

Rosefield Solar Farm

Draft Statement of Common Ground –
National Grid Electricity Transmission
plc

EN010158/APP/5.20
March 2026
Deadline 1
Rosefield Energyfarm Limited



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1. Introduction

1.1. Overview

- 1.1.1. This Statement of Common Ground ('SoCG') has been prepared in respect of the application for the proposed Rosefield Solar Farm Development Consent Order ("the Application") made by Rosefield Energyfarm Ltd ("the Applicant") to the Secretary of State for Energy Security and Net Zero under section 37 of the Planning Act 2008 ("PA 2008").
- 1.1.2. Rosefield Solar Farm (the Proposed Development) is a proposed new solar farm and battery storage facility located in Buckinghamshire. The proposals also include infrastructure to connect the Proposed Development to the National Grid East Claydon Substation, as well as any necessary supporting site infrastructure and environmental mitigation, including landscaping and ecological planting.
- 1.1.3. The SoCG is being submitted to the Examining Authority as an agreed draft between both parties. It will be amended as the examination progresses in order to enable a final version to be submitted to the Examining Authority.

1.2. Parties to this Statement of Common Ground

- 1.2.1. This SoCG has been prepared by the Application and National Grid Electricity Transmission ('NGET').
- 1.2.2. NGET are a statutory stakeholder defined for the Rosefield Solar Farm DCO application.
- 1.2.3. Collectively, the Applicant and NGET are referred to as 'the parties'.

1.3. Purpose of this Document




- 1.3.1. This SoCG is a 'live' document and will be amended as the examination progresses in order to enable a final version to be submitted to the Examining Authority.
- 1.3.2. The SoCG has been prepared in accordance with the Department for Levelling Up, Housing and Communities' Guidance on the examination stage for Nationally Significant Infrastructure Projects (DLUHC Guidance). Paragraph 007 of the DLUHC Guidance comments that:

"A Statement of Common Ground (SoCG) is a written statement prepared jointly by the applicant and another party or parties, setting out any matters on which they agree, or indeed disagree. A SoCG helps to ensure that the evidence at the examination focuses on the material differences between the main parties and therefore makes best use of the lines of questioning pursued by the Examining Authority".

- 1.3.3. The aim of this SoCG is, therefore, to provide a clear position of the progress and agreement met or not yet met between NGET and the Applicant on matters relating to the DCO Application.
- 1.3.4. The document will be updated as more information becomes available and as a result of ongoing discussions between the Applicant and NGET.
- 1.3.5. The SoCG is intended to provide information for the examination process, facilitate a smooth and efficient examination, and manage the amount of material that needs to be submitted.
- 1.3.6. This SoCG does not seek to replicate information which is available elsewhere within the Application documents. All documents will be available in the deposit locations and/or the Planning Inspectorate website (<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010158/documents>).
- 1.3.7. Once finalised, the SoCG will be submitted to the Examining Authority concerning the Application under section 37 of the PA 2008 for an order granting development consent for the construction of the Proposed Development.

1.4. Terminology

- 1.4.1. This SoCG summarises the main topics covered and the status of the matter. The colour coding system used within the table in **Section 4** has been outlined below.

Cell	Status
	Agreed - indicates where an issue has been resolved.
	Under Discussion - indicates where points continue to be the subject of on-going discussions between the parties.
	Not Agreed - indicates a position where both parties have reached a final position that a matter cannot be agreed between them.

