



# Planning Inspectorate

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The applicant

Your Ref:

Our Ref:

EN010158

**By email only**

Date:

15 December 2025

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Dear Sir/ Madam

## The Planning Act 2008

### Application by Rosefield Energyfarm Limited for an order granting development consent for the Rosefield Solar Farm

#### The Planning Act 2008 (as amended) section 89(3)

As set out in the Rule 4 letter [\[PD-004\]](#) published on 30 October 2025, I have been appointed by the Secretary of State for Housing, Communities and Local Government to be the lead member of the Examining Authority (ExA) that will examine and make a recommendation to the Secretary of State (SoS) for the Department of Energy Security and Net Zero on the Rosefield Solar Farm project.

Following the decision of the SoS to accept the application for examination on 23 October 2025 [\[PD-001\]](#), the ExA has decided to make a number of procedural decisions to accept additional submissions and request further information. The aim is to enable the ExA to better utilise the pre-examination stage of this process to ensure that it has as much of the information it needs as early as possible in the overall process.

These requests follow the decisions to accept notification [\[PD-001\]](#), and publication of the Section 51 Advice [\[PD-002\]](#) and Section 55 Checklist [\[PD-003\]](#) that were issued on the 23 October 2025.

#### Clarification regarding the order limits and proposed highways works

Annex 1 of the Outline Construction Traffic Management Plan (oCTMP) [\[APP-141\]](#) provides drawings of proposed road improvements and access junction layouts. The ExA notes that within Annex 1, figure SK009 that details road widening appears to show such works as being proposed outside of the order limits [\[AS-004\]](#). In addition, figure SK005 appears to show a proposed junction to the east of Three Points Lane into land that is also outside of the order limits. Both drawings contradict the corresponding plans in the Street, Rights of Way and Access Plans [\[AS-007\]](#), namely, sheets 3 and 8.

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Clarify if any updates to the order limits may be required to facilitate the full extent of highways works as identified in the oCTMP. If so, also identify any implications for the compulsory acquisition or temporary possession of land. If the applicant considers that the necessary highways works can be implemented within the order limits as currently defined [AS-004], provide further clarification and updates to the oCTMP as required to demonstrate how they would be achieved.

Table 9-1 of the Abnormal Indivisible Loads (AIL) Route Survey Report provided at annex 3 to the Transport Assessment [APP-131] identifies works along the proposed AIL route. Works include the removal of street furniture, vegetation stripping, a temporary crossing facility and the provision of load bearing surfacing. These works are outside of the order limits [AS-004] and are not detailed with the Street, Rights of Way and Access Plans [AS-007], Environmental Statement (ES) Chapter 3: Proposed Development Description [APP-046] or the draft Development Consent Order [AS-010].

Clarify the means by which such works would be authorised, and if necessary, any potential related implications for the order limits, compulsory acquisition, temporary possession and application documentation.

### **Additional submissions**

The ExA has exercised its discretion and made a procedural decision to accept the following additional submissions:

- The applicant's response to the Section 51 advice and Section 55 Checklist, including updated plans and documents accepted on 4 November 2025.

### **The use of artificial intelligence (AI)**

The Planning Inspectorate has published [guidance](#) on the use of AI in casework evidence. Please read the guidance and confirm in line with the requirements of the guidance whether AI has been used in any of the information submitted with your application.

If AI is used for any future submissions, this should be clearly identified, in accordance with the requirements of the Planning Inspectorate's published guidance.

### **Request for submission of comments and summaries on relevant representations (RR)**

Rule 3(2) of the Infrastructure Planning (Examination Procedure) Rules 2010 (as amended) requires written comments on any RRs to be submitted either on the date of the preliminary meeting (PM), or a date specified in the rule 8 letter which follows as soon as practicable following the PM, whichever is the later. To comply, the ExA intends to request responses to RRs and summaries for those that exceed 1500 words from interested parties by deadline 1 of the draft examination timetable (which will be published in due course within the ExA's rule 6 letter). However, it would be very helpful to the ExA, for the PM and subsequent hearings, if comments from the applicant on the RRs could be submitted by **10 February 2026**.

Comments on the RRs should:

- specify the names of the parties making the representations and the relevant Examination Library reference to demonstrate that all RRs have been responded to; and
- where a detailed or tabular representation has been submitted, present responses in a comparable manner to ensure that all points are responded to in similar terms.

### Other matters or errata

The ExA notes the consideration of neighbourhood plans in ES Chapter 10: Landscape and Visual [APP-053] and ES Chapter 14: Population [APP-057]. However, the Planning Statement [APP-037] and Policy Compliance Assessment Tables contained at appendix 4 do not consider relevant neighbourhood plan policies. Update the Planning Statement and Policy Compliance Assessment Tables to assess neighbourhood plan policies that may be important and relevant to the determination of the application.

In addition, in ES Chapter 9: Cultural Heritage Figures [APP-068], the labelling of heritage assets is absent or unclear across the majority of cultural heritage figures. For example, the labelling of listed buildings within villages in figure 9.4 is unclear. Information provided in the legend for the figures is also sometimes incomplete. Review and update the figures to ensure that they are legible and can be easily cross-referenced with the assessment in ES Chapter 9: Cultural Heritage [APP-052].

Furthermore, the legend in figure 10.13 in ES Chapter 10: Landscape and Visual Figures [APP-069] indicates a height of 15m for the main collector compound. This contradicts details regarding the maximum height of 6m for the compound stated elsewhere in the application, including in the Design Commitments [APP-039]. Please provide clarification of the correct maximum height for the main collector compound and update figure 10.13 if necessary.

The ExA requests that additional or updated information as appropriate to address the matters identified in this letter be submitted by **9 January 2026** unless otherwise stated.

Please contact us if you have any further queries.

Yours sincerely,

*Helena Obremski*

### Lead Panel Member for the Examining Authority

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