

# Rosefield Solar Farm

## Environmental Statement

Volume 4

Appendix 17.1: Long list of Other Approved  
or Existing Developments

EN010158/APP/6.4  
September 2025  
Rosefield Energyfarm Ltd

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



'Other Development' details					Stage 1		Stage 2		
ID	Application Reference	Applicant for 'other development' and brief description	Distance from Proposed Development	Status	Tier	Within Zol?	Progress to stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?
1	23/03875/APP Appeal ref. 25/00013/REF	Applicant: East Claydon Storage Limited  Determining authority: Buckinghamshire Council  East Claydon BESS. Development of a battery energy storage system (BESS), connected directly to the national grid with associated infrastructure including access, drainage, and landscaping.	Within Order Limits	Refused 20 December 2024 – Appeal notification	1	Yes	Yes	<b>Yes</b> – Construction is anticipated to start in 2025 (18 months) and operational phases overlap (subject to consent)	<b>Yes</b> – The site is approximately 25.8ha, although not all of this area will be developed with above ground infrastructure. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
2	25/01297/APP	Applicant: Statkraft UK Ltd  Determining authority: Buckinghamshire Council  East Claydon Greener Grid Park. Construction of a greener grid park comprising energy storage and grid balancing equipment and associated infrastructure including access, drainage, landscaping and other incidental works.	Within Order Limits	Pending decision	1	Yes	Yes	<b>Yes</b> – Construction phases overlap, in line with redevelopment of the National Grid East Claydon Substation	<b>Yes</b> – The site is approximately 45.3ha, although not all of this area will be developed with above ground infrastructure. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
3	19/00983/APP	Applicant: Elgin Energy Esco Ltd  Determining authority: Buckinghamshire Council  Tuckey Solar Farm. Ground mounted solar farm, ancillary infrastructure and associated works including the diversion of public rights of way and landscape planting.	Within bounding circle	Approved 29 April 2021	1	Yes	Yes	<b>Yes</b> – Documentation does not specify dates, but operation of the solar farm will coincide with the operation of the Proposed Development	<b>Yes</b> – The overall site is approximately 63ha. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
4	23/03641/HS2	Applicant: HS2  Determining authority: Buckinghamshire Council  In accordance with the requirements of paragraph 2 and 3 of Schedule 17 to the High Speed Rail (London - West	In inner circle	Approved 29 January 2024	1	Yes	No – To be assessed under the HS2 Hybrid Bill which forms part of this short list	N/A	N/A

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		Midlands) Act 2017, the nominated undertaker hereby requests approval of PLANS AND SPECIFICATIONS for the development of Sheephouse Wood Bat Mitigation Structure (SWBMS); Footpath CAG/2 Underbridge; Footpath SCL/13 Green Overbridge; Grendon Underwood Embankment (Part of); Calvert Cutting (Part of); earthworks associated with Sheephouse Wood Bat Mitigation Structure Services North and South Compounds; earthworks associated with the realignment of the Network Rail Claydon to Aylesbury Link Railway line (MCJ line); earthworks associated with the 4 No. Footpath realignments; earthworks associated with the 2 No. emergency access tracks; 3 No. Culverts (above ground elements only); Muxwell Brook Watercourse Diversion; Drainage Ditches; Mega Ditch Retaining Wall and location of the permanent fencing.							
5	Hybrid Bill	Applicant: HS2  Determining authority: Buckinghamshire Council  High Speed Rail 2 ('HS2')	Bounding circle and beyond	Ongoing	1	Yes	Yes	<b>Yes</b> – Documentation does not specify dates, but potential for construction and operation phases to overlap.	<b>Yes</b> – The size and nature of the development may give rise to cumulative effects with the Proposed Development.
6	CM/0027/23	Applicant: FCC Waste Services (UK) Ltd  Determining authority: Buckinghamshire Council  Creation of access road, revised drainage lagoon, landscaping, drainage and other associated infrastructure.	Bounding circle and beyond	Ongoing	1	Yes	No – the creation of access road and associated works will be located within the boundary of the existing landfill and are not anticipated to lead to any cumulative effects.	N/A	N/A

