



Planning Inspectorate
Arolygiaeth Gynllunio

Section 55

Acceptance of Applications Checklist

Appendix 2 of [Advice on the preparation and submission of application documents](#)

Rosefield Solar Farm Section 55 Acceptance of Applications Checklist

Relevant sections of the Planning Act 2008 can be viewed at legislation.gov.uk, here: <http://www.legislation.gov.uk/ukpga/2008/>

All other secondary legislation referred to in this checklist is searchable, here: <https://www.legislation.gov.uk/>

DISCLAIMER: This checklist is a non-statutory checklist for The Planning Inspectorate to complete. Completion or self-assessment by the applicant does not hold weight at the acceptance stage. Unless specified, all references to The Planning Inspectorate are made in relation to functions being carried out on behalf of the Secretary of State for the Ministry of Housing, Communities and Local Government.

Section 55(2) Acceptance of applications				
1	Within 28 days (starting day after receipt) The Planning Inspectorate must decide whether or not to accept the application for examination.	Date received	28-day due date	Date of decision
		26 September 2025	24 October 2025	23 October 2025
Section 55(3) – the Planning Inspectorate may only accept an application if it concludes that:		Planning Inspectorate comments		
Section 55(3)(a) and s55(3)(c): It is an application for an order granting development consent				
2	In accordance with sections(s) 14 to 30 of the Planning Act 2008 (the PA2008), is the development a Nationally Significant Infrastructure Project (NSIP) (or does it form part of an NSIP); and does the application state on the face of it that, in accordance with s31 of the PA2008, it is an application for a development consent order (DCO) under the	Yes The proposed development set out in schedule 1 of the Draft DCO (Doc 3.1) includes development falling within the categories in s14 of the PA2008. The development is for the construction of an onshore generating station in England and satisfies sections 14(1)(a); and 15(1) and 15(2) of the PA2008.		

	<p>PA2008, or equivalent words? Does the application specify the development to which it relates, meaning which category or categories in s14 to 30 does the proposed development fall?</p> <p>If the development does not fall within the categories in s14 to 30, has a direction been given by the Secretary of State under s35 of the PA2008 for the development to be treated as development for which development consent is required?</p>	<p>This is consistent with the summary provided in section 4 of the Application Form (Doc 1.3) which states that the application is for an NSIP.</p>
3	<p>Summary: Section 55(3)(a) and s55(3)(c)</p>	<p>The Planning Inspectorate is satisfied that the Draft DCO (Doc 3.1) includes development for which development consent is required.</p>
<p>Section 55(3)(e): The applicant in relation to the application made has complied with chapter 2 of part 5 (pre-application procedure)</p>		
4	<p>In accordance with regulation 8 of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA regulations), did the applicant (prior to carrying out consultation in accordance with s42) either (a) request The Planning Inspectorate adopt a screening opinion in respect of the development to which the application relates, or (b) notify The Planning Inspectorate in writing that it proposed to provide an environmental statement in respect of that development?</p>	<p>Yes</p> <p>On 16 September 2024 the applicant notified The Planning Inspectorate in accordance with regulation 8(1)(b) of the EIA regulations of its intention to provide an environmental statement in respect of the proposed development. The notification was received before the start of statutory consultation on 18 September 2024.</p> <p>A copy of the notification letter is provided at appendix G-1 of the Consultation Report (Doc 5.1).</p>

5	<p>Have any Adequacy of Consultation Representations been received from 'A', 'B', 'C' and 'D' local authorities; and if so, do they confirm that the applicant has complied with the duties under s42, s47 and s48?</p> <p>Section 55(4) of the PA2008 provides that the Planning Inspectorate must have regard to the Consultation Report, and any Adequacy of Consultation Representations received.</p>	<p>Yes</p> <p>There are 15 host and neighbouring authorities, of which 13 responded to The Planning Inspectorate's invitation to make an AoCR dated 29 September 2025.</p> <p>10 responding authorities confirmed in their AoCR that either the applicant had complied with its duties under s42, s47 and s48 of the PA2008 and/ or that their authority had no comments/ objections to make. These local authorities were:</p> <ul style="list-style-type: none"> • Central Bedfordshire Council (D authority) • Milton Keynes City Council (D authority) • Slough Council (D authority) • Wokingham Council (D authority) • Dacorum Borough Council (A authority) • Buckinghamshire Council (B/C authority) • London Borough of Hillingdon Council (A authority)* • Oxfordshire County Council (A authority) • Royal Borough of Windsor and Maidenhead (D authority) • Cherwell District Council (A authority) <p>* Stated it would have been helpful to have been provided with a site location map at a variety of scales showing local authority boundaries to understand the relationship between their local authority and the site.</p> <p>Hertfordshire County Council (D authority) stated that they were unable to find a record of the s47 consultation.</p>
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		<p>South Oxfordshire District Council (A authority) stated that the applicant had not complied with s42, s47, s48 and said they had no record to suggest that the applicant had consulted them on this proposal.</p> <p>Three Rivers District Council (A authority) stated that they cannot recollect a consultation on this scheme and no formal records have been recorded. They note that they are an adjacent authority but due to the considerable distance between the project and their Council and no impacts are anticipated on the district. They have no objection or concerns with this project.</p> <p>It has been noted by the Inspectorate that Hertfordshire County Council, South Oxfordshire District Council and Three Rivers District Council are either stating that they have not been consulted or that they can find no record of being consulted. All three authorities anticipate having no further involvement in the project or have no comments to make. The authorities were identified in Table 5-1 of the Consultation Report (Doc 5.1) who were consulted under s42 of PA2008. A sample of the letter sent to s42(1)(b) relevant authorities is provided at appendix F-1.2 of the Consultation Report (Doc 5.1). The Inspectorate also notes that the authorities were consulted at the point of EIA Scoping in December 2023 and, as such, were aware of the project. South Oxfordshire District Council and Three Rivers District Council both replied at this time to say they had no comments to make.</p> <p>All AoCRs received have been carefully considered and are available to view on the Find a National Infrastructure Project website: https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010158</p>
Section 42: Duty to consult		
Did the Applicant consult the applicable persons set out in s42 of the PA2008 about the proposed application?		

