
Steeple Renewables Project

**Statement of Common Ground between Applicant and
Anglian Water Services Limited**

March 2026

Document Reference: EN010163/EX/8.31

Revision: 4

Planning Act 2008

Infrastructure Planning (Applications: Prescribed Forms and Procedure)



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Document Properties		
Prepared By	The Steeple Renewables Project Consultant Team	
Version History		
Version	Date	Version Status
Examination	March 2026	Rev 4

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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 Anglian Water Services Limited ('AW') 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 AW is the appointed water undertaker within the boundary limits of the project boundary.

1.1.4 This document has been prepared in response to a specific request from the ExA as per the Rule 6 Letter Issued 10th October 2025 and also the Rule 8 letter issued on 20th November 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 at completed stage. Matters engage are summarised in Table 1.

Table 1 – Matters engaged in this SoCG

Water usage	Anglian Water Assets	Draft Development Consent Order	Framework Management Plan Documents	Book of Reference and associated documents

2 Current Position

2.1.1 Table 2 on the next page provides a summary of the current position of the Applicant and AW 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 – Matters Current position of matters relevant to the parties’ discussions

Row ID	Topic	Applicants Position	AW’s Position	Status
AW 1	Water Usage	<p>Section 8.7 of ES Chapter 8: Hydrology, Hydrogeology, Flood Risk and Drainage [REP2-018] details likely water usage and identifies options for water sources for all stages of the Proposed Development.</p> <p>A Pre-Planning Assessment Report (dated 06.05.25) from Anglian Water (‘AW’) confirms the availability of up to 20m3 per day via an existing main on Gainsborough Road. If the 20m3 per day via an existing main on Gainsborough Road is no longer available, or exceptionally should demand exceed this rate, water would be sourced via rainwater harvesting, mobile bowser from off-site sources or surface water abstraction (adhering to any limits set by the relevant discharge consents). No significant effect is anticipated on local water reserves or existing abstractions.</p>	<p>Information has been provided to the Applicant about regarding the process for making requests for water supply for both domestic and non-domestic purposes. This included copies of our policy position statement on water requests for non-domestic purposes for over 20m3 per day and a Water Resources Assessment to be completed.</p> <p>Section 8.6 states the Applicant has recently undertaken a pre-planning assessment with AWS regarding water supply and any connections required. This confirms the availability of up to 20m3 per day of water from an existing water main on Gainsborough Road. This assessment is normally valid for a period of twelve months only.</p>	Agreed
AW 2	Anglian Water assets below ground and surface assets)	<p>No diversions of Anglian Water (‘AW’) assets are required. Full account has been taken of existing asset locations in the scheme development with appropriate set off distances provided. The only proposed infrastructure in the vicinity of the booster station on Station Road is a site entrance and associated internal track. AW assets will be safeguarded by the proposed development pursuant to the Protective Provisions included in the dDCO [REP3-005].</p>	<p>AWS’s initial investigation has highlighted that the Book of Reference and associated documents is incomplete with respect to one of AWS’s freehold and has not been identified which will be affected by the scheme. This relates to the Station Road Water Booster Station at Sturton le Steeple. The Applicant has previously requested an LiQ for the Project to our estates team on: awsestates@savills.com and the above information was</p>	Agreed

