

Rosefield Solar Farm

Consultation Report

Appendices L-1 and L-2

EN010158/APP/5.2
September 2025
Rosefield Energyfarm Limited

APFP Regulation 5(2)(q)
Planning Act 2008
Infrastructure Planning
(Applications: Prescribed Forms
and Procedure) Regulations 2009

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Appendix L-1: Compliance with PA 2008: Guidance on the pre- application stage for NSIPs, April 2024



Appendix L-1: Compliance with PA 2008: Guidance on the pre-application stage for NSIPs, April 2024

Table L-1: Compliance with PA 2008: Guidance on the pre-application stage for NSIPs, April 2024

Section	Topic	Applicant's response
019	<p><i>“Applicants are responsible for consulting on proposed applications for DCOs. Applicants are specifically required to undertake statutory pre-application consultation activities as stipulated in the following legislation:</i></p> <ul style="list-style-type: none"> <i>Section 42 of the Planning Act, together with the provisions of sections 43 and 44 of the Planning Act, requires applicants to consult certain persons, including statutory consultees, local authorities, and others with a relevant interest in the land to which the proposed application relates, prior to the submission of an application. The prescribed list of statutory consultees for the purposes of section 42 of the Planning Act is set out in Schedule 1 to the APFP Regulations 2009, as amended by the Infrastructure Planning (Miscellaneous Provisions) Regulations 2024;</i> <i>Section 47 of the Planning Act requires applicants to consult relevant local authorities on what is to be in their SoCC setting out how applicants intend to consult the local community on the proposed DCO application, and then carry out consultation in accordance with the SoCC;</i> 	<p>The Applicant identified and consulted with parties set out in sections 42, 43 and 44 of the PA 2008, as well as the local community as set out by section 47.</p> <p>Details of how the Applicant identified and consulted with individuals and bodies within each of these categories in accordance with the PA 2008 and the EIA Regulations 2017, along with additional non-prescribed consultees, is included in Chapters 5 and 6 of the Consultation Report [EN010158/APP/5.1].</p> <p>The Applicant publicised the proposed application in accordance with section 48 of the PA 2008 and APFP Regulations, as set out in Chapter 5 (section 5.7) of the Consultation Report [EN010158/APP/5.1]. Copies of s48 notices as published are available in Copies of Newspaper Notices [EN010158/APP/1.7].</p>

- *Section 48 of the Planning Act requires applicants to publicise the proposed application in the prescribed manner as set out in Regulation 4 of the APFP Regulations 2009; and*
- *the EIA Regulations 2017 set out requirements for preparing Environmental Statements prior to the submission of a DCO application, including engaging with statutory consultees and local authorities prior to formal pre-application activities under section 42 of the Planning Act.”*

019 *“Effective pre-application consultation is key to developing well-prepared applications that are understood by the public. Consultation on development proposals allows consultees and local communities to influence how infrastructure that meets a national need can be accommodated in their area and enables applicants to more effectively shape proposals.”*

The Applicant designed a consultation strategy to ensure that the proposals could be understood by anyone with an interest in the Proposed Development.

Chapter 5 of the **Consultation Report [EN010158/APP/5.1]** sets out the Applicant's approach to Phase Two Consultation. More information about the phases of consultation conducted by the Applicant can be found in **Chapters 2, 5, 6 and 7** of the **Consultation Report [EN010158/APP/5.1]**.

Feedback from consultees and local communities has helped to influence the Proposed Development.

Chapters 2 (paragraph 2.8.5), **6** (section 6.5) and **7** (paragraph 7.5.1) of the **Consultation Report [EN010158/APP/5.1]** set out how the Applicant has had regard to feedback in developing its proposals and highlights key changes made in response to feedback received through formal consultation.

The Applicant has included separate summary schedules of consultation responses for each phase of consultation, which are included as **Appendices A-4, J-1, J-2 and K-5** to the **Consultation Report [EN010158/APP/5.2]**:

Appendix A -4: Summary of responses to Phase One Consultation and consideration by topic summarises feedback received to Phase One Consultation and the Applicant's response.

Appendices J -1: Summary of s42(1)(a), (b) and (d) responses to Phase Two Consultation and consideration by topic and **J-2: Summary of s47 responses to Phase Two Consultation and consideration by topic** summarise feedback received to Phase Two Consultation and the Applicant's response.

Appendix K -3: Summary of responses to targeted consultation and consideration by topic summarises feedback received to targeted consultation and the Applicant's response.

019 *“Early involvement of local communities, local authorities and statutory consultees during the pre-application stage, both through consultation and other forms of engagement, can bring about significant benefits for all parties...”*

The Applicant has conducted a multi-phase consultation complemented by a continuous programme of stakeholder and community engagement to involve the local community, the host authority and statutory consultees at the earliest possible opportunity.

Prior to Phase Two Consultation, the Applicant conducted an initial, 'non-statutory' phase of consultation on its early plans and proposals (Phase One Consultation), to ensure that feedback could shape the updated plans presented at its statutory, Phase Two Consultation. In addition, the Applicant engaged with a range of stakeholders and the local community outside of formal phases of consultation.

Chapters 2, 5, 6 and 7 of the Consultation Report [EN010158/APP/5.1] outline the phases of pre-application consultation conducted on the Proposed Development. Information about non-statutory engagement undertaken by the Applicant outside of formal consultation, including with local communities, the host authority and a range of statutory consultees is available within **Chapter 3** of the **Consultation Report [EN010158/APP/5.1]**.

019 *“Without adequate pre-application consultation in line with the legislation, the subsequent application when it is submitted to the Planning Inspectorate will not be accepted to proceed to examination. The Planning Inspectorate takes into account the responses received from local authorities during the acceptance period to determine on behalf of the Secretary of State whether the consultation is adequate.”*

The **Consultation Report [EN010158/APP/5.1]** demonstrates how pre-application consultation on the Proposed Development has met and exceeded the requirements set out in sections 42, 47, 48 and 49 of the PA 2008, the EIA Regulations and the APFP Regulations. It also sets out how pre-application consultation complied with guidance on the pre-application process in accordance with section 50 of the PA 2008.

The Applicant engaged with the host authority prior to the submission of the Application to confirm this through an Adequacy of Consultation Milestone Report (see **Appendix M-1: Adequacy of Consultation Report [EN010158/APP/5.2]**). The Applicant received a response from the host authority on 24 July 2025 (see **Appendix M-2: Formal response from host authority on AoCM [EN010158/APP/5.2]**). and submitted the completed Adequacy of Consultation Milestone Report with the host authority's response to the Planning Inspectorate prior to submission of the Application.

020 *“The pre-application consultation undertaken should be proportionate to the scale and nature of the project and its effects. A ‘one-size-fits-all’ approach is not appropriate. For a straightforward and uncontroversial application, an applicant may choose to discharge the obligations of sections 42, 47 and 48 of the Planning Act concurrently in a single round of consultation, or in separate stages. For more complex proposals, an applicant may choose to conduct a non-statutory round of consultation (for example considering options) before undertaking a statutory round of consultation, or they may choose to run a multi-stage statutory consultation process.”*

The Applicant conducted a multi-stage consultation on the Proposed Development. This included an initial ‘non-statutory’ phase of consultation (Phase One Consultation) to collect early feedback on the Proposed Development and a second ‘statutory’ phase of consultation which discharged the obligations of sections 42, 47 and 48 of the PA 2008 concurrently (Phase Two Consultation). The Applicant additionally conducted two targeted consultations concurrently on changes to the Proposed Development.

A summary of pre-application consultation and engagement milestones is presented in **Table 1-1** of the **Consultation Report [EN010158/APP/5.2]**.

020 *“What consultation is planned and when will form a key part of the applicant’s overall programme for completing the pre-*

The Applicant launched its proposals for the Proposed Development in September 2023 and conducted its

application stage. It will need to be included in the Programme Document supplied by the applicant to the Planning Inspectorate for the Inception Meeting.”

Phase One Consultation (28 September – 10 November 2023) before this guidance (including the requirement for a Programme Document to be prepared) was published in April 2024. The Applicant held an Inception Meeting with the Planning Inspectorate on 09 August 2023 and held regular meetings to provide updates on the progress of the Proposed Development through the pre-application stage, including timings for consultation. The Applicant has set out how it had regard to s51 advice received as part of these meetings in **Chapter 3** of the **Consultation Report [EN010158/APP/5.1]**.

