

Rosefield Energyfarm Limited
Alexander House
1 Mandarin Road
Rainton Bridge Business Park
Sunderland
DH4 5RA

The Planning Inspectorate
National Infrastructure Planning
Temple Quay House
2 The Square
Bristol
BS1 6PN

26 September 2025

Dear Sir/Madam,

Planning Act 2008 – Application for Development Consent Order for Rosefield Solar Farm

PINS Application Ref. EN010158

Introduction

On behalf of Rosefield Energyfarm Limited (the 'Applicant'), I am pleased to enclose an application for a Development Consent Order (DCO) (the 'DCO Application') pursuant to Section 37 of the Planning Act 2008 (the 'PA 2008') in relation to Rosefield Solar Farm (the 'Proposed Development').

Subject of the DCO Application

The DCO Application is for the construction, operation (including maintenance), and decommissioning of solar photovoltaic ('PV') development and energy storage, together with associated infrastructure and an underground cable connection to the National Grid East Claydon Substation.

The DCO Application is required because the Proposed Development is classified as a Nationally Significant Infrastructure Project ('NSIP') pursuant to sections 14(1)(a) and 15(1) and (2) of the PA 2008, as an onshore generating station in England with a capacity exceeding 50 megawatts (MW). As such, the decision on whether to grant development consent will be made by the Secretary of State for Energy Security and Net Zero ('Secretary of State').

The location of the Proposed Development is shown on **ES Volume 3, Figure 1.1: Location Plan [EN010158/APP/6.3]**. The Proposed Development would be located within the Order Limits as shown on the **Works Plans [EN010158/APP/2.3]** within which the Proposed Development can be carried out. The Order Limits plan is provided as **ES Volume 3, Figure 1.2: Order Limits [EN010158/APP/6.3]**. Land within the Order Limits is known as the 'Site'.

DCO Application Fee and Documentation Enclosed

A fee of **£8,946.00** has been submitted by CHAPS to the account of the Planning Inspectorate on **18 September 2025**. The Planning Inspectorate confirmed on **23 September 2025** that the fee had been received.

The Application is submitted via a Sharepoint system, which has been set up for file transfer of the application documents. This was agreed with the Planning Inspectorate in the pre-submission meeting on **27 August 2025**.

In accordance with the Planning Inspectorate Guidance 'Nationally Significant Infrastructure Projects: Advice on the Preparation and Submission of Application Documents' (July 2025), a GIS shapefile showing the Order Limits for the Proposed Development was issued to the Planning Inspectorate via email on **1 September 2025** and the Electronic Application Index, was issued to the Planning Inspectorate via email on **10 September 2025**.

A **Section 55 Checklist [EN010158/APP/1.4]** has been completed by the Applicant and has been included with the DCO Application to assist with the Planning Inspectorate's compliance check of the DCO Application.

DCO Application Formalities

This DCO Application is made in the form required by Section 37(3)(b) of the PA 2008 and the application documents comply with the requirements in Section 37 of the PA 2008 and those set out in:

- The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (as amended) ('the APFP Regulations');
- The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 ('the EIA Regulations 2017');
- Department for Levelling Up, Housing and Communities (DLUHC) (now Ministry of Housing, Communities and Local Government (MHCLG)) Guidance 'Planning Act 2008: Pre-application stage for Nationally Significant Infrastructure Projects' (April 2024); and
- Planning Inspectorate Guidance 'Nationally Significant Infrastructure Projects: Advice on the Preparation and Submission of Application Documents' (July 2025).

The Proposed Development is an Environmental Impact Assessment (EIA) development and therefore the DCO Application is accompanied by an **Environmental Statement ('ES') [EN010158/APP/6.1 – 6.4]** in accordance with the EIA Regulations 2017.

The DCO Application will be published (with any necessary redactions and minus any confidential documents) on the Planning Inspectorate's webpage from the point of acceptance. The confidential documents are to include:

- **ES Volume 4, Appendix 7.1: Preliminary Ecological Appraisal (2022) (Confidential) [EN010158/APP/6.4];**

- **ES Volume 4, Appendix 7.4: Breeding Bird Survey Report (2022) (Confidential) [EN010158/APP/6.4];**
- **ES Volume 4, Appendix 7.6: Badger Survey Report (2022) (Confidential) [EN010158/APP/6.4];**
- **ES Volume 4, Appendix 7.8: Otter and Water Vole Survey Report (2023) (Confidential) [EN010158/APP/6.4];**
- **ES Volume 4, Appendix 7.12: Breeding Bird Survey Report (2024) (Confidential) [EN010158/APP/6.4]; and**
- **ES Volume 4, Appendix 7.15 - Badger Survey Report (2025) (Confidential) [EN010158/APP/6.4].**

Planning Inspectorate updated Guidance

Over the course of the development of the DCO Application, there have been a number of updates made to the regulations and guidance from the Planning Inspectorate. These guidance updates were published sufficiently before the making of this DCO Application and have therefore been embedded into the DCO Application.