6	<p>Section 42(1)(a) persons prescribed?</p> <p>The persons prescribed are the statutory consultees set out in schedule 1 of The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (the APFP regulations).</p>	<p>Yes</p> <p><u>2024 statutory consultation</u></p> <p>The applicant has provided a list of persons consulted under s42(1)(a) on 18 September 2024 at appendix E-1 of the Consultation Report (Doc 5.1).</p> <p>A sample of the letter sent to s42(1)(a) consultees is provided at appendix F-1.1 of the Consultation Report (Doc 5.1).</p> <p><u>Additional targeted consultations</u></p> <p>The applicant has provided a list of persons consulted under s42(1)(a) on 21 May 2025 at appendix K-1 of the Consultation Report (Doc 5.1).</p> <p>A sample of the letter sent to s42(1)(a) consultees is provided at appendix K-2.1a and K-2.2a of the Consultation Report (Doc 5.1).</p> <p>The Planning Inspectorate has identified the following parties based on a precautionary interpretation of the APFP regulations that were not consulted by the applicant under s42:</p> <ul style="list-style-type: none"> • Ludgershall Parish Council • Edgcott Parish Council • Scotland Gas Networks Plc • CNG Services Ltd • Inovyn Enterprises Ltd • Stark Infra-Gas Limited • Southern Electric Power Distribution Plc • Advanced Electricity Networks Ltd
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		<ul style="list-style-type: none"> • Aidien Ltd • Aurora Utilities Ltd • Green Generation Energy Networks Cymru Ltd • Stark Infra-Electricity Ltd • National Energy System Operator (NESO) <p>The applicant's Consultation Report (Doc 5.1) does not explain why the bodies identified above have not been consulted. However, it is noted that the licences held by these bodies cover Great Britain or various smaller areas and the operational areas of each are not clear from information in the public domain.</p> <p>None of the bodies listed above have been identified by the applicant as having an interest in the order land and are not listed in the Book of Reference (Doc 4.3) with the exception of Southern Electric Power Distribution Plc which is in the Book of Reference as category 2</p> <p>Section 51 advice has been issued to the applicant in respect of the above matter and is available to view on the Find a National Infrastructure Project website: https://national-infrastructure-consenting.planninginspectorate.gov.uk/EN010158</p>
7	<p>Section 42(1)(aa) the Marine Management Organisation(MMO)?</p> <p>The MMO must be consulted in any case where the proposed development would affect, or would be likely to affect, any of the areas specified in s42(2) of the PA2008.</p>	N/A