020 *“Some applicants may have their own distinct approaches to consultation, perhaps drawing on their own or relevant sector experience, for example if there are industry protocols that can be adapted. Larger, more complex applications are likely to warrant going beyond the statutory 28-day minimum timescales for consultation laid down in the Planning Act to ensure enough time for consultees to understand project proposals and formulate a response...”*

The Applicant conducted thorough, effective and proportionate consultation on the Proposed Development. Phase One, Phase Two and targeted consultation periods substantially exceeded the 28 calendar days required for consultation under the PA 2008 and APFP Regulations – spanning 43 days, 78 days and 56 days respectively.

The Applicant provided a range of ways for people to find out more about the Proposed Development so that they could understand the proposals and provide their feedback on them. More information about how the Applicant carried out each phase of consultation is available in **Chapters 2 and 5 and 7** of the **Consultation Report [EN010158/APP/5.1]**.

020 *“Once applicants have completed the consultation process set out in their SoCC, where a proposed application is amended in the light of responses to consultation then, unless those amendments materially and substantially change the proposed application or materially changes its effects as a whole, the amendments themselves should not trigger a need for further consultation. The amendments can be reported as part of the consultation report submitted with the application.”*

Throughout the pre-application stage, the Applicant continued to refine its proposals in response to the outputs of its environmental assessments, technical work and feedback from consultation. Key changes made to the Proposed Development following Phase One and Phase Two consultations are summarised in **Chapters 2** (paragraph 2.8.5) and **6** (section 6.5) of the **Consultation Report [EN010158/APP/5.1]**.

Where changes to the Proposed Development required minor additions to the proposed Order Limits, or it was considered useful to gain feedback on them ahead of the submission of the Application, the Applicant conducted targeted statutory consultation with relevant prescribed and non-prescribed consultees and affected land interests. Information about changes made to the Proposed Development following targeted consultation activity is set out in **Chapter 7** (paragraph 7.5.1) of the **Consultation Report [EN010158/APP/5.1]**.

020 *“Only where the project taken as a whole changes very significantly, and to such a large degree that what is being taken forward is fundamentally different from what was previously consulted on, should re-consultation on the proposed application as a whole be considered. In understanding whether there has been a material and substantial change, applicants should take into account the following guiding factors:*

Where changes to the Proposed Development required minor additions to the proposed Order Limits, or it was considered useful to gain feedback on them ahead of the submission of the Application, the Applicant conducted targeted statutory consultation with relevant prescribed and non-prescribed consultees and affected land interests. The Applicant designed a consultation that was proportionate to the

- *the degree of change as compared to the proposals previously consulted upon as a whole;*
- *the number of materially worse environmental effects as compared to what has been the subject of previous consultations; and*
- *the level of public interest, and the likelihood that such interest would merit further consideration in the context of that change.*

For any material change to a part of the proposed application where the project as a whole is not fundamentally changed, for example in the case of linear aspects where new information leads to a new alignment for a particular section of the proposal, a bespoke and targeted approach to further consultation can be adopted, which can address the specific consultation obligations arising proportionately.

Targeted consultation can be statutory or non-statutory or a combination of the two depending on whether new persons needing to be consulted under section 42 of the Planning Act have been identified, but such targeted consultation will not require the production of PEI provided proportionate and appropriate information on environmental implications of any changes, where necessary, is provided.”

likely effects of the proposed changes. This considered the limited nature of the proposed changes, and that the proposed changes would not materially affect the outcome of the environmental assessments presented within the PEIR at Phase Two Consultation.

More information about the targeted consultation is detailed in **Chapter 7** of the **Consultation Report [EN010158/APP/5.1]**.

021 *“Sections 42 to 44 of the Planning Act, Regulation 3 and Schedule 1 to the APFP Regulations 2009 set out details of who*

The Applicant identified and consulted with parties set out in sections 42, 43 and 44 of the PA 2008 and the

must be consulted, including statutory bodies, the Marine Management Organisation where appropriate, local authorities, and persons having an interest in the land to be developed.”

APFP Regulations. Details of how the Applicant identified and consulted with consultees where their statutory function was relevant to the Proposed Development during Phase Two Consultation is included in **Chapter 5** of the **Consultation Report [EN010158/APP/5.1]**. Details of how the Applicant identified and consulted with relevant consultees during targeted consultation is included in **Chapter 7** of the **Consultation Report [EN010158/APP/5.1]**.

021 *“Section 47 of the Planning Act sets out the applicant’s statutory duty to consult local communities. In addition, applicants will want to consider the issues that may need to be addressed ahead of submission and may also wish to seek the views of other people who are not statutory consultees, but who may be significantly affected by the project.”*

The Applicant consulted with the local community as set out in s47 of the PA 2008. In addition, the Applicant sought the views of a range of groups who were not statutory consultees but could have a potential interest in the Proposed Development (see **Chapters 5** and **6** of the **Consultation Report [EN010158/APP/5.1]**).

021 *“The Infrastructure Planning (Miscellaneous Provisions) Regulations 2024 amended the APFP Regulations 2009 by substituting a new table of persons prescribed for the purpose of section 42(1)(a) of the Planning Act (duty to consult) and also section 56(2) of the Planning Act (notifying persons of an accepted applications) which is covered in the acceptance guidance. It is the applicant’s responsibility to ensure all relevant prescribed consultees are consulted about a proposed application.*

The Applicant conducted Phase Two Consultation between 18 September – 5 December 2024 and therefore the Applicant conducted the consultation in line with the amended APFP Regulations.

While the list of prescribed bodies who must be consulted was updated in April 2024, from time to time a body may cease to exist but may still be listed as a statutory consultee in the

The Applicant reviewed the updated list of statutory bodies in Schedule 1 of the APFP Regulations and consulted all relevant statutory bodies or their successors where their statutory function was relevant to the Proposed Development. A full list of section 42(1)(a) and (b) consultees consulted on the Proposed Development is available in **Appendix E-1: List of prescribed consultees consulted under section**

Regulations pending their updating. In such situations applicants should identify any successor body and consult with them in the same manner as they would have with the original body. Where there is no obvious successor, applicants should seek the advice of the Planning Inspectorate, who may be able to identify an appropriate alternative consultee. Whether or not an alternative is identified, the consultation report should briefly note any cases where compliance with statutory requirements was impossible and the reasons why.”

42(1)(a) and (b) during Phase Two Consultation [EN010158/APP/5.2].

The Applicant conducted targeted consultation on minor changes to the Proposed Development between 21 May 2025 and 16 July 2025. In compiling a list of relevant prescribed consultees to be consulted, the Applicant had regard to the list of prescribed consultees listed in the amended APFP Regulations. Information about how the Applicant identified and consulted with prescribed consultees is included in **Chapter 7 of the Consultation Report [EN010158/APP/5.1]**. A full list of section 42(1)(a) and (b) consultees consulted as part of the targeted consultation is available in **Appendix K-1: List of prescribed consultees consulted during targeted consultations [EN010158/APP/5.2]**.

022 *“It is good practice for applicants to work with local stakeholders in the formative stages of the project, through early engagement. This can help inform the Programme Document that they later take to the Inception Meeting with the Planning Inspectorate. Early engagement with local authorities, parish and town councils can help applicants to ensure they find the best approach to engage the relevant communities in the most effective and proportionate way.”*

The Applicant engaged with the host authority prior to launch of the Proposed Development which helped inform the Applicant’s approach. This included sharing details of its Phase One Consultation.

022 *“Under section 47 of the Planning Act, applicants are required to produce a SoCC, setting out how they intend to consult the local community on the proposed application. Applicants should*

The Applicant published a SoCC setting out how it intended to consult the local community on the Proposed Development as part of its Phase Two

consider how they can engage communities in a way that supports them to understand the necessary issues at an appropriate stage to support preparation of their application, and how they will show how they have responded to their issues of concern.”

Consultation. In preparing the SoCC, the Applicant sought to ensure that the consultation could be accessible to anyone likely to have an interest in the Proposed Development. The SoCC included commitments to develop materials in a range of different formats and use a variety of techniques to ensure that everyone with an interest in the Proposed Development could find out more and share their feedback. More detail about how the Applicant developed its approach to consultation and SoCC is available in **Chapter 4 of the Consultation Report [EN010158/APP/5.1]**.