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7	CM/0016/21	Applicant: Infinis Solar Developments Ltd  Determining authority: Buckinghamshire Council.  Application for the construction of solar array / solar park comprising of ground mounted solar PV panels and associated works including: Distributor Network Operator (DNO) switching station, client switching station, battery containers, general storage container, access track, fencing, security cameras and cabling for a temporary period of 35 years at Calvert Landfill Site.	Partially in bounding circle	Pending decision	1	Yes	Yes	<b>Uncertain</b> – Documentation does not specify dates.	<b>Yes</b> – The site is approximately 52.5ha, although not all of this area will be developed with above ground infrastructure. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
8	25/00013/DCO	Applicant: East West Rail Company  Determining authority: Buckinghamshire Council  East West Rail and Bedford to Cambridge and Western Improvements.	1km	EIA Scoping issued	1	Yes	Yes	<b>Yes</b> – Further works related to East West Rail are proposed. Construction 2028 (peak construction 2032)	<b>Yes</b> – The size and nature of the development may give rise to cumulative effects with the Proposed Development.
9	25/01865/APP	Applicant: Longbreach Solar Farm Limited  Determining authority: Buckinghamshire Council  Erection of a solar farm and creation of new vehicular access, new footpath, substation compound, customer substation, inverters, CCTV Tower, storage containers, perimeter fencing, car parking and associated ancillary development.	1.18km	Pending decision	1	Yes	Yes	<b>Yes</b> – Documentation does not specify dates, but operation of the solar farm will coincide with the operation of the Proposed Development	<b>Yes</b> – The overall site is approximately 64.1ha. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
10	24/02796/SO	Applicant: YLEM Energy Limited  Determining authority: Buckinghamshire Council	1.3km	Screening Opinion - EIA Not Required	1	Yes	No - No environment assessment technical reports prepared as	N/A	N/A

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		EIA Screening Request for proposed Battery Energy Storage System (BESS).					part of the application.		
11	21/A2851//NON 22/00125/REF	Applicant: Ministry of Justice  Determining authority: Buckinghamshire Council  Outline planning application with all matters reserved except for access, layout, and scale for the construction a new category C prison (up to 67,000 sqm GEA) within a secure perimeter fence together with access, parking, landscaping and associated engineering works.	1.63km	Approved 31 March 2025 – following appeal	1	Yes	Yes	<b>Uncertain</b> – Documentation does not specify dates.	<b>Yes</b> – The size and nature of the development may give rise to cumulative effects with the Proposed Development.
12	22/00119/HS2	Applicant: HS2  Determining authority: Buckinghamshire Council  Submission under Paragraph 12(1) of Schedule 17 of the High Speed Rail (London - West Midlands) Act 2017 for a site restoration scheme relating to land approximately 50m south of the discontinued train line and East of the overbridge along Addison Road near Steeple Claydon Village.	1.65km	Approved 28 October 2024	1	Yes	No - no environment assessment technical reports prepared as part of the application.	N/A	N/A
13	25/00883/AOP	Applicant: Tinkers End Limited  Determining authority: Buckinghamshire Council  Demolition of existing buildings and commercial redevelopment with residential development, including affordable housing, along with associated access and infrastructure.	1.7km	Pending decision	1	Yes	Yes	<b>Uncertain</b> – Documentation does not specify dates, but operation of development will coincide with the operation of the proposed development.	<b>Yes</b> – The site is approximately 4.5ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.