8	<p>Section 42(1)(b) each local authority within s43?</p> <p>Definition of 'local authority' in s43(3) of the PA2008: The 'B' authority where the application land is in the authority's area; the 'A' authority where any part of the boundary of A's area is also a part of the boundary of B's area; the 'C' authority (upper tier) where the application land is in that authority's area; the 'D' authority (upper tier) where such an authority shares a boundary with a 'C' authority.</p>	<p>Yes</p> <p>Paragraph 5/ Table 5-1 of the Consultation Report (Doc 5.1) lists the relevant local authorities that were identified and consulted under s43 and s42(1)(b) on 18 September 2024.</p> <p>The host 'B/C' authority was consulted:</p> <ul style="list-style-type: none"> • Buckinghamshire Council <p>The boundary 'A' authorities were consulted:</p> <ul style="list-style-type: none"> • Cherwell District Council • Dacorum Borough Council • London Borough of Hillingdon • South Oxfordshire District Council • Three Rivers District Council <p>The boundary 'D' authorities were consulted:</p> <ul style="list-style-type: none"> • Central Bedfordshire Council • Hertfordshire County Council • Greater London Authority • Milton Keynes Council • Oxfordshire County Council • Royal Borough of Windsor and Maidenhead • Slough Council • West Northamptonshire Council • Wokingham Council
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		<p><u>2024 statutory consultation</u></p> <p>A sample of the letter sent to s42(1)(b) relevant authorities is provided at appendix F-1.2 of the Consultation Report (Doc 5.1).</p> <p><u>Additional targeted consultations</u></p> <p>Sample letters sent to s42(1)(b) relevant authorities is provided at appendix K-2.1a and K-2.2a of the Consultation Report (Doc 5.1).</p>
9	Section 42(1)(c) the Greater London Authority (if in Greater London area)?	N/A
10	<p>Section 42(1)(d) each person in one or more of s44 categories?</p> <p>Category 1: owner, lessee, tenant or occupier of land</p> <p>Category 2: person interested in the land or has power to sell and convey the land or to release the land</p> <p>Category 3: persons who would or might be entitled to make a relevant claim</p>	<p>Yes</p> <p><u>2024 statutory consultation</u></p> <p>Paragraph 5.4 of the Consultation Report (Doc 5.1) states that all persons identified under s42(1)(d) were consulted on 18 September 2024.</p> <p>Paragraphs 5.4.9 to 5.4.17 of the Consultation Report (Doc 5.1) summarise how the applicant made diligent inquiry to seek to identify and consult persons with an interest in lands affected by the Draft DCO (Doc 3.1). The full methodology undertaken by the applicant is provided in appendix F-1.3 of the Consultation Report (Doc 5.1).</p> <p>The persons consulted under s42(1)(d) are listed in the Book of Reference (Doc 4.3).</p> <p>A sample of the letter is provided at appendix F-1.3 of the Consultation Report (Doc 5.1).</p> <p><u>Additional targeted consultations</u></p>

		<p>Paragraphs 7.23 to 7.25 of the Consultation Report (Doc 5.1) states that the applicant consulted category 1 and category 2 persons. No category 3 persons were identified.</p> <p>The category 1 and category 2 persons consulted under s42(1)(d) are listed in the in the Book of Reference (Doc 4.3).</p> <p>Sample letters are provided at appendices K-2.1b, K-2.2b and K-2.2c of the Consultation report (Doc 5.1)</p>
Section 45: Timetable for s42 consultation		
11	<p>Did the applicant notify s42 consultees of the deadline for receipt of consultation responses; and if so was the deadline notified by the applicant 28 days or more starting with the day after receipt of the consultation documents?</p>	<p>Yes</p> <p><u>2024 statutory consultation</u></p> <p>A sample of the letter sent to s42 consultees is provided at appendix F-1 of the Consultation Report (Doc 5.1).</p> <p>The sample letter dated 18 September 2024 confirmed that consultation commenced on 18 September 2024 and closed on 14 November 2024, providing more than the required minimum time for receipt of responses.</p> <p>Section 5.2 of the Consultation Report (Doc 5.1) describes how the applicant extended the consultation period until 5 December 2024 due to some information unintentionally omitted from the PEIR.</p> <p><u>Additional targeted consultations</u></p> <p>A sample of the letters sent to s42 consultees is provided at appendices K-2.1 and K-2.2 of the Consultation Report (Doc 5.1).</p> <p>The sample letters dated 21 May 2025 confirmed that consultation commenced on 21 May 2025 and closed on 16 July 2025, providing more than the required minimum time for receipt of responses.</p>

Section 46: Duty to notify The Planning Inspectorate of proposed application		
12	Did the applicant supply information to notify The Planning Inspectorate of the proposed application; and if so, was the information supplied to The Planning Inspectorate on or before the date it was sent to the s42 consultees? Was this done on or before commencing consultation under s42?	<p>Yes</p> <p>The applicant gave notice under s46 on 16 September 2024, which was before the beginning of s42 consultation.</p> <p>A copy of the s46 notification letter is provided at appendix G-1.1 of the Consultation Report (Doc 5.1) and a copy of s46 notification acknowledgement letter from The Planning Inspectorate is provided at appendix G-1.2 of the Consultation Report (Doc 5.1).</p>
Section 47: Duty to consult local community		
13	Did the applicant prepare a statement of community consultation (SoCC) on how it intended to consult people living in the vicinity of the land?	<p>Yes</p> <p>A copy of the applicant's final SoCC is provided at appendix D-1 of the Consultation Report (Doc 5.1).</p>
14	Were 'B' and (where relevant) 'C' authorities consulted about the content of the SoCC; and if so, was the deadline for receipt of responses 28 days beginning with the day after the day that 'B' and, where applicable, 'C' authorities received the consultation documents?	<p>Yes</p> <p>The applicant sent the draft SoCC to Buckinghamshire Council ('B Authority') on 10 July 2024 and set a deadline of 8 August 2024 for responses; providing more than the required minimum time for responses to be received.</p>