2. Proposed Development Description

- 2.1.1. The Proposed Development comprises the construction, operation (including, maintenance), and decommissioning of solar photovoltaic ('PV') development and energy storage, together with associated infrastructure and an underground cable connection to the National Grid East Claydon Substation.
- 2.1.2. The Proposed Development comprises the installation, construction and decommissioning works, with the details to be defined at detailed design and subject to approval by the Local Authority. The detailed design of the Proposed Development will be required to be undertaken within the parameters assessed in the Environmental Statement, which are secured through a range of control documents including the **Works Plans [EN010158/APP/2.3.3]**, the **Design Commitments [EN010158/APP/5.9.3]** and the requirements set out in the **Draft Development Consent Order (DCO) [EN010158/APP/3.1.3]**.
- 2.1.3. The design of the Proposed Development has evolved throughout the environmental assessment process to avoid or minimise environmental effects and in response to consultation and engagement feedback, where appropriate. The location of the Proposed Development is shown in **Environmental Statement (ES) Volume 3, Figure 1.1: Location Plan [EN010158/APP/6.3] [APP-061]** and described in **ES Volume 1, Chapter 2: Location of the Proposed Development [EN010158/APP/6.1] [APP-045]**, with the consideration of alternatives and the evolution of the design of the Proposed Development presented in **ES Volume 1, Chapter 4: Reasonable Alternatives Considered [EN010158/APP/6.1] [APP-047]**.
- 2.1.4. The principal components of the Proposed Development include:
- Solar PV development consisting of:
 - Ground mounted Solar PV generating station. The generating station would include Solar PV modules and mounting structures; and
 - Balance of Solar System (BoSS) which comprises: Inverters, Transformers, Switchgear, Combiner Boxes and Interconnecting Cabling.
 - A project substation (the 'Rosefield Substation') compound which may include Transformers, Switchgear, reactive power compensation bays, disconnectors, circuit breakers, busbars, control equipment, lightning surge arrestors, building(s) including office, control, functions, material storage and material laydown areas, welfare facilities, firewalls, fencing and acoustic fencing and a security cabin and parking as well as wider monitoring, maintenance and emergency equipment. The buildings within the compound may also include roof-mounted solar panels and/or rain and/or grey water harvesting and recycling systems;

- 400kV Grid Connection Cabling Corridor to connect the Rosefield Substation and National Grid East Claydon Substation;
- A Main Collector Compound and two Satellite Collector Compounds comprising: Switchgear, Transformers, ancillary equipment, and operation, maintenance and welfare facilities, material storage and material laydown areas, fencing and acoustic fencing and security cabins. The buildings and security cabins across these compounds may also include roof-mounted solar panels and/or rain and/or grey water harvesting and recycling systems;
- Battery Energy Storage System (BESS) compound including batteries and associated Inverters, Transformers, Switchgear and ancillary equipment and their containers, office/control/welfare buildings, enclosures, fencing and acoustic fencing, monitoring, maintenance and emergency systems, air conditioning, electrical cables, fire safety infrastructure, and operation (including maintenance) security facilities and material storage and material laydown areas. The buildings across these compounds may also include roof-mounted solar panels and/or rain and/or grey water harvesting and recycling systems;
- Interconnecting Cabling Corridor(s) to connect the Solar PV modules and the BESS to the Satellite and Main Collector Compounds, the Main Collector Compound to the Rosefield Substation, and the Rosefield Substation to the National Grid East Claydon Substation;
- Ancillary infrastructure works including: boundary treatment, security equipment, lighting, fencing, landscaping, internal access tracks, works to facilitate vehicular access, earthing devices, earthworks, surface water management, utility connections and diversions, and any other works identified as necessary to enable the Proposed Development;
- Green and blue infrastructure, recreation and amenity works including: landscaping, habitat management, biodiversity enhancement, the creation of permissive footpaths and works to divert PRow Footpaths;
- Site-wide operational monitoring and security equipment; and
- Highways infrastructure improvements and safety works including, where necessary: minor junction improvement works, road widening, passing places and works to facilitate vehicular access to the Site.

3. Record of Engagement

3.1. Record of Engagement

3.1.1. The parties have been engaged in consultation throughout the DCO Application process. January shows a summary of key engagement that has taken place between the Applicant and NGET in relation to the DCO Application.

Table 1 - Record of Engagement

Date	Form of correspondence	Key topics discussed and key outcomes
19 December 2023	Teams Meeting – NGET	Introductory call to understand interaction between the Applicant and NGET, with regards to East Claydon Substation.
10 April 2024	Teams Meeting – NGET	Updates provided for the Proposed Development and East Claydon Substation Projects.
8 May 2024	Teams Technical Meeting – NGET	Technical Co-ordination Meeting
4 June 2024	Teams Technical Meeting – NGET	Technical Co-ordination Meeting
3 September 2024	Teams Meeting - NGET	Land, Planning and Communications call.
11 September 2024	Teams Technical Meeting – NGET	Technical Co-ordination Meeting
5 November 2024	Teams Technical Meeting – NGET	Technical Co-ordination Meeting
11 December 2024	Teams Technical Meeting – NGET	Technical Co-ordination Meeting
30 January 2025	Teams Meeting - NGET	Communications Meeting
12 February 2025	Teams Meeting - NGET	Land, Planning and Communications Meeting
14 February 2025	Teams Meeting - NGET	Technical Co-ordination Meeting
4 March 2025	Teams Meeting – NGET	Technical Co-ordination Meeting
12 March 2025	Teams Meeting - NGET	Land, Planning and Communications call.