Notwithstanding, the Applicant wishes to note the September 2024 publication of the Planning Inspectorate's (PINS) Guidance 'Use of artificial intelligence in casework evidence'. The guidance requests applicants to confirm whether or not AI has been used to create or alter documents, information or data. The Applicant confirms that no AI has been used either by itself or its consultants in the preparation of this DCO Application.

Proposed Development Description

A non-technical summary of the Proposed Development is included within **ES Volume 4, Non-Technical Summary [EN010158/APP/6.4]**. A detailed technical description of the Proposed Development is included within **ES Volume 1, Chapter 3: Proposed Development Description [EN010158/APP/6.1]**.

Habitats Regulations Assessment

The DCO Application includes a **Habitats Regulations Assessment (HRA) No Significant Effect Report (NSER) [EN010158/APP/5.3]**. The **HRA NSER** identifies that there are no European Sites which have the potential to be affected by the Proposed Development. This Report has been prepared in accordance with the 'Nationally Significant Infrastructure Projects: Advice on Habitats Regulations Assessments' (March 2025) and APFP Regulations 5(2)(g).

Compulsory Acquisition

The land over which the Applicant is seeking powers of compulsory acquisition of land, rights and interests and powers of temporary possession in the **Draft Development Consent Order [EN010158/APP/3.1]** (the 'Draft DCO') for the purposes of this Proposed Development is listed within the **Book of Reference [EN010158/APP/4.3]** and shown on the **Land Plans [EN010158/APP/2.2]**. The

Statement of Reasons [EN010158/APP/4.1] also provides details of the powers sought, as does the **Schedule of Negotiations and Powers Sought [EN010158/APP/4.4]** which also provides the latest position on negotiations to date.

The **Book of Reference [EN010158/APP/4.3]** has been prepared and is submitted in compliance with Regulation 5(2)(d) of the APFP Regulations.

Details of the adequacy of funding is provided in the **Funding Statement [EN010158/APP/4.2]**. The **Statement of Reasons [EN010158/APP/4.1]** and **Funding Statement [EN010158/APP/4.2]** are submitted in compliance with Regulation 5(2)(h) of the APFP Regulations.

Other Consents and Licenses

A summary of other consents and licenses likely to be required in addition to those being requested as part of the Draft DCO is provided for in the **Schedule of Other Consents and Licenses [EN010158/APP/5.5]**.

Pre-Application Consultation

The Applicant has had careful regard to the pre-application consultation requirements of the PA 2008, the guidance on pre-application consultation, issued by MHCLG and PINS, and its pre-application discussions held with PINS, as required by Section 50(3) of the PA 2008.

As required by Section 37(3)(c) of the PA 2008, the DCO Application is accompanied by a **Consultation Report [EN010158/APP/5.1]** and **Consultation Report Appendices [EN010158/APP/5.2]**, which provide details of the Applicant's compliance with Sections 42, 46, 47, 48 and 49 of the PA 2008, the APFP Regulations, the EIA Regulations 2017, and the relevant guidance.

Other Matters

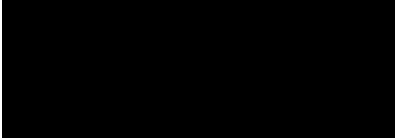
As required under Regulation 5(3) of the APFP Regulations, all plans, drawings or sections provided under Regulation 5(2) are no larger than A0 size, are drawn to an identified scale (not smaller than 1:2500) and, in the case of plans, show the direction of north. The exception to this is that some figures that accompany the **ES [EN010158/APP/6.3]** vary in scale due to the large size of the Proposed Development. Context would be lost for the plans provided in the **ES [EN010158/APP/6.3]** if they were to conform to the scale requirements required under Regulation 5(2).

In accordance with Regulation 5(5) of the APFP Regulations, the Applicant retains all responses to the consultation carried out under Part 5 of the PA 2008 and can make them available at the request of the Planning Inspectorate and/or the Secretary of State.

The Applicant will keep all application documents under review and will endeavour to provide updates (where it is considered necessary to do so) during the examination of the Application considering questions and comments received from the Examining Authority and Interested Parties.

We look forward to hearing from you in relation to a formal acceptance of this DCO Application. If we can be of any assistance, please do not hesitate to contact us using the details provided below.

Yours sincerely,



Project Development Manager
On behalf of Rosefield Energyfarm Limited