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14	24/00407/APP	Applicant: David Wilson Homes  Determining authority: Buckinghamshire Council  Erection of 10 no. dwellings and associated green infrastructure.	2.64km	Pending decision	1	Yes	Yes	<b>Uncertain</b> – Documentation does not specify dates.	<b>Yes</b> – The site is approximately 0.70ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
15	25/01920/ARW	Applicant: Network Rail  Determining Authority: Buckinghamshire Council  Application for Prior Approval under Part 18, Class A to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 for the repair and alteration of the Station Road Overbridge that spans over the MCJ2 railway line, Quainton.	3.2km	Pending decision	1	Yes	No - No environment assessment technical reports prepared as part of the application.	N/A	N/A
16	25/01567/AOP	Applicant: Land and Partners Limited  Determining authority: Buckinghamshire Council  Outline planning permission with all matters reserved for the development of up to 24 dwellings, open space, sustainable drainage and associated works.	4.2km	Pending decision	1	Yes	Yes	<b>Yes</b> – Operation of the development will coincide with construction and operation of the Proposed Development.	<b>Yes</b> – The site is approximately 2.8ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
17	23/03784/HS2	Applicant: HS2  Determining authority: Buckinghamshire Council  Plans and Specifications submission under Schedule 17 to the High Speed Rail (London - West Midlands) Act 2017 (the Act) for works comprising of: A41 Bicester Road Overbridge Parapets.	4.60km	Approved 23 February 2024	1	Yes	No - No environment assessment technical reports prepared as part of the application.	N/A	N/A

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18	21/03707/HS2	<p>Applicant: HS2</p> <p>Determining authority: Buckinghamshire Council</p> <p>Request for approval, in accordance with the requirements of paragraph 3 of Schedule 17 to the High Speed Rail (London West - Midlands) Act 2017, the nominated undertaker hereby requests approval of PLANS AND SPECIFICATIONS relating to the following development authorised by the act. The proposed development: Calvert Cutting (Part of); Twyford Embankment (Part of); Earthworks associated with the Overbridges; Earthworks associated with the Calvert Infrastructure Maintenance Depot (IMD) Platform; Earthworks associated with the Network Rail Bicester to Bletchley (OXD) line (part of); Earthworks associated with the Network Rail Claydon to Aylesbury Link Railway line (MCJ4) (Part of); Addison Road Overbridge; Perry Hill Overbridge; West Street Overbridge; 7 No. Access Tracks; 5 No. Culverts (above ground elements only); 2 No. Flood Compensation Areas; 14 No. drainage ponds; Drainage ditches; 4 No. Watercourse diversions; Noise barrier; Vehicle restraint bund (Part of); Location of the vehicle restraint barriers; and Location of the permanent (security) fencing.</p>	5.32km	Approved 4 March 2022	1	Yes	No - No environment assessment technical reports prepared as part of the application.	N/A	N/A
19	22/03873/F  Appeal ref. APP/C3105/W/24/3353069	<p>Applicant: JBM Solar Projects 8</p> <p>Determining authority: Cherwell District Council</p> <p>Padbury Brook Solar Farm. Installation and operation of a renewable energy</p>	6.90km	Approved 20 May 2025 – following appeal	1	Yes	Yes	<b>Uncertain</b> – Documentation does not specify dates.	<b>Yes</b> – The site is approximately 67.9ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.



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		generating station comprising ground-mounted photovoltaic solar arrays and battery-based electricity storage containers together with a switchgear container, inverter/transformer units, Site access, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements.							
20	24/03004/APP	<p>Applicant: Hennigan Building and Civil Engineering Ltd Determining authority: Buckinghamshire Council</p> <p>Hybrid application for the redevelopment of the site comprising outline planning permission, with all matters reserved except access, for a drive thru restaurant (Use Class E(b)/Sui Generis) and EV charging hub and full planning permission for an office building (Use Class E(g)(ii)) and a day nursery (Use Class E(f)) with associated landscaping, parking and access arrangements.</p>	6.95km	Pending decision	1	Yes	Yes	<b>Uncertain</b> – Documentation does not specify dates.	<b>Yes</b> – The site is approximately 1.17ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
21	21/04112/OUT	<p>Applicant: Richborough Estates Determining authority: Cherwell District Council</p> <p>Outline application for the erection of up to 65 dwellings, including up to 8 live-work dwellings (use class sui generis), public open space, access, infrastructure and demolition of existing buildings (all matters reserved except principle means of access from Station Road).</p>	8.14km	Approved 3 November 2022 – following appeal	1	Yes	Yes	<b>Uncertain</b> – Documentation does not specify dates.	<b>Yes</b> – The site is approximately 5.8ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
22	24/03426/AOP	Applicant: Bloor Homes Limited and [REDACTED] (Joint Applicants)	8.2km	Pending decision	1	Yes	Yes	<b>Uncertain</b> – Documentation does not specify dates.	<b>Yes</b> – The site is approximately 10.58ha in size. The size and nature of the development may



