sturton-le-Steeple Parish Council.

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 **[REP3-041]** that was provided at Deadline 3. Since Deadline 3 the Applicant has continued engagement with Hayton Parish Council. Hayton Parish Council have responded, confirmed their position remains the same and the only way to reach any form of agreement is if the scale of the proposal is dramatically reduced that is not acceptable to the Applicant. The Applicant will continue to engage with Hayton Parish Council.