		<p>The Applicant has surveyed both the location and depth of AW buried assets that pass through site, known to us via utility records with appropriate protection afforded to AW in the protective provisions. The protective provisions provide an appropriate approval process for where the undertaker is to carry out works that are within the specified set off distances or may impeded access to AW apparatus. As part of this approval process AW are entitled to impose reasonable requirements on the undertaker in carrying out such works to be determined at that relevant time post-consent.</p> <p>AWS have not been included in the Book of Reference as their land is outside of the Order Limits of the Proposed Development. Plots 02/20 and 02/26 are within the ownership of the Local Authority and a separate landowner. AWS were initially sent an LIQ to inform us of the interest in the land, however, this was purely for subsoil interests of the adjacent road which does sit within the Order Limits. Since the time of sending and receiving the LIQ, we discovered there is a neighbouring title sitting between their freehold land (Title NT292351, Nottingham County Council) and the road, which therefore means they do not have subsoil interests for the road and we therefore do not need to include AWS as an interest for the project. The Booster Station on Station Road is not within the Order Limits of the Proposed Development.</p>	<p>supplied. AWS requests that these documents are updated as necessary to reflect an accurate account of AWS's land interests within the Project's order limits. It has been recorded in Table 8.4 on Stakeholder Engagement (APP-066/6.2.8 Chapter 8: Hydrology, Hydrogeology, Flood Risk and Drainage) that the Applicant notes the need to agree appropriate easements for AW assets and that discussions are on-going in respect of this point are on-going.</p> <p>Through previous consultation stages, AWS has identified some notable assets within or in the vicinity of the order limits. There are a number of existing underground assets, including strategic supply pipelines serving water abstraction locations which are in the Project's order limits. The design of the project should minimise interaction with AWS assets/critical infrastructure and specifically to avoid the need for mitigation works and diversions which have associated carbon costs. Although, the ES states (Section 17.4.12, document APP-074/6.2.17 Chapter 17: Miscellaneous Issues ; Table 8.4 on Stakeholder Engagement (document APP-066/6.2.8 Chapter 8: Hydrology, Hydrogeology, Flood Risk and Drainage) confirms that potable and decommissioned high pressure water lines owned by AWS have been checked through a desk-top study. The Development's layout takes account of the existing infrastructure and</p>	
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		<p>Where class detection is required this would be resolved post consent as per the Protective Provisions that provide appropriate protection.</p>	<p>requirements for diversions are not anticipated. This only refers to pipe-line information and not above ground assets. See comment above regarding Station Road Water Booster Station.</p> <p>We strongly recommend the Applicant request that AWS carry out a clash detection and technical assurance review of the scheme (a quote for this work is available on request) in relation to AW assets to confirm, for example, any sensitive plant, open cut locations, access works, diversions any above ground plant and shared access locations. This ensures clarity, reduces risk, and supports the timely and efficient delivery of the Project. We would not agree that a review of utilities plans is used to inform plans for proposed works prior to construction. Given the large number of NSIPs and other AWS projects being delivered in this Asset Management Period 8 (2025-2030), there is a strong advantage to having upfront discussions with AWS in relation to our asset interfaces with the Project. Further discussion is required between AWS and the Applicant to confirm these aspects, for example, trenchless crossings, ducting, open cut locations, access works, likely diversions, any above ground plant, and shared access locations. These matters should be addressed in supporting documents and will need to be amended accordingly as these matters are agreed.</p>	
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AW 3	Draft Development Consent Order.	<p>Carrying out works in the proximity of Anglian Water operational network is covered under the Protective Provisions included in the dDCO [REP3-005], which protect Anglian Water operational network. As part of the process secured under the Protective Provisions, Anglian Water will be provided with details of the Applicant's works in proximity to AW assets before these commence and Anglian Water will have an opportunity to raise comments as part of the works approval process.</p> <p>Protective Provisions ('PP's') are now agreed between the parties.</p>	<p>Schedule 10 Part 7 of the draft DCO [APP-041] includes draft bespoke Protective Provisions for Anglian Water Services. As set out in our Relevant Representations we welcome on-going engagement that is taking place to reach an agreed position on a final version to be included in the DCO.</p>	Agreed
AW 4	Framework management plan documents	<p>A revised ES Appendix 4.1 Outline Construction Environmental Management Plan (oCEMP) [REP3-011] was provided at Deadline 3. A further revision, revision 4, will be provided at Deadline 5.</p> <p>Please refer to the Applicant response at AW2 with reference to the rested updated to the cited control documents. The protective provisions provide an appropriate approval process for where the undertaker is to carry out works that are within the specified set off distances or may impeded access to AW apparatus. Where further protections are required the Applicant requests that amendments are proposed to the protective provisions currently under discussion.</p> <p>A revised ES Appendix 13.2 Outline Construction Traffic Management Plan (oCTMP) [APP-129] will be provided at Deadline 5 to include the following wording:</p>	<p>Framework management plan documents APP-089/6.3.4 Appendix 4.1 Outline Construction Environmental Management Plan (OCEMP) APP-129/6.3.13 Appendix 13.2 Outline Construction Traffic Management Plan. AWS notes the submission of these framework documents and welcomes the specific references to how the interfaces with utility assets such as mains pipes within the order limits will be managed through the construction of haul roads, bellmouths.</p> <p>These documents should also include steps to remove the risk of damage to AWS assets from plant and machinery (compaction and vibration during the construction phase) including any haul and access roads and crossings.</p>	Agreed

