



Preliminary meeting note

Application: Rosefield Solar Farm project
Reference: EN010158
Time and date: 24 February 2026
Venue: Horwood House, Mursley Road, Little Horwood, Milton Keynes, Buckinghamshire, MK17 0PH

This meeting note is not a full transcript of the preliminary meeting. It is a summary of the key points discussed.

1. Welcome and Introduction

Dr Richard Morgan (RM) welcomed those present and introduced himself as the lead member of the panel of Examining Authority (ExA) and Mr Mark James as panel members to examine the Rosefield Solar Farm project application.

RM explained the appointment was made by delegation from the Secretary of State (SoS) for the Department of Energy Security and Net Zero.

RM explained that the ExA would be examining the application made by Rosefield Energyfarm Limited ('the applicant') before making a recommendation to the Secretary of State who will decide whether an order granting development consent for the proposed project, which is a Nationally Significant Infrastructure Project (NSIP), should be made.

RM explained the purpose of the preliminary meeting (PM) and noted that the examination will commence after the PM closes.

The ExA confirmed that all documents and submissions received and accepted during the examination will be published on the project-specific page of the National Infrastructure Planning website.

2. Audio recording

The video recording of this PM is available on the National Infrastructure Planning website and can be accessed [here](#).

3. General Data Protection Regulation

The ExA explained The Planning Inspectorate's duties under General Data Protection Regulation (GDPR).

Further info relating to the GDPR can be found in the Planning Inspectorate's '[Privacy Note](#)'.

4. Use of Artificial Intelligence (AI) in casework evidence

The ExA mentioned the updated guidance on AI for the submission of evidence. The link for which will be provided in the Rule 8 letter.

5. Examination process

The ExA briefly explained the examination process under the Planning Act 2008 (PA2008), further info can be found:

- ['Nationally Significant Infrastructure Projects: What to expect at a Nationally Significant Infrastructure Project event'](#)
- ['Nationally Significant Infrastructure Projects: Registering to speak at, or attend, an event'](#)

6. Initial assessment of principal issues

The ExA explained the purpose of the initial assessment of principal issues (section 88 of the PA2008), which can be found in [annex C](#) of the Rule 6 letter of 27 January 2026 and asked for any observations on them.

Mr James Preston of Preston Farms Limited, who are linked to their sister company TCS Biosciences, are an operational land interest within the order limits, both as an agricultural tenant and a freehold owner. Their holding is not a normal agricultural one. They operate a specialist horse and sheep business, supporting biomedical supply chains, and which is licensed by the Home Office, with enhanced welfare, environmental and bio-security requirements. At this stage, they want to flag that the impact on businesses, particularly specialist businesses such as theirs, would benefit from closer examination during the process. At the moment, the application describes Preston Farms Limited as a typical farm, which does not reflect how their business operates or the sensitivities involved. At present, Preston Farms Limited does not feel the application shows that the powers sought are necessary or workable, in practice, for their business. They will expand on this at the compulsory acquisition hearing, and in their written representation. Today, they want to ensure the ExA understands theirs is a specialist business, where the practical impacts may not yet be fully understood. They welcome the opportunity for a site inspection so the operational context can be seen.

7. Examination Timetable

The ExA noted requests, already received in writing, to amend the draft examination timetable contained in [annex D](#) of Rule 6 letter and also welcomed further suggestions from the parties in attendance.

All comments received were duly noted by the ExA and considerations will be reflected in the rule 8 Letter.

The examination timetable can be found in the Rule 8 letter when published.

8. Hearings and site inspections

The ExA clarified the purpose of:

- Issue specific hearings
- Compulsory acquisition hearings
- Open floor hearings
- Accompanied site inspections

- Unaccompanied site inspections

The ExA sought comments on the arrangements for the above events. These were duly noted and considered by the ExA.

Further information relating to hearings and site inspections can be found:

- ['Nationally Significant Infrastructure Projects: What to expect at a Nationally Significant Infrastructure Project event'](#)
- ['Nationally Significant Infrastructure Projects: Registering to speak at, or attend, an event'](#)

9. Procedural decisions

The ExA clarified the procedural decisions made under section 89(3) of the PA2008 and asked for any observations.

Procedural decisions can be found in [annex F](#) of the Rule 6 letter.

The applicant provided an update relating to the statement of common ground (SoCG). It is preparing a SoCG with HS2, primarily around construction traffic management. This was not previously listed in the Rule 6, but thinks it would be beneficial for the examination and expects a draft to be submitted at deadline 1.

The applicant is also progressing a SoCG with Claydons Solar Action Group. At the request of Claydons Solar Action Group, this will not be submitted at deadline 1, but will target deadline 2 on the 22 April 2026. The reasons for this are that Claydons Solar Action Group will look to submit their written representations first at deadline 1, which they will later use to inform the formulation of the SoCG.

The applicant confirmed it is not proposing to provide a SoCG with National Grid Electricity Distribution as they have now agreed on protective provisions and a commercial agreement, which is currently being prepared for signature. Therefore, the applicant feels there will be limited use of the SoCG if the agreement can be signed. The applicant will submit confirmation of this at deadline 1. If not then, soon after along with the protective provisions within the draft Development Consent Order at deadline 2.

The applicant advised it is not currently proposing to prepare a national policy statement (NPS) tracker for deadline 1 because it has an equivalent of NPS accordance tables, which can be found in appendix 4 of the planning statement ([AS-027](#)). The applicant will welcome any comments from the ExA.

Buckinghamshire Council confirmed it has been provided with an SoCG by the applicant which it is currently working through. The Council will submit its local impact report by deadline 1 and is also likely to provide a first draft response to the applicant by this date. It is likely that what is received from the Council at deadline 1 will be an early stage consideration of these matters. The Council notes that the ultimate deadline is deadline 6.

10. Close

The PM closed at 10:03am and the ExA confirmed the examination would begin after the close of the PM as well as confirming the remaining events for the week.