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		Determining authority: Buckinghamshire Council  outline application (all reserved apart from access) for approx. 220 residential dwellings, pre-school/ nursery, SuDS and open space off Bourton Road, Buckingham, MK18 7R.							give rise to cumulative effects with the Proposed Development.
23	24/02595/AEL	Applicant: National Grid  Determining authority: Buckinghamshire Council  Consultation on new overhead electricity line Under Section 37 of The Electricity Act 1989 (as amended).	8.62km	No Objection – issued 16 September 2024	1	Yes	No - No environment assessment technical reports prepared as part of the application.	N/A	N/A
24	24/00949/F	Applicant: Powersun Ltd  Determining authority: Cherwell District Council  Siting of battery storage facility; substation for the connection of the BESS to the grid; ancillary equipment; security fencing; landscaping and vehicular access alterations.	9.02km	Approved 5 September 2024	1	Yes	Yes	<b>Uncertain</b> – Documentation does not specify dates.	<b>Yes</b> – The site is approximately 0.98ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
25	21/03558/OUT	Applicant: L&Q Estates Limited  Determining authority: Cherwell District Council  OUTLINE - Residential development for up to 250 dwellings including affordable housing and ancillary uses including retained Local Wildlife Site, public open space, play areas, localised land remodelling, compensatory flood storage, structural planting and access.	9.39km	Pending decision	1	Yes	Yes	<b>Yes</b> – Construction starts 2023/2024 for 3 years. Occupation coincides with construction and operation of the Proposed Development.	<b>Yes</b> – The site is approximately 22.49ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.

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26	24/03259/F	Applicant: Tritax Symmetry Bicester 3 Ltd  Determining authority: Cherwell District Council  The erection of two Use Class B8 floorspace units (with ancillary office floorspace (Use Class E(G(i))) with associated infrastructure including: a building for the use as an energy centre (details of the energy generation reserved for future approval); loading bays; service yards; external plant; bin stores, vehicle parking (HGV, lorry, car and motorcycle); cycle parking, amenity areas, landscaping including permanent landscaped mounds; sustainable drainage details. Demolition of three vacant agricultural building (and two smaller structures) to the north east corner of the site. Access from the existing Symmetry Park estate road.	9.5km	Approved 26 June 2025.	1	Yes	Yes	<b>Uncertain</b> – Documentation does not specify dates.	<b>Yes</b> – The site is approximately 7.33ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
27	21/01224/OUT	Applicant: Bicester Motion  Determining authority: Cherwell District Council  Outline planning application for Automotive Experience Quarter comprising Commercial, Business and Services uses (Class E), Light Industrial (Class B2), Local Community and Learning Uses (Class F) and vehicle circuits (Sui Generis) with all matters reserved aside from that of access).	9.63km	Approved 31 March 2023	1	Yes	Yes	<b>Uncertain</b> – Documentation does not specify dates.	<b>Yes</b> – The site is approximately 30.95ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
28	25/00439/SCOP	Applicant: Tor & Co  Determining authority: Cherwell District Council	9.97km	Scoped Opinion issued 14 April 2025	1	Yes	Yes	<b>Uncertain</b> – Documentation does not specify dates.	<b>Yes</b> – The site is approximately 43.4ha in size. The size and nature of the development may give rise to cumulative