19 March 2025	Teams Technical Meeting – NGET	Technical Co-ordination Meeting
1 April 2025	Teams Meeting – NGET	Technical Co-ordination Meeting
9 April 2025	Teams Meeting - NGET	Land, Planning and Communications call.
23 April 2025	Teams Meeting -NGET	Technical Co-ordination Meeting
14 May 2025	Teams Meeting - NGET	Land, Planning and Communications call.
6 June 2025	Teams Meeting – NGET	Technical Co-ordination Meeting
3 July 2025	Teams Meeting – NGET	Technical Co-ordination Meeting
13 August 2025	Teams Meeting - NGET	Land, Planning and Communications call.
19 August 2025	Teams Meeting – NGET	Technical Co-ordination Meeting
10 September 2025	Teams Meeting - NGET	Land, Planning and Communications call.
17 October 2025	Teams Meeting – NGET	Technical Co-ordination Meeting.
17 December 2025	Teams Meeting - NGET	Technical Co-ordination Meeting.
19 December 2025	Email from Applicant to NGET (Senior Management)	Email from the Applicant’s management team to NGET’s management team outlining need to discuss the DCO objection at the highest level.
12 January 2026	Teams Meeting – NGET (Senior Management)	Meeting between senior management at either party to agree direction to solve issues relating to NGET’s objection to the Proposed Developed.
16 January 2026	Teams Meeting – NGET	Technical Co-ordination Meeting.
19 January 2026	Teams Meeting – NGET (Senior Management)	Meeting between senior management and project leaders at NGET.
29 January 2026	Teams Meeting – NGET	Technical Co-ordination Meeting.

4. Current Position

4.1. Position of the Applicant and NGET

- 4.1.1. The following tables set out the position of the Applicant and NGET, following a series of meetings and discussions with respect to the key areas of the Proposed Development. This includes matters where discussions are ongoing.
- 4.1.2. As noted above, this is a 'live' document, and some aspects have yet to be agreed upon between both parties. The intention is to provide a final position in subsequent versions of the SoCG, addressing and identifying where changes have been made, and ultimately, documenting agreement by both parties on relevant points

Table 2 – Topics Discussed

Ref	Description of Matter	Stakeholder Comment	Applicant's Response	Status
1	NGET concern over DCO Application rights for siting of planned NGET infrastructure	<p>Comment that the proposed Order Limits overlap with both the existing NGET Substation and land required for the siting of planned future NGET infrastructure.</p> <p>Further comment is made that plots have been included within the Order Limits for the purposes of Grid Connection works to connect into the substation and include the area which is very likely to facilitate the replacement East Claydon Substation.</p> <p>NGET has submitted to the Applicant an appropriate form of protective provisions for inclusion in the DCO which have the effect of protecting NGET's existing infrastructure as well as the planned infrastructure that is to form part of the Great Grid Upgrade.</p>	<p>The Applicant is actively engaging with NGET on a regular basis to manage the technical interfaces between the projects, and negotiation of protective provisions is ongoing between both parties.</p> <p>This working approach will ensure that any interests and/or rights to land are compatible between the needs of NGET and the Applicant.</p> <p>The Applicant is confident that the DCO Application (as submitted) contains sufficient flexibility for the final siting and works to construct and maintain NGET's infrastructure to ensure that, regardless of the final design for the East Claydon Project, the Proposed Development would not prejudice the delivery of NGET's works and would also itself remain deliverable.</p> <p>The Applicant acknowledges that the final location and timing of works has not been confirmed by NGET. Due to the Applicant taking a Rochdale Envelope Approach to the DCO application, the Proposed Development includes flexibility to account for a connection into the replacement substation or the replacement substation. The DCO application also seeks to allow flexibility in Rosefield substation siting approach so that the most efficient use of land is carried out and development space is not inefficient and wasteful.</p> <p>The Proposed Development would be designed to take account of NGET's statutory obligations to both construct and maintain their assets and that doing so would remove any perceived or actual conflicts across all phases of the development of the two projects.</p>	Ongoing

5. Signatures

This statement of Common Ground is agreed upon:

On behalf of NGET

Name:

Signature:

Date:

On behalf of the Applicant

Name:

Signature:

Date:



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