022 *“Local communities may need support to help them to input to the NSIP consenting process. Independent community liaison chairs or forums can be used to provide support to local communities and non-statutory consultees to enable them to provide an effective input to the pre-application process. Applicants will want to consider whether these should be used, not least to assist an applicant’s own assessment of potential examination issues in preparing their Programme Document and SoCC.”*

Chapter 4 of the Consultation Report [EN010158/APP/5.1] sets out how the Applicant designed a consultation strategy to ensure that anyone with an interest in the Proposed Development could find out more and input into the consultation process. This involved providing materials in a range of different formats and at different levels of information, which are included in **Appendices G-2: Phase Two Consultation materials and advertising, G-3: Screenshots of Phase Two Consultation website and virtual exhibition and I-1: Preliminary Environmental Information Report [EN010158/APP/5.2]**:

- **Consultation booklet (Appendix G-2.2):** an accessible 36 page summary of the proposals for Rosefield Solar Farm, the EIA process, the

consultation and planning process, approach to community benefit and next steps (print and digital).

- **Consultation maps (Appendix G-2.3):** including an updated masterplan as well as a version with a grid overlay to aid respondents to make location-specific comments on the design of the Proposed Development
- **Consultation questionnaire (Appendix G -2.4):** the main mechanism for collecting feedback (print and digital).
- **Exhibition banners (Appendix G-2.5):** an accessible summary of the proposals for the Proposed Development, the EIA process, the consultation and planning process, approach to community benefit and next steps which were displayed at the public events. The exhibition banners were available in the virtual exhibition hosted on the Rosefield Solar Farm project website.
- **Virtual exhibition (Appendix G-3):** containing the exhibition banners, consultation questionnaire, and a portal which enabled users to view 3D visualisations of the Proposed Development from key views around the site. This included video fly throughs along key viewpoints.
- **Rosefield Solar Farm project website (Appendix G-3)** hosted all the consultation documents,

including the PEIR, as well as links to the virtual exhibition and online questionnaire. It also included details of the deposit points and public events as well as hosting the project's contact information.

- **Preliminary Environment Information Report (Appendix I-1)**: containing the initial results of ongoing environmental assessments as well as preliminary information on measures to avoid, prevent, reduce or, if possible, offset any likely significant adverse effects. The PEIR included a non-technical summary of the preliminary assessment of effects.

Formal phases of consultation were supplemented by a programme of continuous stakeholder and community engagement throughout the pre - application stage. Information about engagement outside of formal consultation is detailed in **Chapter 3** of the **Consultation Report [EN010158/APP/5.1]**.

023

“Applicants must:

- *consult the prescribed bodies as appropriate under Regulation 3 and Schedule 1 to the APFP Regulations 2009, as well as the Marine Management Organisation in certain circumstances, under section 42 of the Planning Act, giving the consultees at least 28 days to respond;*

During Phase Two Consultation, the Applicant identified and consulted with parties set out in sections 42, 43 and 44 of the PA 2008 where their statutory function was relevant to the Proposed Development. Details of how the Applicant identified and consulted with individuals and bodies within each of these categories in accordance with the PA 2008 and the EIA Regulations, along with additional non-prescribed consultees, is included in **Chapters 5** and **6** of the

- *publicise their proposed application under section 48 of the Planning Act, and Regulation 4 of the APFP Regulations 2009 sets out the detail of what this publicity must entail; and*
- *by section 49 of the Planning Act have regard to any relevant consultation responses from either statutory consultees under section 42 of the Planning Act, local communities under section 47 of the Planning Act, or wider publicity under section 48 of the Planning Act.”*

Consultation Report [EN010158/APP/5.1]. A full list of section 42(1)(a) and (b) consultees consulted on the Proposed Development is available in **Appendix E-1: List of prescribed consultees consulted under section 42(1)(a) and (b) during Phase Two Consultation [EN010158/APP/5.2].**

A full list of persons falling within section 44 of the PA 2008 is included within the **Book of Reference [EN010158/APP/4.3]** submitted with the Application.

The Applicant publicised the proposed application in accordance with section 48 of the PA 2008 and APFP Regulations, as set out in **Chapter 5** (section 5.7) of the **Consultation Report [EN010158/APP/5.1].** Copies of s48 notices as published are available in **Copies of Newspaper Notices [EN010158/APP/1.7].**

The Applicant set out how it had regard to consultation responses from consultees under sections 42, 47 and 48 of the PA 2008 in **Appendices J -1: Summary of s42(1)(a), (b) and (d) responses to Phase Two Consultation and consideration by topic** and **J-2: Summary of s47 responses to Phase Two Consultation and consideration by topic [EN010158/APP/5.2].**

The Applicant conducted parallel targeted statutory consultations on minor changes to the Proposed Development between 21 May 2025 and 16 July 2025. The Applicant designed these consultations to be

proportionate to the likely effects of the proposed changes. This considered the limited nature of the proposed changes, and that these would not materially affect the outcome of the environmental assessments presented within the PEIR at Phase Two Consultation.

In compiling a list of relevant consultees, the Applicant had regard to the list of prescribed consultees in the updated Schedule 1 of the APFP Regulations. Information about how the Applicant identified consultees is included in **Chapter 7** of the **Consultation Report [EN010158/APP/5.1]**. A full list of s42(1)(a) and (b) consultees consulted as part of the targeted consultation is available in **Appendix K-1: List of prescribed consultees consulted during targeted consultation [EN010158/APP/5.2]**. A full list of persons falling within section 44 of the PA 2008 is included within the **Book of Reference [EN010158/APP/4.3]** submitted with the Application.

The Applicant did not publicise the targeted consultations in accordance with s48 of the PA 2008 due to the targeted nature of the consultations.

Appendix K-3: Summary of responses from targeted consultation and consideration by topic [EN010158/APP/5.2] sets out feedback received to targeted consultation and the Applicant's response.

023 *"Applicants will often need detailed technical input from statutory consultees as expert bodies to assist with identifying and*

Detail about the consultation and engagement carried out with technical bodies to inform EIA undertaken in

mitigating the impacts of projects, and other important matters. In many cases applicants will need to engage statutory consultees and others before the Inception Meeting with the Planning Inspectorate.”

support of the Proposed Development is included in the relevant topic chapters of the **Environmental Statement (Volume 2, Chapters 6-17 [EN010158/APP/6.2])**

As part of its Phase Two Consultation, the Applicant invited comments on a Preliminary Environmental Information Report (included in **Appendix I-1: Preliminary Environmental Information Report [EN010158/APP/5.2]**). A summary of feedback received to Phase Two Consultation and the Applicant's consideration by topic is provided in **Appendices J-1: Summary of s42(1)(a), (b) and (d) responses to Phase Two Consultation and consideration by topic** and **J-2: Summary of s47 responses to Phase Two Consultation and consideration by topic [EN010158/APP/5.2]**.

024 *“Some statutory consultees have cost recovery arrangements in place for the advice they provide. The ability for statutory consultees to respond effectively to pre-application requests for advice means they have the information they need from applicants to do so. It is essential therefore that applicants arrange early engagement with statutory consultees to avoid unnecessary delays and the costs of having to make changes at later stages of the consenting process.”*

The Applicant engaged with the host authority and key stakeholders early in the pre-application process as outlined in **Chapter 3 of the Consultation Report [EN010158/APP/5.1]**. This included entering into a Planning Performance Agreement with the host authority through the pre-application stage, and cost recovery arrangements with Natural England and the Environment Agency to ensure engagement with technical specialists throughout the Proposed Development.

Detail about the consultation and engagement carried out with technical bodies to inform EIA undertaken in support of the Proposed Development will be included in the relevant topic chapters of the **Environmental Statement (Volume 2, Chapters 6-17 [EN010158/APP/6.2])**

024 *“Where an applicant proposes to compulsorily acquire an interest or take temporary possession of land it does not own in order to implement a proposed NSIP, under section 42 of the Planning Act they must identify and consult people, including those who own, occupy or have another interest in the land in question.”*

The Applicant consulted with each person who is within one or more of the categories set out in section 44 of the PA 2008. **Phase Two Consultation: Chapter 5** (paragraphs 5.4.8 – 5.4.16) of the **Consultation Report [EN010158/APP/5.1]** sets out how the Applicant identified section 44 consultees.

