



Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

Directorate for Planning, Growth & Sustainability

Planning and Environment

██████████
Buckinghamshire Council
Walton Street Offices
Walton Street
Aylesbury
HP20 1UA

10/02/2026

Ref: EN010158

Buckinghamshire Council – Draft Procedural Deadline A Submission

In line with the request for submissions in the Rule 6 letter, Buckinghamshire Council (**the Council**) provides the following information and submissions in relation to Procedural Deadline A.

Examination Procedure

The Council welcomes the indication that the Preliminary Meeting and hearings in the week commencing 23 February 2026 will proceed by way of blended events. The Council would welcome a direction that all hearings (where feasible) will proceed by way of blended events with both in person and online attendance and submissions. The Council considers that this will maximise the opportunities for engagement throughout the Examination by all parties.

The Council also understands that, typically, recordings of all hearings are made available on the Planning Inspectorate website, and transcripts are provided. The Council welcomes this and considers that it will again maximise opportunities for all parties to be informed and take part in the Examination.

In respect of the draft timetable, the Council has no suggestions for changes. However, the Council invites the Examining Authority to set dates for hearings in the week commencing 18 May 2026 at an early stage. Given this is the first opportunity for hearings of all kinds following submission of the LIRs and WRs at Deadline 1, the Council considers it will maximise opportunities for engagement if all parties have considerable advanced notice of those hearing days. Given the Relevant Representations and the likely content of submissions at Deadline 1, the Council consider it likely that (among other things) at least one further open floor hearing to that held in week commencing 23 February 2026 will be required in the week commencing 18 May 2026.

In respect of Issue Specific Hearings, the Council consider that hearings addressing key considerations relating to each of the Principal Issues identified by the Examining Authority would be appropriate. However, the Council notes that submissions on the list of Principal Issues will be heard at the Preliminary Meeting, and will expand on the question of Issue Specific Hearings at that Meeting. The Council also recognises that the need for Issue Specific Hearings turns on what would best assist the Examining Authority.

The Council currently has no further comments on the draft timetable at this time.

Requests to Speak

The Planning Inspectorate will have received requests to speak from the Council in respect of the Preliminary Meeting, the Open Floor Meetings, and the Compulsory Acquisition Hearings in the week commencing 23 February 2026.

The Council intends to take full and active part in the Preliminary Meeting. As to the Open Floor Meetings, the Council has registered itself on a precautionary basis in case any comments are required from it, but it considers it unlikely that it will make any submissions in detail at that hearing. The Council reserves its position to speak in detail at an Open Floor Meeting following Deadline 1 and (in particular) the submission of the LIR. As to the Compulsory Acquisition Hearings, the Council has registered itself on a precautionary basis in case any comments are required from it, but it considers it unlikely that it will make any submissions in detail at that hearing.

Comments on Relevant Representations

The Council welcomes the detailed submissions which have been made by the hundreds of interested parties. The Council has considered those Relevant Representations and is of the view that, insofar as it should make submissions related to them, the appropriate time to do so will be in the LIR.

However, at this stage the Council makes one point of factual clarification. The Relevant Representation of Mrs Josephine Bailey dated 10 December 2025 includes the line "I can't believe that this project has been approved by bucks council". For the avoidance of doubt, the Council is host authority and a party to the Examination and has not consented or approved any aspect of the proposed development.

Locations for Site Inspections

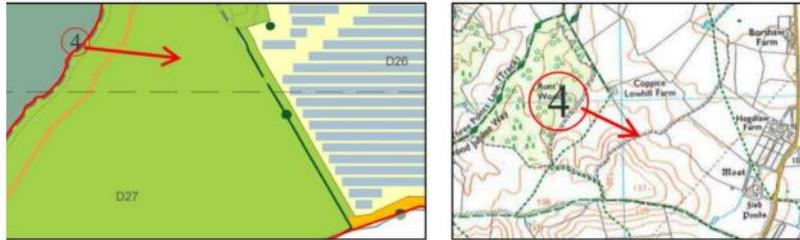
The Council has considered the viewpoints provided in **[APP-069]** at p.14, which comprises the Applicant's viewpoints. The Council considers this is an appropriate starting point for site inspection locations. However, (1) the Council considers that one further viewpoint would be appropriate on the eastern side of Runt's Wood and provides attached to this document a slide with a map location and description of the location; (2) the Council will comment on any draft ASI itinerary produced by the Applicant; and, (3) the Council reserves the right to identify further locations in the process of producing the LIR. If such further locations become apparent to the Council to be relevant, it will draw the attention of the Applicant and the Examining Authority to these at the earliest opportunity.

Yours sincerely,



Service Director Planning and Environment
On behalf of the Council

Viewpoint – View from the east of Runt's Wood



Winter - 19/01/2026

View taken from the footpath looking east, solar panels would form a distant feature within this view.