15	Has the applicant had regard to any responses received when preparing the SoCC?	<p>Yes</p> <p>Appendices C-2 and C-4 of the Consultation Report (Doc 5.1) provides a summary of the consultation responses from Buckinghamshire Council in respect of the draft SoCC and demonstrates how the applicant had regard to their content.</p> <p>Examples of changes from the draft SoCC to the final SoCC include:</p> <ul style="list-style-type: none"> • Amending the consultation period from six to eight weeks • 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 <p>The Planning Inspectorate is satisfied that the applicant had regard to the responses received when preparing the SoCC.</p>
16	Has the SoCC been made available for inspection on a website maintained by or on behalf of the applicant; and has a notice been published in a newspaper circulating in the vicinity of the land which states where and when the SoCC can be inspected?	<p>Yes</p> <p>The final SoCC was made available at the following locations, which is reasonably convenient having regard to the location of the proposed development:</p> <ul style="list-style-type: none"> • East and Botolph Claydon Village Hall • Winslow Community Library <p>A notice stating when and where the final SoCC could be inspected was published in:</p> <ul style="list-style-type: none"> • The Bucks Herald on 4 September 2024 • Winslow Advertiser on 4 September 2024

		<p>The published SoCC notice, provided at appendix D-2 of the Consultation Report (Doc 5.1) states where and when the final SoCC was available to inspect.</p> <p>Clippings of the published advertisements are provided at appendix D-2 of the Consultation Report (Doc 5.1).</p>
17	In accordance with regulation 12 of the EIA regulations, does the SoCC set out whether the development is EIA development; and does it set out how the applicant intends to publicise and consult on the preliminary environmental information?	<p>Yes</p> <p>Paragraph 1.2 of the final SoCC at appendix D-1 of the Consultation Report (Doc 5.1) sets out that the development is EIA development and sets out how the applicant intended to publicise and consult on the preliminary environmental information.</p>
18	Has the applicant carried out the consultation in accordance with the SoCC?	<p>Yes</p> <p>Paragraph 5 of the Consultation Report (Doc 5.1) set out how the community consultation was carried out in line with the final SoCC.</p> <p>Appendix D-4 of the Consultation Report (Doc 5.1) sets out how the applicant has complied with the commitments set out in the final SoCC.</p> <p>Appendices C-2, D-2, E-1, F-1, G-1, G-2, G-3, H-1, I-1, J-1, J-2, K-1, K-2, K-3, K-4 and L-1 of the Consultation Report (Doc 5.1) provide evidence that the commitments within the final SoCC have been carried out.</p>
Section 48: Duty to publicise the proposed application		
19	Did the applicant publicise the proposed application in the prescribed manner set out in	<p>Yes</p> <p>Paragraph 5.7.2 of the Consultation Report (Doc 5.1) states:</p>

	regulation 4(2) of the (as amended) APFP regulations?	“The Applicant published notices containing the prescribed details in the newspapers and on the dates set out in Table 5-5 pursuant to section 48 of the PA 2008 and regulation 4 of the APFP Regulations.” Table 5-5/ Section 5 of the Consultation Report (Doc 5.1) displays the newspapers and dates of s48 publicity as set out below. A copy of the s48 notice is provided at Doc 1.7 . Clippings of the published notices set out below are provided at appendix 1.7 :	
Newspaper(s) Date			
a)	for at least two successive weeks in one or more local newspapers circulating in the vicinity in which the proposed development would be situated;	<ul style="list-style-type: none">The Bucks Herald	11 September 2024 and 18 September 2024
b)	once in a national newspaper;	<ul style="list-style-type: none">The Guardian	11 September 2024
c)	once in the London Gazette and, if land in Scotland is affected, the Edinburgh Gazette; and	<ul style="list-style-type: none">London Gazette	11 September 2024
d)	where the proposed application relates to offshore development – (i) once in Lloyds List; and (ii) once in an appropriate fishing trade journal?	N/A	N/A

20	Did the s48 notice include the required information set out in regulation 4(3) of the (as amended) APFP regulations?	Yes The published s48 notice, supplied at Doc 1.7 contains the required information as set out below:			
Information		Paragraph	Information		Paragraph
a)	the name and address of the applicant.	1	b)	a statement that the applicant intends to make an application for development consent to the Secretary of State	1
c)	a statement as to whether the application is EIA development	4	d)	a summary of the main proposals, specifying the location or route of the proposed development	3
e)	a statement that the documents, plans and maps were available on a website maintained by or on behalf of the applicant. The statement must include: <ul style="list-style-type: none">the nature and location of the proposed developmentthe address of the websitethe place on the websitea telephone number which can be used to contact the applicant for enquiries in relation to the documents, plans and maps	5	f)	the latest date on which those documents, plans and maps will be available for inspection	5