Targeted consultation: See **Chapter 7** (section 7.2) of the **Consultation Report [EN010158/APP/5.1]** for details of the process used for identifying section 44 consultees for the targeted consultation. A targeted approach was considered to be proportionate given the changes would not materially affect the outcome of the environmental assessments presented within the PEIR at Phase Two Consultation.

A full list of the 38 persons falling within section 44 of the PA 2008 is included in the **Book of Reference [EN010158/APP/4.3]** submitted with the Application. This includes 35 persons identified at Phase Two Consultation, 1 person identified following Phase 2 Consultation and 2 persons identified at targeted consultation.

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| 024 | <i>“It is the applicant’s responsibility to demonstrate at submission of the application to the Planning Inspectorate that due diligence has been undertaken in identifying all land interests. Applicants must ensure that the Book of Reference (which records and categorises those land interests) is sufficiently up to date at the time of submission (acknowledging the timescales for preparing and updating it) and fully meets the requirements of Regulations 5 and 7 of the APFP Regulations 2009.”</i> | Details of how the Applicant has exercised due diligence in identifying all persons under sections 42(1)(d) are provided in Chapters 5 (paragraphs 5.4.8 – 5.4.16) and 7 (section 7.1) of the Consultation Report [EN010158/APP/5.1] . |
| 024 | <i>“Where appropriate, the Book of Reference should be supplemented by a Land and Rights Negotiation Tracker, submitted by the applicant and updated during the examination, setting out the status of negotiations with landowners, Crown bodies and statutory undertakers affected by proposals for compulsory acquisition of land or rights and temporary possession.”</i> | The Applicant confirms that the Book of Reference [EN010158/APP/4.3] is sufficiently up to date and fully meets the requirements of the APFP Regulations. All data relating to the Book of Reference is stored in a live electronic database and will be kept up to date as the Application progresses |
| 024 | <i>“It should be noted that for an accepted application, the situation concerning compilation of land interests can continue to evolve during the examination as new information becomes available, and it is not uncommon for the Book of Reference to be revised and resubmitted more than once. This is usually a substantial undertaking and applicants should dedicate sufficient time and resource, particularly as in many cases there may be parcels of land where there is little information available. With this in mind, applicants are advised to make maximum use of electronic data</i> | The Applicant has submitted a Schedule of Negotiations [EN010158/APP/4.4] as part of the Application which will be updated during the examination stage as required. The Schedule of Negotiations covers all of the information contained within the Land and Rights Negotiation Tracker. |
| | | The Applicant will continue to carry out diligent inquiry through the examination stage to ensure that the Book of Reference [EN010158/APP/4.3] remains up to date. All data relating to the Book of Reference will be stored in a live electronic database and will be kept up to date as the Application progresses. |

bases when compiling the Book of Reference to enable such changes to be made easily.”

- 024 *“In addition, land interests can change over time and new or additional interests may emerge after an applicant has concluded statutory consultation but just before an application is submitted. In such a situation, the applicant should provide a proportionate opportunity to any new person identified with a land interest to make their views known on the application. Where new interests in land are identified very shortly before the intended submission of an application, despite diligent efforts earlier in the process, it may be difficult at that stage for applicants to consult and take account of any responses from those new interests before submitting their application as intended. If this situation arises applicants should be proactive and helpful in ensuring that the person understands how they can, if they so wish, engage with the process if the application is accepted for examination.”*

A full list of persons falling within section 44 of the PA 2008 will be included in the **Book of Reference [EN010158/APP/4.3]** submitted with the Application.

Following Phase Two Consultation, the Applicant carried out concurrent targeted consultations between 21 May 2025 – 16 July 2025. One new land interest (the Forestry Commission) was identified on a precautionary basis as a result of a minor addition to the proposed Site boundary. The Forestry Commission was previously consulted on the Proposed Development as a prescribed consultee under section 42(1)(a) as part of Phase Two Consultation. **Chapter 7** of the **Consultation Report [EN010158/APP/5.1]** details how land interests were identified and consulted on the Proposed Development.

Through the diligent inquiry process undertaken as part of the targeted consultation, the Applicant identified one land interest that had not been consulted at Phase Two Consultation and was not subject to the targeted consultation. The Applicant therefore wrote to the new land interest to consult the land interest under section 42(1)(d) on the Proposed Development (including the PEIR) as presented at Phase Two Consultation between 21 May and 16 July 2025 and offered a briefing on the Proposed Development.

As part of the feedback received to targeted consultation, the Applicant became aware that there were new occupiers of a property where the previous owner had been consulted under section 42(1)(d) on the Proposed Development. The Applicant therefore wrote to the new land interest to consult the land interest under section 42(1)(d) on the Proposed Development (including the PEIR) as presented at Phase Two Consultation between 26 June and 30 July 2025, as well as the proposed changes. The letter offered a briefing on the Proposed Development and signposted to the Phase Two Consultation questionnaire should the consultee wish to provide their comments on the Proposed Development using this method. The Applicant also posted an LIQ on 24 June 2025 to the new occupiers.

No new land interests were identified following targeted consultation (21 May – 16 July 2025) until submission of the Application. The Applicant will continue to carry out diligent inquiry through the examination stage to ensure that the **Book of Reference [EN010158/APP/4.3]** remains up to date. All data relating to the Book of Reference will be stored in a live electronic database and will be kept up to date as the Application progresses.

024 *“Applicants should explain in the consultation report how they have dealt with any new interests in land emerging after*

Following Phase Two Consultation, the Applicant carried out concurrent targeted consultations between

conclusion of their statutory consultation having regard to their duties to consult and take account of any responses.”

21 May 2025 – 16 July 2025. One new land interest (the Forestry Commission) was identified on a precautionary basis as a result of a minor addition to the proposed Site boundary. The Forestry Commission was previously consulted on the Proposed Development as a prescribed consultee under section 42(1)(a) as part of Phase Two Consultation. **Chapter 7 of the Consultation Report [EN010158/APP/5.1]** details how land interests were identified and consulted on the Proposed Development.

Through the diligent inquiry process undertaken as part of the targeted consultation, the Applicant identified one land interest that had not been consulted at Phase Two Consultation and was not subject to the targeted consultation. The Applicant therefore wrote to the new land interest to consult the land interest under section 42(1)(d) on the Proposed Development (including the PEIR) as presented at Phase Two Consultation between 21 May and 16 July 2025 and offered a briefing on the Proposed Development.

As part of the feedback received to targeted consultation, the Applicant became aware that there were new occupiers of a property where the previous owner had been consulted under section 42(1)(d) on the Proposed Development. The Applicant therefore wrote to the new land interest to consult the land interest under section 42(1)(d) on the Proposed Development (including the PEIR) as presented at

Phase Two Consultation between 26 June and 30 July 2025, as well as the proposed changes. The letter offered a briefing on the Proposed Development and signposted to the Phase Two Consultation questionnaire should the consultee wish to provide their comments on the Proposed Development using this method. The Applicant also posted an LIQ on 24 June 2025 to the new occupiers.

No new land interests were identified between targeted consultation (21 May – 16 July 2025 to submission of the Application. The Applicant will continue to carry out diligent inquiry through the examination stage to ensure that the **Book of Reference [EN010158/APP/4.3]** remains up to date. All data relating to the Book of Reference will be stored in a live electronic database and will be kept up to date as the Application progresses.

A full list of persons falling within section 44 of the PA 2008 is included in the **Book of Reference [EN010158/APP/4.3]** submitted with the Application.

025 *“The Programme Document will enable the Planning Inspectorate to determine at the Inception Meeting that the proposed consultation arrangements are adequate for the level of complexity of the proposed project. The Programme Document should also identify an appropriate milestone during the pre-application stage to enable the Planning Inspectorate to test the progress of the consultation.”*

The Applicant launched its proposals for the Proposed Development in September 2023 and conducted its Phase One Consultation (28 September – 10 November 2023) before this guidance (including the requirement for a Programme Document to be prepared) was published in April 2024.