		<p><i>“Engagement with Anglian Water Services where necessary, will be undertaken on a regular basis to ensure their access to their existing and new assets is available throughout the construction period. This is with reference to, but not exclusive to Sturton le Steeple Water Booster Station. This is to ensure their statutory obligations to their customers are met.”</i></p>	<p>AWS would also seek to ensure that 24 hours /7-day access to our assets is not compromised and therefore would welcome further discussion with the Applicant regarding such matters and their inclusion in the finalised documents.</p> <p>AWS notes a revised oCEMP document is to be submitted at Deadline 3 and will review this in case of further comment required.</p> <p>However, for the oTMP AW requests that the following additional text is added in the document, due to the location of the Water Booster Station located on Station Road outside Sturton-Le-Steeple and the need to maintain 24hr access in case of emergency. This is particularly relevant as there will be construction works with Access 3 being installed in close proximity.</p> <p><i>“Engagement with Anglian Water Services and other utilities services where necessary, will be undertaken on a regular basis to ensure their access to their existing and new assets is available throughout the construction period. This is with reference to, but not exclusive to Sturton le Steeple Water Booster Station. This is to ensure their statutory obligations to their customers are met.</i></p>	
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AW 5	Book of Reference (document APP-046/4.3) and associated documents	Please refer to the Applicant's position at row AW2 above.	<p>AWS has highlighted in Relevant Representations that the Book of Reference and associated documents is incomplete with respect to one of AWS's freehold and has not been identified which will be affected by the scheme. This relates to the Station Road Water Booster Station at Sturton le Steeple. The Applicant has previously requested an LiQ for the Project to our estates team on: awsestates@savills.com and the above information was supplied. AWS requests that these documents are updated as necessary to reflect an accurate account of AWS's land interests within the Project's order limits.</p> <p>See specific comment on the AW site above at row AW2 above.</p>	Agreed
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A1 Record of Engagement

Date	Method of Engagement	Purpose/Description/Description
20/01/2025	Email	S42 Notification
11/02/2025	Meeting between AW and Applicant	Discussion on pre-submission consultation.
11/02/2025	Email from AW	Follow up email providing copy of bespoke Protective Provisions template and information regarding Water Booster Station on Station Road, Sturton-Le-Steeple raised in meeting.
May 2025 on-going	Email exchanges on-going	Exchange of comments on the Protective Provisions and amendments being sought.
15/07/2025	Email	S56 Notification
13/10/25	Email from AW to Applicant	Requested information on location of abandoned pipe which had been raised in correspondence on the Protective Provisions.
20/11/25	Email from Applicant	Query on abandoned pipe.
11/11/2025	Email	Draft SoCG emailed to Anglian Water Services Limited
11/11/2025	Email from Anglian Water Services Limited	Confirmed comments on SoCG will not be provided by 25.11.2025 as require longer to review given early draft. Referred to Protective Provision discussions still taking place and awaiting update from Applicant.
28/11/25	Email from AW to Applicant	Advising pipe query had been referred to the relevant Operations Team for response.
03/12/2025	Email	Chasing comments on SoCG
15/12/2025	Email	Chasing comments on SoCG
22/12/2025	Email	Chasing comments on SoCG
23/12/2025	Email from AW	Provided update to the Applicant that the SOCG is still being reviewed and progress on the Protective Provisions.
12/01/2026	Email	Chasing comments on SoCG
12.01.2026	Email from Anglian Water Services Limited	Comments on SoCG provided setting out concerns that the document needed a comprehensive review over the content which incorrectly included AWS as the sewerage provider (previously raised through