g)	whether a charge will be made for copies of any of the documents, plans or maps and the amount of any charge	8	h)	details of how to respond to the publicity	9
i)	a deadline for receipt of those responses by the applicant, being not less than 28 days following the date when the notice is last published	11			
21	Are there any observations in respect of the s48 notice provided above?				
	No				
22	Has a copy of the s48 notice been sent to the EIA consultation bodies and to any person notified to the applicant in accordance with regulation 13 of the EIA regulations?	Yes A copy of the s48 notice was sent to the EIA consultation bodies as part of the s42 consultation, as confirmed in paragraph 5.7.4 of the Consultation Report (Doc 5.1) . A sample of the s42 consultation letter provided at appendix F-1.1 of the Consultation Report (Doc 5.1) confirms a copy of the s48 notice was enclosed.			
s49: Duty to take account of responses to consultation and publicity					
23	Has the applicant had regard to any relevant responses to the s42, s47 and s48 consultation?	Yes <u>2024 statutory consultation</u> Chapter 6/ Appendix J-1 and J-2 of the Consultation Report (Doc 5.1) sets out how the applicant had regard to the consultation responses			

		<p>received; including whether or not responses led to changes to the application.</p> <p><u>Additional targeted consultations</u></p> <p>Chapter 7.5 of the Consultation Report (Doc 5.1) sets out how the applicant had regard to the consultation responses received; including whether or not responses led to changes to the application.</p> <p>The actions informed by the consultation responses appear to be reflected in the final form of the application as submitted. Where a particular response has not led to a change in the application, it is sufficiently clear that regard was had to it.</p>
S50(3) Regard to guidance about pre-application procedure		
24	<p>To what extent has the applicant had regard to statutory guidance 'Planning Act 2008: Pre-application stage for Nationally Significant Infrastructure Projects'?</p> <p>The Planning Inspectorate must have regard to the extent to which the applicant has had regard to guidance issued under s50.</p>	<p>Appendix L-1 of the Consultation Report (Doc 5.1) states that the applicant has had regard to all relevant statutory guidance.</p> <p>The applicant submitted an adequacy of consultation milestone statement on 21 August 2025.</p> <p>Having reviewed the application, The Planning Inspectorate is satisfied that the applicant has identified and had regard to the relevant statutory guidance.</p>
25	Summary: Section 55(3)(e)	<p>The applicant has complied with chapter 2 of part 5 (pre-application procedure) of the PA2008.</p> <p>In respect of the minor consultation discrepancies identified, s51 advice has been provided to the applicant and is available to view on the Find a National Infrastructure Project website: https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010158</p>

s55(3)(f) and s55(5A): The application (including accompaniments) achieves a satisfactory standard having regard to the extent to which it complies with section 37(3) (form and contents of application) and with any standards set under section 37(5) and follows any applicable guidance under section 37(4)

26	<p>Is it made in the prescribed form as set out in schedule 2 of the APFP regulations, and does it include:</p> <ul style="list-style-type: none"> • a brief statement which explains why it falls within the remit of The Planning Inspectorate; and • a brief statement that clearly identifies the location of the application site, or the route if it is a linear scheme? 	<p>Yes</p> <p>Section 4 of the Application Form (Doc 1.3) explains why the development falls within the remit of The Planning Inspectorate.</p> <p>Section 5 of the Application Form (Doc 1.3) provides a brief non-technical description of the site and section 6 provides the location of the proposed development.</p> <p>A Location Plan (Doc 2.1) has been provided.</p>
27	Is it accompanied by a consultation report?	<p>Yes</p> <p>The application is accompanied by a Consultation Report (Doc 5.1) and Consultation Report Appendices (Doc 5.2).</p>
28	In accordance with regulation 5(4) of the APFP regulations, where a plan comprises three or more separate sheets, has a key plan been provided showing the relationship between the different sheets?	Yes
29	Is it accompanied by the documents and information set out in APFP regulation 5(2)?	The documents and information required by APFP regulation 5(2) are set out in the documents and locations within the application as listed below:
Information		Document
Information		Document