The Applicant held an Inception Meeting with the Planning Inspectorate on 09 August 2023, holding regular meetings to provide updates on the progress of the Proposed Development through the pre-application stage, including timings for consultation. The Applicant has set out how it has had regard to s51 advice received as part of these meetings in **Chapter 3** (section 3.3) of the **Consultation Report [EN010158/APP/5.1]**.

025 *“This adequacy of consultation milestone should be early enough to enable applicants to consider how to undertake any additional engagement that may be needed, but sufficiently towards the end of the pre-application stage to assess the adequacy of the consultation that has been done. It is likely therefore to be no later than around 3 months before the intended date of submission of the application.*

The adequacy of consultation milestone should be recorded by the applicant and submitted to the Planning Inspectorate as a short statement of the elements of consultation which have been carried out compared with the components set out in the Programme Document and the SoCC. The statement should include the views and any relevant supporting material from local authorities if available.

The adequacy of consultation milestone is an informal but nonetheless important opportunity to check that the pre-application programme is on track, and if it is seriously adrift the Planning Inspectorate will advise the applicant about the steps

The Applicant engaged with the host authority through its PPA meetings on 02 April to agree its approach to completing the early Adequacy of Consultation Milestone. The Applicant confirmed its proposed approach with the Planning Inspectorate (see section 3.3 of the **Consultation Report [EN010158/APP/5.1]**) on 22 May 2025.

The Applicant submitted an Adequacy of Consultation Report (see **Appendix M-1: Adequacy of Consultation Report [EN010158/APP/5.2]**) to the host authority for review on 21 May 2025. This confirmed the consultation undertaken to date, that the commitments set out in the SoCC were met and provided a summary of consultation responses received and how these responses were shaping the application.

The Applicant received a response from the host authority (see **Appendix M-2: Formal response from**

necessary to enable the application to be submitted having fulfilled the statutory requirements. Inevitably this could mean a renegotiation of the expected date of submission, with the objective of avoiding the prospect of an application not being accepted for examination.”

host authority on AoCM [EN010158/APP/5.2) on 24 July 2025 confirming that, based on the documents provided and engagement undertaken to date, pre-application consultation on the Proposed Development was adequate and met statutory requirements. The Adequacy of Consultation Report and the response from the host authority were submitted to the Planning Inspectorate prior to submission of the Application.

026 *“Applicants are required under section 37 of the Planning Act to produce a consultation report alongside their application, which details how they have complied with the consultation requirements set out in the Planning Act and how the proposed application has been shaped as a result. The Planning Inspectorate on behalf of the Secretary of State will consider this report when deciding whether or not the applicant has complied with the pre-application consultation requirements, and ultimately, whether or not an application can be accepted to proceed to examination.*

This report should not include an excessively detailed description of every element of the consultation programme. The main objective should be to provide clarity not just on what consultation has been done but, crucially, how the applicant has taken it into account. It should therefore:

- *provide a general description of the consultation process undertaken including the timeline;*

The **Consultation Report [EN010158/APP/5.1]** forms part of the Application for the Proposed Development and is submitted in accordance with section 37(3)(c) of the PA 2008. It describes the pre-application consultation and engagement undertaken by the Applicant, summarises the responses received and explains how the Applicant has had regard to them to develop its proposals.

The Consultation Report includes information required by this guidance, including:

- An overview of the consultation process and timeline (found in **Chapter 1** of the **Consultation Report [EN010158/APP/5.1]**).
- Detail of how the Applicant has complied with the statutory requirements of the PA 2008, relevant secondary legislation and this guidance in this document (**Appendices L-1: Compliance with PA 2008: Guidance on the pre-application stage for**

- *set out specifically what the applicant has done to comply with the statutory requirements of the Planning Act, including advice issued under section 51 of the Planning Act, relevant secondary legislation and this guidance;*
- *set out how the applicant has complied with the requirements to consult local communities described in the SoCC;*
- *set out any relevant responses to consultation (but not a complete list of responses);*
- *provide a description of how the proposed application for submission has been informed and influenced by taking account of those responses, showing any significant changes made as a result;*
- *provide an explanation as to why any responses advising on changes to a proposed project, including advice from statutory consultees and local authorities on effects, were not followed; and*
- *be expressed in terms sufficient to enable the Planning Inspectorate to understand fully how consultation has been undertaken, and how the issues raised through consultation have been addressed or responded to.”*

NSIPs, April 2024 and L-2: Compliance with Nationally Significant Infrastructure Projects: Advice on the Consultation Report, August 2024 [EN010158/APP/5.2]) and Chapter 5 of the Consultation Report [EN010158/APP/5.1]. Chapter 3 (section 3.3) of the Consultation Report [EN010158/APP/5.1] sets out how the Applicant has had regard to advice issued under s51 of the PA 2008.

- Detail as to how the Applicant has complied with requirements to consult local communities in accordance with the SoCC is provided in **Appendix D-4: Compliance with the SoCC [EN010158/APP/5.2])**.
- The Applicant has included separate summary schedules of consultation responses for each phase of consultation, which are included as **Appendices A-4, J-1, J-2 and K-3** to the **Consultation Report [EN010158/APP/5.2]: Appendix A-4: Summary of responses from Phase One Consultation and consideration by topic** sets out feedback received to Phase One Consultation and the Applicant's response. **Appendices J-1: Summary of s42(1)(a), (b) and (d) responses from Phase Two Consultation and consideration by topic** and **J-2: Summary of s47 responses from Phase Two Consultation and consideration by topic** set out feedback received from Phase Two Consultation

and the Applicant's response. **Appendix K-3: Summary of responses from targeted consultations and consideration by topic** sets out feedback received to targeted consultations and the Applicant's response.

- **Chapters 2** (paragraph 2.8.5), **6** (section 6.5) and **7** (paragraph 7.5.1) of the **Consultation Report [EN010158/APP/5.1]** set out how the Applicant has had regard to feedback in developing its proposals and highlights key changes made in response to feedback received through formal consultation.

026 *"It is good practice that those who have contributed to the consultation are informed of the results. The consultation report may not be the most appropriate format in which to respond to the points raised by various consultee groups and bodies. Applicants should therefore consider producing a summary note in plain English for the local community setting out headline findings and how they have been addressed, together with a link to the full consultation report for those interested."*

The consultation booklet (**Appendix G-2.2: Phase Two Consultation booklet [EN010158/APP/5.2]**) published as part of Phase Two Consultation provided updates and changes made following Phase One Consultation. The documents were written in clear, accessible and non-technical language.

Outside of formal phases of consultation, the Applicant undertook a number of meetings with stakeholders to discuss consultation feedback (see **Chapter 3** of the **Consultation Report [EN010158/APP/5.1]**). In addition, on 21 May 2025 the Applicant issued a Community Update newsletter (**Appendix B-1.2: Community Update newsletter (21 May 2025)**) to all properties within the inner zone of consultation to share how feedback from Phase Two Consultation was shaping the design of the Proposed Development.

This was also published on the Rosefield Solar Farm project website.

Following acceptance of the Application, the Applicant will publicise the availability of the **Consultation Report [EN010158/APP/5.1]** and how people can participate in the next steps of the DCO process.

026 *“A response to points raised by consultees with technical information is likely to need to focus on the specific impacts for which the body has expertise. The applicant should make a judgement as to whether the consultation report provides sufficient detail on the relevant effects, or whether a targeted response would be more appropriate.”*

The Applicant has undertaken meetings with stakeholders and the local community to discuss feedback from formal consultation. Detail of how the Applicant has engaged with technical consultees on feedback received to consultation, including the development of Statements of Common Ground and agreement of protective provisions is outlined in **Chapter 3** of the **Consultation Report [EN010158/APP/5.1]**.