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12.01.2026	Email from AW to Applicant	Relevant Representations). The document did not cover matters which had been raised by AWS as a Statutory Consultee in Relevant Reps. Response provided on de-commissioned pipe and adjacent in-service water main pipe and advise on suitable easement required.
19.01.2026	Email	Rev 2 SoCG issued for comment by 20/01/26.
19.01.2026	Email from AW to Applicant	AW confirmed the SoCG would be reviewed but Deadline set would be missed.
19.01.2026	Email	Explained why the Deadline had been set to comply with Deadline 3 set by ExA
19.01.2026	Email from AW to Applicant	Confirming AW are working towards Deadline 6 to have a signed SoCG in place
19.01.2026	Email	Explaining SoCG should be submitted before this and what the timescales are for Deadline 3
21.01.2026	Email from AW to Applicant	Comments on SoCG (Rev 2) provided via attachment to email but comments from Estates Team were still awaited
30.01.2026	Email	Chasing AW for comments from their estates team that were outstanding
03.02.2026	Email from AW to Applicant	Confirmed Estates Team were aware we are chasing an update. AW confirmed the consultation on the National Grid's North Humber to High Marnham DCO had started and they wanted to assess both DCO's impact to Anglian Waters Booster Station together.
06.02.2026	Email	Chasing update from AW's Estates team
12.02.2026	Email from AW to Applicant	AW Estates Team has confirmed that Anglian Water has a prescriptive right to access it's Sturton le Steeple site over Nottinghamshire County Council's land and ensure AW's access is maintained at all times.
12.02.2026	Email	Regarding outline CEMP/OEMP/DP. Confirmed revisions had been submitted at Deadline 3 and asked if AW could confirm if this would change their position with regards AW4.
12.02.2026	Email from AW to Applicant	AW confirmed they are awaiting comments from Applicant on SoCG

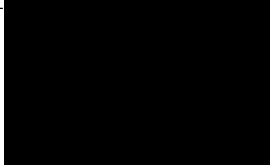
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12.02.2026	Email	Confirmed comments from AW on the SoCG would be reviewed but comments from the Estates Team have just been provided. Reminded AW the SoCG was requested by ExA at Deadline 3, not to wait for Deadline 6. Again requested update on the revised outline CEMP.OEMP,DP.
12.02.2026	Email from AW to Applicant	Confirmed AW do not intend on waiting until Deadline 6 to agree the SoCG and requested updated Applicant comments from the Applicant on the draft SoCG.
13.02.2026	Email	Confirmed comments on the SoCG would be provided as quickly as possible. Confirmed the revised outline CEMP/OEMP/DP had been submitted at Deadline 3 and AW did not have to wait to comment on these
24.02.2026	Email	Confirmed comments on the SoCG and updates via email had been considered and requested an MS Team meeting to discuss the SoCG and PP's further.
03.03.2026	Email from AW to Applicant	Thanked Applicant for email and confirmed meeting availability would be confirmed soon.
04.03.2026	Email	Thanked AW for their email and asked AW if they could confirm meeting dates, even for the following week, and the Applicant would work around AW's availability.
10.03.2026	Phone	AW apologised for the delay and confirmed availability for an MS Team Meeting 16.03.2026 at 11.
10.03.2026	Email	Issued MS Team meeting invites for the 16.03.2026
16.03.2026	MS Team Meeting	Matters AW2 and AW5 agreed. AW wording for outline plans to be provided and reviewed by Applicant. AW to chase up AW legal representative regarding PP.
18.03.2026	Email	Rev 3 SoCG issued for comment via email attachment
20.03.2026	Email from AW to Applicant	PP's agreed and comments on SoCG. Clean cop requested for signing
20.03.2026	Email	Rev 3 SoCG (Clean) provided for signing
30.03.2026	Email from AW to Applicant	Signed Rev 3 SoCG provided 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:	30 th March 2026
Signature:	

Duly signed and authorised on behalf of
Anglian Water Services Limited

Name:	
Job Title:	Strategic Growth Manager
Date:	30 th March 2026
Signature:	