a)	Where applicable, an environmental statement required under the EIA regulations and any scoping or screening opinions or directions	<p>Yes. The application is accompanied by an environmental statement (ES) comprising the following:</p> <ul style="list-style-type: none"> • ES Volume 1: Introduction Chapters (Doc 6.1) • ES Volume 2: Factor Chapters (Doc 6.2) • ES Volume 3: Figures (Doc 6.3) • ES Volume 4: Technical Appendices and Non-Technical Summary (Doc 6.4) <p>The Scoping Report is provided in appendix 5.1 of ES Volume 4: Technical Appendices and Non-Technical Summary (Doc 6.4)</p>	b)	a draft development consent order (DCO)	Draft Development Consent Order (Doc 3.1)
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c)		and the Scoping Opinion is provided in appendix 5.2 of ES Volume 4: Technical Appendices and Non-Technical Summary (Doc 6.4)	d)		
	Is this of a satisfactory standard?	Yes (with minor discrepancies as noted in box 30)		Is this of a satisfactory standard?	Yes (with minor discrepancies as noted in box 30)
	An explanatory memorandum explaining the purpose and effect of provisions in the draft DCO	Explanatory Memorandum (Doc 3.2)		Where applicable, a book of reference	Book of Reference (Doc 4.3)
	Is this of a satisfactory standard?	Yes (with minor discrepancies as noted in box 30)		Is this of a satisfactory standard?	Yes (with minor discrepancies as noted in box 30)
e)	A copy of any flood risk assessment	A copy of flood risk assessment is provided in appendix 16.1 of ES Volume 4: Technical Appendices and	f)	A statement whether the proposal engages one or more of the matters set out in section 79(1) of the Environmental	Yes Statutory Nuisance Statement (Doc 5.4)

h)		Non-Technical Summary (Doc 6.4)	i)	Protection Act 1990 (statutory nuisances) and if so, how the applicant proposes to mitigate or limit them	
	Is this of a satisfactory standard?	Yes (with minor discrepancies as noted in box 30)		Is this of a satisfactory standard?	Yes
	A statement of reasons and a funding statement (where the application involves any compulsory acquisition)	Statement of Reasons (Doc 4.1) Funding Statement (Doc 4.2)		A land plan identifying: <ul style="list-style-type: none"> the land required for, or affected by, the proposed development where applicable, any land over which it is proposed to exercise powers of compulsory acquisition or any rights to use land any land in relation to which it is proposed to extinguish easements, servitudes and 	Land Plans (Doc 2.2)

j)			k)	other private rights; and <ul style="list-style-type: none">any special category land and replacement land	
	Is this of a satisfactory standard?	Yes (with minor discrepancies as noted in box 30)		Is this of a satisfactory standard?	Yes (with minor discrepancies as noted in box 30)
	A works plan showing, in relation to existing features: <ul style="list-style-type: none">the proposed location or (for a linear scheme) the proposed route and alignment of the development and works; andthe limits within which the development and works may be carried out and any limits of deviation provided	Works Plans (Doc 2.3)		Where applicable, a plan identifying any new or altered means of access, stopping up of streets or roads or any diversions, extinguishments or creation of rights of way or public rights of navigation	Streets, Rights of Way and Access Plans (Doc 2.4)

	for in the draft DCO				
	Is this of a satisfactory standard?	Yes (with minor discrepancies as noted in box 30)		Is this of a satisfactory standard?	Yes (with minor discrepancies as noted in box 30)
l)	<p>Where applicable, a plan with accompanying information identifying:</p> <ul style="list-style-type: none"> any statutory or non-statutory sites or features of nature conservation, for example sites of geological or landscape importance habitats of protected species, important habitats or other diversity features; and water bodies in a river basin management plan; 	<p>Yes. The application is accompanied with plans for identifying statutory or non-statutory sites or features of nature and habitats of protected species, important habitats or other diversity features:</p> <ul style="list-style-type: none"> Figure 7.1 Location of Statutory Designated Sites in ES Volume 3: Figures (Doc 6.3) Figure 7.2 Location of Non-statutory Designated Sites in ES Volume 3: Figures (Doc 6.3) 	m)	<p>Where applicable, a plan with accompanying information identifying any statutory or non-statutory sites or features of the historic environment, (for example scheduled monuments, world heritage sites, listed buildings, archaeological sites and registered battlefields) together with an assessment of any effects on such sites, features or structures likely to be caused by the proposed development</p>	<p>Yes. The application is accompanied with plans for identifying statutory or non-statutory sites or features of the historic environment:</p> <ul style="list-style-type: none"> Figure 9.1 Heritage Assets within the Order Limits in ES Volume 3: Figures (Doc 6.3) Figure 9.2 Non-designated Heritage Assets within 1km of the Order Limits overlain within ZTV in ES Volume 3: Figures (Doc 6.3) Figure 9.3 Designated Heritage Assets within 5km of the Order Limits overlain within ZTV in ES Volume 3: Figures (Doc 6.3) Figure 9.4 Heritage assets scoped into assessment for effects on setting in ES Volume 3: Figures (Doc 6.3) <p>Assessments of the effects have been presented within Chapter 9</p>