Appendix L-2: Compliance with PA 2008: Guidance on the pre- application stage for NSIPs, April 2024



Appendix L-2: Compliance with Nationally Significant Infrastructure Projects: Advice on the Consultation Report, August 2024¹

Table L-2: Compliance with Nationally Significant Infrastructure Projects: Advice on the Consultation Report, August 2024

Advice	Evidence of compliance
<p><i>Introductory text should provide an overview including:</i></p> <ul style="list-style-type: none"> <i>A summary of the consultation activities undertaken; and</i> <i>a table or timeline summarising both statutory and non-statutory consultation in chronological order.</i> <p><i>This section should explain the relationship between any initial strategic options stage, any subsequent non-statutory consultation that may have taken place, and the statutory consultation carried out.</i></p>	<p>Chapter 1 (sections 1.1 to 1) of the Consultation Report [EN010158/APP/5.1] outlines the phases of consultation undertaken by the Applicant from the launch of the Proposed Development to submission of the Application and describes the progression of the Proposed Development, including the relationship between phases of consultation. Table 1-1 summaries pre-application consultation and engagement activities undertaken by the Applicant.</p>
<p><i>Many NSIPs evolve over an extended period with previous proposals, or elements of proposals, that may have been consulted on then abandoned.</i></p> <p><i>Where this is the case a brief description of any historic consultation activity, including any information available about the general content of the consultation and the number of responses</i></p>	<p>The Applicant carried out a multi-phase consultation programme on the Proposed Development, which is presented chronologically in the Consultation Report [EN010158/APP/5.1].</p> <p>Chapter 2 details Phase One Consultation, which was conducted between 28 September – 10 November 2023, Chapters 5 and 6 outline Phase Two Consultation conducted between 18 September</p>

¹ The Applicant notes that a Welsh translation of the guidance was uploaded in March 2025. However, the guidance as published in August 2024 remains unchanged.

at that time, can be helpful. However, a detailed planning history of the site is not necessary.

It is helpful if each stage of non-statutory and statutory consultation is presented and explained chronologically in separate chapters or sections of the report. This can also include separate summary schedules of consultation responses for each round of consultation, which could be included as an appendix to the report.

The report should include a list of all persons and consultation bodies that were consulted.

The applicant should provide a sample of the letter sent to each type of consultee which includes the date it was sent, and the deadline given for responses. These can be included as an appendix. The applicant should list the consultees in the order suggested below. For each type of consultee, the applicant should include the dates they were consulted.

and 5 December 2024, and **Chapter 7** describes additional targeted consultations carried out between 21 May – 16 July 2025.

The Applicant has included separate summary schedules of consultation responses for each phase of consultation, which are included as **Appendices A-4, J-1, J-2 and K-3** to the **Consultation Report [EN010158/APP/5.2]**:

Appendix A-4: Summary of responses to Phase One Consultation and consideration by topic sets out feedback received to Phase One Consultation and the Applicant's response.

Appendices J-1: Summary of s42(1)(a), (b) and (d) responses to Phase Two Consultation and consideration by topic and **J-2: Summary of s47 responses to Phase Two Consultation and consideration by topic** set out feedback received from Phase Two Consultation and the Applicant's response.

Appendix K-3: Summary of responses to targeted consultations and consideration by topic sets out feedback received to targeted consultation and the Applicant's response.

A list of persons and bodies consulted under s42(1)(a) and (b) during Phase Two Consultation is provided in **Appendix E-1: List of prescribed consultees consulted under section 42(1)(a) and (b) during Phase Two Consultation [EN010158/APP/5.2]**.

A list of persons and bodies consulted during targeted consultation can be found in **Appendix K-1: List of prescribed consultees consulted during targeted consultations [EN010158/APP/5.2]**.

A full list of persons falling within section 44 of the PA 2008 is included within the **Book of Reference [EN010158/APP/4.3]** submitted with the Application.

Samples of letters which show the date it was sent, and confirming the deadline for receipt issued to consultees as part of Phase Two Consultation is provided in **Appendix F-1: Sample letters sent to consultees under s42(1)(a), (b) and (d) and non-prescribed consultees [EN010158/APP/5.2]**.

Samples of the letters issued as part of the targeted consultation which includes the date it was sent and states the deadline for receipt of responses is included in **Appendices K-2: Materials for targeted consultation on proposed additional land and proposed layout changes [EN010158/APP/5.2]**.

The report should include details of when the applicant notified the Planning Inspectorate of their intention to submit a NSIP application and carry out statutory consultation. As required by section 46 of the Planning Act the applicant must notify the Planning Inspectorate before commencing consultation under section 42. The report should confirm when the full suite of consultation documents was provided to the Planning Inspectorate and include a list of those documents.

The Applicant wrote to the Secretary of State on 16 September 2024 in advance of s42 consultation commencing on 18 September 2024 to notify it of the consultation and set out where the consultation documents could be accessed. A copy of this letter is provided in **Appendix G-1.1: Section 46 notification [EN010158/APP/5.2]**. The Applicant received an acknowledgement of receipt of information concerning the proposed application from the Planning Inspectorate on 18 September 2024. A copy of this letter is provided in **Appendix G-1.2: Acknowledgement of receipt of s46 notification [EN010158/APP/5.2]**.

*The list of the prescribed consultees should follow the order they are presented in **Schedule 1 of The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009** (the APFP Regulations 2009). Any variations*

The Applicant conducted Phase Two Consultation between 18 September – 5 December 2024 and therefore the Applicant

between the applicant's list of prescribed consultees and the list set out in Schedule 1 of the APFP Regulations 2009 should be justified. Where relevant, the list of prescribed consultees should also include the Marine Management Organisation (section 42(1)(aa)) and the Greater London Authority (section 42(1)(c)).
The Infrastructure Planning (Miscellaneous Provisions) Regulations 2024 introduced transitional provisions where the applicant has started to consult under section 42 before 30 April 2024.

conducted the consultation in line with the amended APFP Regulations.

The Applicant reviewed the updated list of statutory bodies in Schedule 1 of the APFP Regulations and consulted all relevant statutory bodies or their successors where their statutory function was relevant to the Proposed Development. A full list of section 42(1)(a) and (b) consultees consulted on the Proposed Development is available in **Appendix E-1: List of prescribed consultees consulted under section 42(1)(a) and (b) during Phase Two Consultation [EN010158/APP/5.2]**. The Applicant did not consult the Marine Management Organisation as part its Phase Two Consultation. As a unitary council or an upper tier county council which shares a boundary with a host 'C' authority, the Greater London Authority was consulted in this capacity on the Proposed Development pursuant to section 42(1)(b). The Proposed Development is not itself located in Greater London so there was no requirement to consult under section 42(1)(c).

The Applicant conducted targeted consultation on minor changes to the Proposed Development between 21 May 2025 and 16 July 2025. In compiling a list of relevant consultees, the Applicant had regard to the list of prescribed consultees in the amended APFP Regulations. Information about how the Applicant identified consultees is included in **Chapter 7 of the Consultation Report [EN010158/APP/5.1]**. A full list of section 42(1)(a) and (b) consultees consulted as part of the targeted consultation is available in **Appendix K-1: List of prescribed consultees consulted during targeted consultations [EN010158/APP/5.2]**.

The report should include a short description of how section 43 of the Planning Act has been applied in identifying the relevant local authorities. This can be illustrated by a map showing the site and identifying the boundaries of the relevant local authorities.

The Applicant has set out how it identified the relevant local authorities as set out in s43 of the PA 2008 in **Chapter 5** (paragraphs 5.4.5 – 5.4.6) of the **Consultation Report [EN010158/APP/5.1]**, which includes maps (Figures 5-1 and 5-2) showing the administrative boundaries of the relevant local authorities and Table 5-1 which lists the relevant local authorities and their category within section 43 of the PA 2008.

The report should include the number of persons with an interest in the Order land who were consulted. This can be divided to show the numbers under each category set out in section 44 of the Planning Act. It is not necessary to list the names of all individuals identified in the Book of Reference.

The Applicant has set out how it identified and consulted persons within one or more categories set out in section 44 of the PA 2008 in **Chapters 5** (paragraphs 5.4.8 – 5.4.16) and **7** (section 7.2) of the **Consultation Report [EN010158/APP/5.1]**, including confirmation of the number of persons consulted under each category. A full list of persons falling within section 44 of the PA 2008 is included within the **Book of Reference [EN010158/APP/4.3]** submitted with the Application.

The applicant must demonstrate that diligent enquiry was undertaken to identify persons under section 44 and to ensure that an up-to-date Book of Reference is submitted with the application. It should also set out the methodology for identifying persons in Category 3 (those who may make a relevant claim).

The Applicant has sought to identify all land interests and ensure that the **Book of Reference [EN010158/APP/4.3]** remains up to date.