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		EIA scoping opinion for a proposed residential-led development.							effects with the Proposed Development.
29	22/03796/HS2	<p>Applicant: HS2</p> <p>Determining authority: Buckinghamshire Council</p> <p>Request for approval of PLANS AND SPECIFICATIONS under paragraphs 2 and 3 of Schedule 17 to the High Speed Rail (London - West Midlands) Act 2017 for Building Works, a Road Vehicle Park, Earthworks, Transformers, Telecommunications Masts or Pedestrian Accesses to Railway Lines, Fences and walls, and Lighting Equipment related to Scheduled Work No.s 2/82, 2/83, 2/83A, and 2/83B.</p>	9.99km	Approved 19 Feb 2024	1	Yes	No - No environment assessment technical reports prepared as part of the application	N/A	N/A
30	22/03796/HS2	<p>Applicant: HS2</p> <p>Determining authority: Buckinghamshire Council</p> <p>Request for approval of PLANS AND SPECIFICATIONS under paragraphs 2 and 3 of Schedule 17 to the High Speed Rail (London - West Midlands) Act 2017 for Building Works, a Road Vehicle Park, Earthworks, Transformers, Telecommunications Masts or Pedestrian Accesses to Railway Lines, Fences and walls, and Lighting Equipment related to Scheduled Work No.s 2/82, 2/83, 2/83A, and 2/83B.</p>	9.99km	Approved 19 February 2024	1	Yes	No - No environment assessment technical reports prepared as part of the application	N/A	N/A
31	23/01610/OUT	<p>Applicant: Crest Nicholson Chiltern</p> <p>Determining authority: Milton Keynes City Council</p>	9.99km	Pending decision	1	Yes	Yes	<b>Yes</b> – Construction starts 2025/2026 and continues until 2040.	<b>Yes</b> – The site is approximately 103.36ha in size. The size and nature of the development may give rise to cumulative

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		Outline application (matters of access to be considered, with matters of layout, scale, appearance and landscaping reserved) cross boundary with Buckinghamshire LPA (application reference 23/02180/AOP) for a Sustainable Urban Extension comprising residential development of up to 1,265 dwellings (Use Class C3), a mixed-use local centre (Class E(a) Display or retail sale of goods, other than hot food, E(b) Sale of food and drink for consumption (mostly) on the premises, E(c) provision of: E(c)(i) Financial services, E(c)(ii) professional services (other than health or medical services), or E(c)(iii) Other appropriate services in a commercial, business or service locality, E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner), E(f) Creche, day nursery or day centre (not including a residential use)), sui-generis hot food takeaway, a care home / extra care provision, community and commercial uses, a primary school, vehicle accesses from and a link road between the A421 and H6 Childs Way, diversion of existing PROW and new pedestrian and cycle access points and routes, car and cycle parking, open space, sports provision, play areas, landscaping, plant, earthworks and ground remodelling, demolition of existing buildings, electrical substations, and associated infrastructure works. EIA development.						Occupation coincides with construction and operation of the Proposed Development.	effects with the Proposed Development.
32	22/03384/AOP	Applicant: Arnold White Group Ltd  Determining authority: Buckinghamshire Council	3.5km	Pending decision	1	Yes	Yes	<b>Uncertain</b> – Documentation does not specify dates.	<b>Yes</b> – The site is approximately 91.3ha in size. The size and nature of the development may

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		Littleton Manor Farm. Hybrid application to comprise: Part A - Outline Planning Application with all matters reserved (except for 2 principal points of access) for a residential development of up to 535 dwellings; primary school; commercial units; mobility hubs; parking; upgraded vehicular access onto A41 and Quainton Road; vehicle accesses; cycle and pedestrian accesses; a community hub including residential care and retail; associated landscaping, parkland and woodland, ecological and environmental enhancements/habitat creation; green and blue infrastructure. Part B - A full planning application for an Energy Park development comprising a solar PV array, a wind turbine, an electric vehicle charging station, a substation, roundabout connecting to the A41 including new access roads and associated infrastructure.							give rise to cumulative effects with the Proposed Development.



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