	<p>together with an assessment of any effects on such sites, features, habitats or bodies likely to be caused by the proposed development</p>	<ul style="list-style-type: none"> Figure 7.3 a-u UKHab Habitat Classification Survey Results in ES Volume 3: Figures (Doc 6.3) <p>The application is accompanied with plans for identifying sites of geological or landscape importance:</p> <ul style="list-style-type: none"> Figure 10.1 Landscape Study Area, Context and Designations in ES Volume 3: Figures (Doc 6.3) Figure 10.3 National Character Areas in ES Volume 3: Figures (Doc 6.3) Figure 10.4 District Landscape Character Types and Areas and catchments in ES 		<p>Cultural Heritage in ES Volume 2 (Doc 6.2)</p>
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		<p>Volume 3: Figures (Doc 6.3)</p> <p>The application is accompanied with plans for identifying water bodies in a river basin management plan:</p> <ul style="list-style-type: none"> • Figure 16.1 Watercourses in ES Volume 3: Figures (Doc 6.3) • Figure 16.6 WFD waterbodies and catchments in ES Volume 3: Figures (Doc 6.3) <p>Supporting assessments are presented in ES Chapter 7 Biodiversity, Chapter 10 Landscape and Visual, Chapter 16 Water in ES Volume 2 (Doc 6.2) and Document 5.4 HRA No Significant Effects Report</p>		
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n)	Is this of a satisfactory standard?	Yes	o)	Is this of a satisfactory standard?	Yes
	Where applicable, a plan with any accompanying information identifying any Crown land	There is no Crown land so this is not applicable		Any other plans, drawings and sections necessary to describe the development consent proposal showing details of design, external appearance, and the preferred layout of buildings, structures, drainage, surface water management, means of vehicular and pedestrian access, any car parking and landscaping	Illustrative Layout Plans and Sections (Doc 2.6)
p)	Is this of a satisfactory standard?	N/A	q)	Are they of a satisfactory standard?	Yes (with minor discrepancies as noted in box 30)
	Any of the documents prescribed by regulation 6 of the APFP regulations	Grid Connection Statement (Doc 7.1)		Any other documents considered necessary to support the application	Schedule of Negotiations and Powers Sought (Doc 4.4) Schedule of Other Consents and Licences (Doc 5.5) Statement of Need (Doc 5.6)

				<p>Planning Statement (Doc 5.7)</p> <p>Design Approach Document (Doc 5.8)</p> <p>Design Commitments (Doc 5.9)</p> <p>Potential Main Issues for Examination (5.10)</p> <p>Outline Construction Environmental Management Plan (Outline CEMP) (Doc 7.2)</p> <p>Outline Operational Environmental Management Plan (Outline OEMP) (Doc 7.3)</p> <p>Outline Decommissioning Environmental Management Plan (Outline DEMP) (Doc 7.4)</p> <p>Outline Construction Traffic Management Plan (Outline CTMP) (Doc 7.5)</p> <p>Outline Landscape and Ecological Management Plan (Outline LEMP) (Doc 7.6)</p> <p>Outline Soil Management Plan (Outline SMP) (Doc 7.7)</p> <p>Outline Rights of Way and Access Strategy (Outline RoWAS) (Doc 7.8)</p>
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					Outline Battery Safety Management Plan (Outline BSMP) (Doc 7.9) Draft Archaeological Management Strategy (Doc 7.10) Outline Drainage Strategy (Doc 7.11) Equality Impact Assessment (Doc 7.12) BESS Plume Assessment Summary (Doc 7.13) Outline Employment, Skills and Supply Chain Plan (Outline ESSCP) (Doc 7.14)
	Are they of a satisfactory standard?	Yes		Are they of a satisfactory standard?	Yes
30	Are there any observations in respect of the documents provided at box 29 (a) to (q) above?				
	Draft Development Consent Order (Doc 3.1) In Schedule 4, this states 'Three Points Land' but the works plan shows 'Three Points Lane'. Works Plans (Doc 2.3) There is an issue with bleeding on red line boundary delineating order limits. On sheets 6 and 7, there are some areas where many works overlap and are difficult to read. Plan needs identifying road names/ landmarks to correctly locate plots.				

Streets, Rights of Way and Access Plans (Doc 2.4)

The North arrow is not clear as it doesn't show an 'N' or 'North' label to explain what it is for.

Works between points SW15/SW16 ECL/7/3 is missing on the plan.

On sheet 4, the plan shows ECL/8/1 but the draft Development Consent Order states ECL/8/11.

On sheet 8, 'Fidlers Field (also known as Snake Lane), Quainton' is not stated between A1 and A12 as mentioned in the draft Development Consent Order.

Traffic Regulations Plans (Doc 2.5)

Sheet 8 shows an inset plan which is not visible on the plan

Land Plans (Doc 2.2)

Plan needs identifying road names/ landmarks to correctly locate plots.

The wording in the key is not consistent with the wording in the Book of Reference.

Need to clearly label the plans to identify land within the Order limits that is not Order land as referenced at paragraph 4.1.1 of the Statement of Reasons (Doc. 4.1)

Sheet 8 shows an inset plan which is not visible on the plan

Statement of Reasons (Doc 4.1)

Plot 6/9 is missing in the Statement of Reasons

Illustrative layout plans and sections (Doc 2.6)

There is an error in the contents page where all sheets are named 'key plan'.