If changes to the red line boundary of the project were made during the pre-application stage, and as a result additional persons with an interest in land were identified and consulted, the applicant should describe:

During the pre-application stage, the Applicant conducted regular refreshes of sources of information (every six months, or at significant milestones in the pre-application stage, whichever came first). The Applicant has set out how it identified and consulted persons within one or more categories set out in section 44 of the PA 2008 in **Chapter 5** (paragraphs 5.4.8 – 5.4.16) of the **Consultation Report [EN010158/APP/5.1]**, including confirmation of the number of persons consulted under each category.

- *how many additional persons with an interest in land were consulted*

- *how and when they were consulted*
- *what information they were provided with*

The applicant should explain how they have dealt with any new interests in land that have emerged after the statutory consultation has concluded.

Following Phase Two Consultation, the Applicant carried out concurrent targeted consultations between 21 May 2025 – 16 July 2025. One new land interest (the Forestry Commission) was identified on a precautionary basis as a result of a minor addition to the proposed Site boundary. The Forestry Commission was previously consulted on the Proposed Development as a prescribed consultee under section 42(1)(a) as part of Phase Two Consultation. **Chapter 7** of the **Consultation Report**

[EN010158/APP/5.1] details how land interests were identified and consulted on the Proposed Development.

Through the diligent inquiry process undertaken as part of the targeted consultation, the Applicant identified one land interest that had not been consulted at Phase Two Consultation and was not subject to the targeted consultation. The Applicant therefore wrote to the new land interest to consult the land interest under section 42(1)(d) on the Proposed Development (including the PEIR) as presented at Phase Two Consultation between 21 May and 16 July 2025 and offered a briefing on the Proposed Development.

As part of the feedback received to targeted consultation, the Applicant became aware that there were new occupiers of a property where the previous owner had been consulted under section 42(1)(d) on the Proposed Development. The Applicant therefore wrote to the new land interest to consult the land interest under section 42(1)(d) on the Proposed Development (including the PEIR) as presented at Phase Two Consultation between 26 June and 30 July 2025, as well as the proposed changes. The letter offered a briefing on the Proposed Development and signposted to the Phase Two Consultation questionnaire should the consultee

wish to provide their comments on the Proposed Development using this method. The Applicant also posted an LIQ on 24 June 2025 to the new occupiers.

No new land interests were identified between targeted consultation (21 May – 16 July 2025 and submission of the Application. The Applicant will continue to carry out diligent inquiry through the examination stage to ensure that the **Book of Reference [EN010158/APP/4.3]** remains up to date. All data relating to the Book of Reference will be stored in a live electronic database and will be kept up to date as the Application progresses.

A full list of the 38 persons falling within section 44 of the PA 2008 is included in the **Book of Reference [EN010158/APP/4.3]** submitted with the Application.

The Planning Inspectorate will need to be satisfied that the applicant has complied with the Statement of Community Consultation (SOCC) preparation process. The report should include evidence which shows:

- *which local authorities were consulted about the content of the draft SOCC*
- *what the local authorities' comments were*
- *confirmation that the local authorities were given 28 days to provide their comments*
- *a description of how the applicant had regard to the local authorities' comments. For example, where a local authority identified digitally disadvantaged groups the applicant should*

Chapter 4 of the Consultation Report [EN010158/APP/5.1]

details the Applicant's process for preparing the SoCC, including the local authorities consulted about its content (the host authority for the Proposed Development). The host authority was given 28 days to provide comments after first being given the opportunity to provide comments informally. Feedback from the host authority and how the Applicant has had regard to it is included in **Appendices C-2: Regard had to host authority informal feedback on draft SoCC** and **C-4: Regard had to host authority formal feedback on draft SoCC [EN010158/APP/5.2]**.

Key changes made include:

- Amending the consultation period from six to eight weeks.

explain what mitigation was put in place to allow those people to engage, such as providing a telephone helpline

- *where appropriate, an explanation of why the applicant did not act on a response from a local authority*

- Providing high-level information about the components of a solar farm within the SoCC.
- Including younger audiences as a discrete seldom heard group.
- Adding information on engaging members of Buckinghamshire Council.

The applicant should provide evidence that the SOCC:

- *was available for inspection online, Evidence could include a screenshot of the relevant webpage showing the published SOCC and including the full website address, relevant telephone number for enquiries, and confirmation that the public could access the webpage free of charge*
- *was published in the local press, Evidence should include a scanned copy of the published notice as it appeared, and details of the local newspapers it was published in and when*

The Section 47 notice publicising the availability of the SoCC was published in The Bucks Herald and Winslow Advertiser, and a copy of these notices as they appeared is included in **Appendix D-2: Section 47 notices [EN010158/APP/5.2]**. A screenshot of the project website showing availability of the SoCC is included in **Appendix D-3: Screenshot of Rosefield Solar Farm website with availability of the SoCC [EN010158/APP/5.2]**.

Where it is not possible to provide a clear scanned copy of a notice the applicant should provide the best available scanned copy and a document containing the text of the notice. If it was not possible to place the SOCC in a printed local newspaper the applicant should provide a screenshot of the notice as it was published in an online local newspaper. The screenshot should include the full website address, relevant telephone number for enquiries and the date of publication.

Where a SOCC was subject to one or more updates, the updated versions of each SOCC should be included. The report should

Following publication of the SoCC and start of Phase Two Consultation, the Applicant became aware that the final SoCC

explain why the SOCC was reviewed and updated from the previous version. Where there are inconsistencies between the SOCC and the consultation carried out by the applicant, this should be clearly explained and justified. For example, where additional consultation took place that was not included in the SOCC.

Appendices should be used to provide evidence that demonstrates compliance with the requirements of the Planning Act, government guidance and the advice of the Planning Inspectorate and other statutory consultees.

The appendices should be clearly referenced in the report. The applicant should use a referencing system that corresponds to the chapters or sections of the report. A chronological approach which demonstrates the journey through the consultation should be used.

A separate appendix should be provided for each element of the section 42 statutory consultation and the section 48 publicity. For multi-stage statutory consultations, the appendices should be

contained the word 'draft' on the title page in error. The Applicant added a clarification note on the electronic copy of the SoCC on the Rosefield Solar Farm website and sent updated physical copies of the SoCC to both deposit points for replacement on 10 October 2024. The updated title page is included in **Appendix D-1.2: Amended title page published on 10 October 2024 and screenshot showing update to Rosefield Solar Farm website [EN010158/APP/5.2]**. No updates took place to the content of the SoCC as published on 04 September 2024 and included at **Appendix D-1.1: Final SoCC as published on 04 September 2024 [EN010158/APP/5.2]**.

The Applicant has set out how it conducted its consultation in line with the commitments in the SoCC in **Appendix D-4: Compliance with the SoCC [EN010158/APP/5.2]**. In short, the Applicant complied with all its commitments set out in the SoCC.

The appendices for the **Consultation Report [EN010158/APP/5.1]** have been structured chronologically and are signposted clearly in the Report and throughout the text. This includes separate appendices for each phase of consultation.

The Applicant has included separate summary schedules of consultation responses for each phase of consultation, which are included as **Appendices A-4, J-1, J-2 and K-5** to the **Consultation Report [EN010158/APP/5.2]**:

Appendix A-4: Summary of responses to Phase One Consultation and consideration by topic sets out feedback received to Phase One Consultation and the Applicant's response.

ordered chronologically with a separate appendix for each stage that is subdivided into the different elements of the consultation.

Evidence of non-statutory consultation should be assembled chronologically in a separate appendix.

The summary of responses table for each stage of consultation can also be included as an appendix.

The report should include a scanned copy of the section 48 notice as it appeared in the local and national newspapers and journals. Where it is not possible to provide a clear scanned copy of the notice then the applicant should provide the best available scanned copy and a document containing the text of the notice. The scanned copy of the notice should clearly show the publication's name and the date of publication.

Where it was not possible to place the notice in printed newspapers and journals, a screenshot of the notice as it was published in online publications should be provided. The screenshot should include the full website address, relevant telephone number for enquiries and the date of publication.

Appendices J-1: Summary of s42(1)(a), (b) and (d) responses to Phase Two Consultation and consideration by topic and **J-2: Summary of s47 responses to Phase Two Consultation and consideration by topic** set out feedback received from Phase Two Consultation and the Applicant's response.

