

WRITTEN REPRESENTATION BY STATKRAFT UK LIMITED
IN RELATION TO THE ROSEFIELD SOLAR FARM PROJECT

10 MARCH 2026

1. **Introduction**
 - 1.1 Eversheds Sutherland (International) LLP is instructed by Statkraft UK Limited (**Statkraft**) in relation to the DCO application submitted by Rosefield Energyfarm Limited (the **Applicant**) for the 'Rosefield Solar Farm Project' as more particularly described in the application documents (the **Rosefield Project**).
 - 1.2 Statkraft UK Limited is part of the Statkraft group; Europe's largest renewable energy producer and a global company in energy market operations. Statkraft UK is a major provider of grid stability services to support NESO's target to deliver a fully zero-carbon electricity system by 2035.
 - 1.3 East Claydon Energy Limited (ECEL) (a wholly owned subsidiary of Statkraft UK Limited) is promoting the East Claydon Greener Grid Park (the East Claydon Project); a project comprising a battery energy storage system (BESS) and ancillary infrastructure in Buckinghamshire. ECEL has secured property rights and is at an advanced stage of the planning process for the East Claydon Project.
 - 1.4 Statkraft submitted a Relevant Representation on 12 December 2025 [RR-252] (**Statkraft's Relevant Representation**) setting out the nature of Statkraft's interests in relation to the proposed Rosefield Project. Unless otherwise stated, this Written Representation adopts the definitions for terms applied in Statkraft's Relevant Representation.
2. **Interface between the Rosefield Project and the East Claydon Project**
 - 2.1 The East Claydon Project comprises a large BESS, grid balancing equipment, and associated infrastructure, with the key objective of the proposed project to store excess electricity generated off-site when intermittent renewable energy generation is high, but demand is low, and release it to the National Grid at times of high demand when renewable energy assets are not generating, via the new replacement East Claydon substation that is due to be completed in 2030. The East Claydon Project represents an essential infrastructure project, delivering much needed energy security whilst enabling the transition towards a zero-carbon economy. In short, it comprises urgently needed low carbon infrastructure that benefits from strong policy support at both local and national level.
 - 2.2 As set out in Statkraft's Relevant Representation, ECEL (on behalf of Statkraft) has interests within the Order Land by virtue of the Option which grants ECEL rights to take option over the land for the development of energy storage and associated infrastructure, and has submitted the Planning Application for "*Construction of a greener grid park comprising energy storage and grid balancing equipment and associated infrastructure including access, drainage, landscaping and other incidental works*", which is expected to be determined mid-2026.
 - 2.3 The interface between ECEL's interests and the Rosefield Project are set out in detail in section 4 of Statkraft's Relevant Representation, along with plans showing the Option Land, redline boundary of the Planning Application, and proposed layout of the East Claydon Project at Appendices 1, 2 and 3 of Statkraft's Relevant Representation. The interface between ECEL's land interests and the Order Land is the area marked "SA57" on Sheet 7 of the Works Plan for the Rosefield Project (referred to as the Interface Land).
 - 2.4 The Applicant is proposing the permanent acquisition of new rights (or the imposition of restrictive covenants) over land in which ECEL (and by extension Statkraft) has an interest pursuant to Article 24 of the draft DCO. In addition, the Applicant is seeking powers to

extinguish or suspend all private rights over that land pursuant to Article 25 of the draft DCO, as well as additional rights to temporarily use the land during construction or for maintenance purposes pursuant to Articles 31 and 32 of the DCO respectively. The Interface Land falls within Schedule 9 'Land in which only new rights etc may be acquired' for the purposes of "substation connection rights".

- 2.5 The land identified by the Applicant for substation connection rights is a large area, encompassing the Interface Land and wider area. As set out in detail in Statkraft's Relevant Representation, the Rosefield Project risks sterilising and frustrating development of the East Claydon Project through permanent acquisition by the Applicant of the Interface Land and development of grid connection works for the Rosefield Project in a manner that is incompatible with delivery of the grid connection works for the East Claydon Project.
- 2.6 The tests for the compulsory acquisition of the land subject to Statkraft's Option have not been satisfied.
- 2.7 Section 122 of the Planning Act 2008 states that an order granting development consent may only include powers of compulsory acquisition where:
- 2.7.1 the land (a) is required for the development to which the development consent relates, (b) is required to facilitate or is incidental to that development, or (c) is replacement land which is to be given in exchange for the order land under section 131 or 132; and
- 2.7.2 there is a compelling case in the public interest for the land to be acquired compulsorily.
- 2.8 The Planning Act 2008 guidance related to procedures for the compulsory acquisition of land (the **Guidance**) requires the Applicant, amongst other matters, to satisfy the Secretary of State that:
- 2.8.1 all reasonable alternatives to compulsory acquisition (including modifications to the scheme) have been explored; and
- 2.8.2 the land to be acquired is no more than is reasonably required for the purposes of the development.
- 2.9 At present, the Applicant has not demonstrated that the entirety of the land that is the subject of substation connection rights is reasonably required for development, incidental or otherwise, of the Rosefield Project, particularly taking into account the level of negotiations with Statkraft to date on a negotiated solution. Any compelling case for the acquisition of the land is also diminished in relation to the Interface Land by the strong case in the public interest for the East Claydon Project, which is at risk of being sterilised by the compulsory acquisition powers sought. At present, Statkraft is not aware of any alternatives or modifications that have been explored by the Applicant with regard to the acquisition of rights over the Interface Land.
- 2.10 The extent of Interface Land subject to compulsory acquisition is not justifiable in terms of the legal tests and Guidance.

3. **Statkraft's Position**

- 3.1 The Rosefield Project could materially prejudice the delivery of the East Claydon Project.
- 3.2 In order to ensure that the Rosefield Project does not impede delivery of the urgently needed East Claydon Project, Statkraft requires satisfactory agreement with the Applicant that (i) regulates securing of rights, including temporary use, over the Interface Land and delivery of works for the Rosefield Project and (ii) confirms that compulsory acquisition powers will not be exercised in relation to the Interface Land. To facilitate this, Statkraft requires further information from the Applicant on the design and layout of the substation connection works for the Rosefield Project. In particular, it is necessary to understand

whether those works could be designed in a way that safeguards the grid connection works for the East Claydon Project and development elsewhere within the Option Land.

- 3.3 Since submission of Statkraft's Relevant Representation, the Applicant has initiated discussions with Statkraft on entering into an interface agreement. Discussions are at an early stage and is not clear at this stage whether this will lead to solution that is acceptable to Statkraft and in particular safeguards the delivery of the East Claydon Project.
- 3.4 Statkraft will endeavour to engage productively with the Applicant to try to find a suitable co-existence arrangement for the projects. Unless a satisfactory agreement is capable of being entered into between Statkraft and the Applicant, Statkraft maintains its objection to the Rosefield Project and reserves the right to add to, and expand upon, the points set out above should that be necessary in due course.

Eversheds Sutherland (International) LLP

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