Some of the colours used on the plans are not shown in the key.

The relationship between the sections and the layout plans not easy to determine.

On sheet 9 there is a missing Solar PV area on illustrative sections B-BB and C-CC.

There is an issue with bleeding on red line boundary delineating order limits.

Location, Order Limits and Grid Coordinates (Doc 2.1)

There is an error in the contents page where all sheets are named 'key plan'.

Flood Risk Assessment (a copy of which is in Doc 6.4)

The fluvial flood risk modelling underpinning the flood risk assessment utilises the 2050s epoch which extends to the year 2069. However, the lifetime of the development is proposed to be 40 years meaning that operation could last until 2071. On this basis, the 2080s epoch should have been applied to account for the years 2070 and 2071.

Environmental Statement Volume 3 Chapter 2: Location of the Proposed Development Figures Figure 2.4 (Doc. 6.3)

Please clarify the labelling of field numbers.

Environmental Statement Volume Chapter 12: Soil Figure 12.1 (Doc. 6.3)

Revise shading to clarify Agricultural Land Classification grades.

Environmental Statement Volume 3 Chapter 3: Proposed Development Description Figures 3.1A – 3.1D

Revise shading to clearly distinguish between proposed development heights of up to 6m from those of up to 15m.

Explanatory Memorandum (Doc 3.2)

The Explanatory Memorandum includes visible tracked changes.

Section 51 advice has been issued to the applicant and is available to view on the Find a National Infrastructure Project website: <https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010158-000327-A08%20-%20s51%20advice%20following%20acceptance%20letter.pdf>

31

In accordance with regulation 5(2)(g) of the APFP regulations, is the application accompanied by a report identifying any European site(s) to which regulation 48 of The Conservation (Natural Habitats, &c.) Regulations 1994 applies; or any Ramsar site(s), which may be affected by the proposed development, together with sufficient information that will enable the

Yes

A Habitat Regulations Assessment (HRA) Report has been provided (**Doc 5.3**).

The HRA Report identifies relevant European sites and the likely effects on those sites. It is considered that the information provided in the report is adequate for acceptance.

Note: The Examining Authority will be able to ask questions during the examination. This may result in additional information being required to

	Secretary of State to make an appropriate assessment of the implications for the site if required by regulation 48(1)?	inform the HRA Report and the competent authority. Depending upon the type and availability of information required it may not be possible to obtain this during the statutory timetable of the examination.
32	In accordance with regulation 5(2)(r) of the APFP regulations, if requested by The Planning Inspectorate, have two paper copies of the application form and other supporting documents and plans been provided?	No hard copies requested.
33	Has the applicant had regard to statutory guidance 'Planning Act 2008: Application form guidance'?	<p>Yes</p> <p>Appendix L2 of the Consultation Report (Doc 5.2) explains how the applicant has had regard to statutory guidance on the application form.</p> <p>The Planning Inspectorate is satisfied that the applicant has demonstrated regard to the guidance principles.</p>
34	Summary - s55(3)(f) and s55(5A)	<p>The Planning Inspectorate concludes that the application (including accompaniments) has been prepared to a standard that it considers satisfactory.</p> <p>In respect of the discrepancies identified in box 30 of this checklist, to help facilitate an efficient and effective examination of the application s51 advice has been provided to the applicant in conjunction with the decision to accept the application. That advice is published on the Find a National Infrastructure Project website, here: https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010158-000327-A08%20-%20s51%20advice%20following%20acceptance%20letter.pdf</p>

The Infrastructure Planning (Fees) Regulations 2010

Pre-application fee		
35	<p>Were all pre-application fees paid before the application was made?</p> <p>Pre-application services for which a fee can be charged is defined in regulation 2A(8) and includes services listed within schedule 1 of the Infrastructure Planning (Fees) Regulations 2010. Fees for pre-application services apply to all proposed applications, from the inception meeting. These fees must be paid within 28 days of the notice. If the applicant fails to pay the fee within 28 days, The Planning Inspectorate will not provide the applicant with any further pre-application services or take any further steps in relation to the proposed application.</p>	<p>The fees for providing the applicant with basic pre-application services were received on 15 May 2025; before the application was made.</p>
Fees to accompany an application		
36	<p>Was the fee paid at the same time that the application was made?</p> <p>The Planning Inspectorate must charge the applicant a fee in respect of the decision by the Planning Inspectorate under section 55 of the PA2008. If the applicant fails to pay the fee, The Planning Inspectorate need not consider the application until payment is</p>	<p>The fee was received on 19 September 2025; before the application was made.</p>

	received. The fee must be paid at the same time that the application is made	
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Role	Electronic signature	Date
Case Manager	Rebecca Luxton	21 October 2025
Acceptance Inspector	Mark James	21 October 2025