Appendix K-3: Summary of responses to targeted consultations and consideration by topic sets out feedback received to targeted consultation and the Applicant's response.

Copies of the published section 48 notice for the Phase Two Consultation are included at **Copies of Newspaper Notices [EN010158/APP/1.7]**.

Chapter 5 (Table 5.5) of the **Consultation Report [EN010158/APP/5.1]** includes the details of newspapers with the section 48 notice was published.

Copies of the published section 48 notice for the Phase Two Consultation are included at **Copies of Newspaper Notices [EN010158/APP/1.7]**.

Chapter 5 (section 5.7.4) of the **Consultation Report [EN010158/APP/5.1]** confirms that in accordance with Regulation 13 of the EIA Regulations on 18 September 2024 the Applicant enclosed a copy of the s48 notice to the consultation bodies as part of the s42 consultation letters.

Samples of letters issued to consultees as part of Phase Two Consultation is provided in **Appendix F-1: Sample letters sent to**

The report should confirm where and when the notice was published, and the time period given for responses.

The report should confirm that the section 48 notice was sent to the Environmental Impact Assessment (EIA) consultation bodies at the same time as it was published. See Regulation 13 of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations 2017).

The applicant should provide a summary of the individual responses received. The responses should be categorised in an appropriate way.

It may be appropriate for the applicant to group responses under headline issues. The applicant must not present responses in a misleading way or out of context from the original views in the response.

The applicant should provide an explanation of the method used (coding) to group and organise responses, including any safeguarding and cross-checking processes.

The summary of responses should identify:

- *comments that are relevant (directly or indirectly) to changes made to the project during the pre-application stage. For example, changes to siting, route, design, or scale of the scheme itself, or to mitigation or compensatory measures proposed*

consultees under s42(1)(a), (b) and (d) and non-prescribed consultees [EN010158/APP/5.2].

The Applicant has included separate summary schedules of consultation responses for each phase of consultation, which are included as **Appendices A-4, J-1, J-2 and K-3** to the **Consultation Report [EN010158/APP/5.2]**:

Appendix A-4: Summary of responses to Phase One Consultation and consideration by topic sets out feedback received to Phase One Consultation and the Applicant's response.

Appendices J-1: Summary of s42(1)(a), (b) and (d) responses to Phase Two Consultation and consideration by topic and **J-2: Summary of s47 responses to Phase Two Consultation and consideration by topic** set out feedback received from Phase Two Consultation and the Applicant's response.

Appendix K-3: Summary of responses to targeted consultations and consideration by topic sets out feedback received to targeted consultation and the Applicant's response.

The Applicant has set out the method used to group and organise responses in **Chapter 6** (paragraph 6.1.3) of the **Consultation Report [EN010158/APP/5.1]**.

- *comments that led to no change, including an explanation of why the applicant considered that no change to the project was required*
- *comments that were received after deadlines set by the applicant and the process used to deal with these*

The report should provide evidence that demonstrates how the applicant has had regard to the government's guidance on the Pre-application stage. The report should illustrate how the relevant guidance has been followed. If the applicant has diverged from the guidance this should be explained and justified.

The Applicant has set out how it has complied with the government's guidance on the pre-application stage in **Appendix L-1: Compliance with PA 2008: Guidance on the pre-application stage for NSIPs, April 2024 [EN010158/APP/5.2]**.

The applicant's consultation report should include evidence which demonstrates how they have had regard to the section 51 pre-application advice from the Planning Inspectorate and advice from the other statutory consultees which provide advice on behalf of the government.

Provision of this evidence will:

- *support the applicant's case to demonstrate that they have complied with the requirements of Part 5, Chapter 2 of the Planning Act*
- *give confidence to stakeholders that the applicant has considered the statutory advice received and made all reasonable efforts to submit a well-prepared application*

Chapter 3 (section 3.3) of the **Consultation Report [EN010158/APP/5.1]** demonstrates how the Applicant has had regard to s51 pre-application advice from the Planning Inspectorate.

There is no prescribed format for providing this evidence however it may be best presented in a table appended to the consultation report.

The adequacy of consultation milestone is a requirement established in the government's guidance on the Pre-application stage.

The Planning Inspectorate's Pre-application Prospectus gives further details about the adequacy of consultation milestone procedure.

The applicant should summarise how they have discharged the adequacy of consultation milestone procedure in the consultation report. This should include how the applicant has had regard to any comments received from local authorities, statutory consultees and the Planning Inspectorate in relation to the adequacy of consultation milestone.

The Applicant engaged with the host authority through its PPA meetings on 02 April to agree its approach to completing the early Adequacy of Consultation Milestone. The Applicant confirmed its proposed approach with the Planning Inspectorate (see section 3.3 of the **Consultation Report [EN010158/APP/5.1]**) on 22 May 2025.

The Applicant submitted an Adequacy of Consultation Report (see **Appendix M-1: Adequacy of Consultation Report [EN010158/APP/5.2]**) to the host authority for review on 21 May 2025. This confirmed the consultation undertaken to date, that the commitments set out in the SoCC were met and provided a summary of consultation responses received and how these responses were shaping the application.

The Applicant received a response from the host authority (see **Appendix M-2: Formal response from host authority on AoCM [EN010158/APP/5.2]**) on 24 July 2025 confirming that, based on the documents provided and engagement undertaken to date, the pre-application consultation undertaken on the Proposed Development was adequate and met statutory requirements. The Adequacy of Consultation Report and the response from the host authority were submitted to the Planning Inspectorate prior to submission of the Application.

The applicant may have undertaken early non-statutory consultation. For example, with statutory consultation bodies when identifying options, or in advance of statutory consultation.

The applicant may also have been engaged in non-statutory consultation after the statutory consultation. For example, when changes have been made to the project.

The applicant should describe the non-statutory consultation that took place to the same level of detail as the statutory consultation. While it is not necessary for the applicant to demonstrate how they have had regard to the non-statutory consultation comments, they should explain how comments received influenced the project.

The applicant should explain the nature and purpose of any targeted non-statutory consultation. For example, if it was geographically focused what consultees were included and what was the rationale for the geographic extent of the consultation. If a reduced number of prescribed consultees were consulted, the applicant should explain the rationale for the selection.

Where the applicant has made changes to the project, whether material or non-material. They should explain which consultees were informed about the change, the approach taken to selecting consultees and an explanation of how and when they were consulted.

Chapter 3 of the **Consultation Report [EN010158/APP/5.1]** sets out how the Applicant completed the adequacy of consultation milestone prior to submission of the Application.

Chapter 2 of the **Consultation Report [EN010158/APP/5.1]** details the initial, non-statutory Phase One Consultation conducted by the Applicant on its early plans and proposals. This includes detail on how the Applicant had regard to consultation responses to Phase One Consultation and how the feedback received influenced the Applicant's proposals.

Changes to the Proposed Development made following Phase One Consultation in response to feedback were detailed within the Phase Two Consultation materials (**Appendix G-2: Phase Two Consultation materials and advertising [EN010158/APP/5.2]**).

The Applicant also undertook engagement with stakeholders prior to Phase Two Consultation to share changes made to the Proposed Development ahead of Phase Two Consultation. More detail is provided in **Chapter 3** of the **Consultation Report [EN010158/APP/5.1]**.

The Applicant did not undertake non-statutory consultation following Phase Two Consultation. The Applicant conducted targeted statutory consultation on minor changes to the Proposed Development between 21 May and 16 July 2025. Information about how the Applicant conducted targeted consultation, including how it identified relevant prescribed consultees is included in **Chapter 7 of the Consultation Report [EN010158/APP/5.1]**. To coincide with the targeted consultations, on 21 May 2025 the Applicant issued a Community Update newsletter (**Appendix B-1.2: Community**

Update newsletter (21 May 2025)) to all properties within the inner zone of consultation (2,993 properties) to share how feedback from Phase Two Consultation was shaping the design of the Proposed Development. This was also published on the Rosefield Solar Farm project website.

Detail about how the Applicant has engaged with stakeholders and the community following Phase Two Consultation is included in **Chapter 3** of the **Consultation Report [EN010158/APP/5.1]**.



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