



# Planning Inspectorate

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

### Agenda for compulsory acquisition hearing (CAH):

Hearing	Date and Time	Location
<b>Compulsory acquisition hearing 1 (CAH1)</b>	<b>Wednesday 25 February 2026</b> <b>Hearing starts at 1:30pm</b> Registration and seating available at venue from 1:00pm and virtual Registration Process from 1:00pm  (reserve slot if required Thursday 26 February 2026 at 9:30am)	Horwood House, Mursley Road, Little Horwood, Milton Keynes, Buckinghamshire, MK17 0PH  and  By virtual means using Microsoft Teams

### Agenda items

Number	Item
1	<b>Welcome and arrangements for the hearing</b>
2	<b>Purpose of the compulsory acquisition hearing</b>
3	<b>Introductions</b>
4	<b>The applicant's strategic case for the compulsory acquisition (CA) and temporary possession (TP) of land and rights.</b>  The applicant will be invited to outline its strategic case for CA and TP, including: <ul style="list-style-type: none"><li>• how it meets the relevant tests of the Planning Act 2008 (PA2008), associated regulations and the Department for Communities and Local Government Guidance (DCLG) for CA</li><li>• the applicant's strategy and criteria for determining whether to seek powers for CA of land, CA of rights or TP of land</li><li>• consideration of alternatives to CA and TP</li><li>• the extent of land sought to be subject to CA and TP</li><li>• whether there is a compelling case in the public interest for the CA and TP provisions overall</li><li>• whether adequate funding is likely to be available to enable the CA to proceed within the statutory period following (and in the event of) the draft Development Consent Order being made</li></ul>

	<ul style="list-style-type: none"> <li>• how the applicants have taken into account the relevant provisions from the Human Rights Act and the Equality Act 2010</li> <li>• whether land is held inalienably by the National Trust for the purposes of section 130 of the PA2008</li> </ul> <p>Where affected persons consider that the relevant legal tests and/ or policies have not been met, they will be invited to address the Examining Authority (ExA) at a level of general principle. Individual site-specific objections can be submitted in writing and heard at a later hearing(s) and do not need to be presented at CAH1.</p> <p>The applicant will be provided with a right of reply.</p> <p>The ExA will raise questions related to the above as appropriate.</p>
5	<p><b>Representations by affected persons</b></p> <p>Representations will be heard from the following affected persons following a request to speak:</p> <ul style="list-style-type: none"> <li>• Mr James Preston (Preston Farms Limited)</li> </ul> <p>The applicant will be provided with a right of reply.</p> <p>The ExA may raise questions related to the above as appropriate.</p>
6	<p><b>Update on negotiations</b></p> <p>The applicant to provide a brief update on the progress of negotiations with affected persons, including statutory undertakers, and anticipated timescales for their conclusions.</p> <p>This should include updates on negotiations with statutory undertakers and related protective provisions, notice of any relevant representations that the applicant considers have triggered section 127 of the PA2008 and how the relevant tests for the exercise of powers pursuant to section 127 and section 138 of the PA2008 could be met if agreements are not reached.</p> <p>The ExA will also discuss its proposed approach to receiving written updates during the course of the examination, including the submission by the applicant of a Land Rights Tracker and Status of Negotiations with Statutory Undertakers as identified in Annex F of its Rule 6 letter <a href="#">[PD-008]</a></p>
7	<b>Action points</b>
8	<b>Next steps and closing</b>

## Purpose of CAH1

The purpose of CAH1 is:

- to consider the applicant's strategic case for CA and TP and whether it meets the tests of the PA2008 and the DCLG Guidance for CA
- for the ExA to receive updates on the status of negotiations with affected persons, including statutory undertakers
- to hear persons affected by Compulsory Acquisition (CA) and Temporary Possession (TP) proposals (affected persons) who have requested to be heard

## **Attendees**

The ExA would find it helpful if the following parties could attend this hearing:

- the applicant
- National Trust
- Mr James Preston (Preston Farms Limited)
- affected persons (APs) objecting to the granting of CA and or TP powers on a strategic basis; namely that the extent of land or rights sought does not meet relevant legal or policy requirements

However, this does not indicate that other parties will not be able to contribute. All interested parties (IP) are invited to attend and make oral representations on the matters set out in the agenda, subject to the ExA's ability to control the hearing.

The ExA has sought to provide sufficient detail to assist the parties to prepare for the hearing. The details set out above are indicative and the ExA may find it necessary to include additional agenda items or to amend the order in which the items are dealt with.

Anyone wishing to attend the hearing in person, who has not already advised the case team of this, should do so as soon as possible.

The event will be livestreamed and a link for watching the livestream will be posted on the [project webpage of the National Infrastructure Planning website](#) closer to the hearing date. IPs and members of the public who wish to observe the hearing can therefore view and listen to the hearing using the livestream, or view and listen to the recording, after it has concluded.

## **Timing**

The ExA will keep to the agenda as much as possible. The hearing is not expected to go beyond 5:00pm. However, if further time is required, CAH1 will continue on Thursday 26 February 2026, commencing at 9:30am.

Anyone who is not able to provide all their oral submissions by the close of the hearing should follow it up in writing.

## **Registration process**

Parties who have registered to speak (both in person and virtually) will receive a joining instruction email shortly before the hearing which will include a link to the

virtual event on Microsoft Teams, and a telephone number should they need to participate by telephone. To enable the hearing to start on time at 1:30pm those attending virtually should join promptly at **1:00pm** to ensure that all virtual attendees can complete the registration process in good time.

### **Procedure at CAH**

Guidance under the Planning Act 2008 and the Infrastructure Planning (Examination Procedure) Rules 2010 provides that it is for the ExA to probe, test and assess the evidence through direct questions of persons making oral representations at hearings. Questioning at the Hearing will be led by the ExA. Cross questioning of a person giving evidence by another person will only be permitted if the ExA decides it is necessary to ensure representations are adequately tested or that an IP has had a fair chance to put its case.