

Rosefield Solar Farm

Environmental Statement

Volume 4
Appendix 17.1: Long list of Other Approved
or Existing Developments
(Clean)

EN010158/APP/6.4.2
Revision 2
Deadline 1
March 2026
Rosefield Energyfarm Ltd

APFP Regulation 5(2)(a)
Planning Act 2008
Infrastructure Planning
(Applications: Prescribed Forms
and Procedure) Regulations 2009



'Other Development' details					Stage 1		Stage 2		
ID	Application Reference	Applicant for 'other development' and brief description	Distance from Proposed Development	Status	Tier	Within Zol?	Progress to stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?
1	23/03875/APP Appeal ref. APP/J0405/W/2 5/3360815	Applicant: East Claydon Storage Limited Determining authority: Buckinghamshire Council East Claydon BESS. Development of a battery energy storage system (BESS), connected directly to the national grid with associated infrastructure including access, drainage, and landscaping.	Within Order Limits	Approved 11 September 2025 – following appeal	1	Yes	Yes	Yes – Construction is anticipated to start in 2025 (18 months) and operational phases overlap (subject to consent)	Yes – The site is approximately 25.8ha, although not all of this area will be developed with above ground infrastructure. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
2	25/01297/APP	Applicant: Statkraft UK Ltd Determining authority: Buckinghamshire Council East Claydon Greener Grid Park. Construction of a greener grid park comprising energy storage and grid balancing equipment and associated infrastructure including access, drainage, landscaping and other incidental works.	Within Order Limits	Pending decision	1	Yes	Yes	Yes – Construction phases overlap, in line with redevelopment of the National Grid East Claydon Substation	Yes – The site is approximately 45.3ha, although not all of this area will be developed with above ground infrastructure. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
3	19/00983/APP	Applicant: Elgin Energy Esco Ltd Determining authority: Buckinghamshire Council Tuckey Solar Farm. Ground mounted solar farm, ancillary infrastructure and associated works including the diversion of public rights of way and landscape planting.	Within bounding circle	Approved 29 April 2021	1	Yes	Yes	Yes – Documentation does not specify dates, but operation of the solar farm will coincide with the operation of the Proposed Development	Yes – The overall site is approximately 63ha. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
4	23/03641/HS2	Applicant: HS2 Determining authority: Buckinghamshire Council In accordance with the requirements of paragraph 2 and 3 of Schedule 17 to the High Speed Rail (London - West	Within bounding circle	Application withdrawn	1	Yes	No – To be assessed under the HS2 Hybrid Bill which forms part of this short list	N/A	N/A

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		Midlands) Act 2017, the nominated undertaker hereby requests approval of PLANS AND SPECIFICATIONS for the development of Sheephouse Wood Bat Mitigation Structure (SWBMS); Footpath CAG/2 Underbridge; Footpath SCL/13 Green Overbridge; Grendon Underwood Embankment (Part of); Calvert Cutting (Part of); earthworks associated with Sheephouse Wood Bat Mitigation Structure Services North and South Compounds; earthworks associated with the realignment of the Network Rail Claydon to Aylesbury Link Railway line (MCJ line); earthworks associated with the 4 No. Footpath realignments; earthworks associated with the 2 No. emergency access tracks; 3 No. Culverts (above ground elements only); Muxwell Brook Watercourse Diversion; Drainage Ditches; Mega Ditch Retaining Wall and location of the permanent fencing.							
5	Hybrid Bill With consideration to: 23/03641/HS2 22/00119/HS2 23/03784/HS2 21/03707/HS2 22/03796/HS2 25/02188/HS2, 25/02187/HS2, PL/25/3039/HS2 PL/25/5085/HS2 PL/25/5100/HS2 PL/25/5101/HS2 PL/25/6272/HS2 PL/25/6273/HS2	Applicant: HS2 Determining authority: Buckinghamshire Council High Speed Rail 2 ('HS2')	Bounding circle and beyond	Ongoing	1	Yes	Yes	Yes – Documentation does not specify dates, but potential for construction and operation phases to overlap.	Yes – The size and nature of the development may give rise to cumulative effects with the Proposed Development.

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6	CM/0027/23	Applicant: FCC Waste Services (UK) Ltd Determining authority: Buckinghamshire Council Creation of access road, revised drainage lagoon, landscaping, drainage and other associated infrastructure.	Bounding circle and beyond	Pending decision	1	Yes	No – the creation of access road and associated works will be located within the boundary of the existing landfill and are not anticipated to lead to any cumulative effects.	N/A	N/A
7	CM/0016/21	Applicant: Infinis Solar Developments Ltd Determining authority: Buckinghamshire Council. Application for the construction of solar array / solar park comprising of ground mounted solar PV panels and associated works including: Distributor Network Operator (DNO) switching station, client switching station, battery containers, general storage container, access track, fencing, security cameras and cabling for a temporary period of 35 years at Calvert Landfill Site.	Partially in bounding circle	Pending decision	1	Yes	Yes	Uncertain – Documentation does not specify dates.	Yes – The site is approximately 52.5ha, although not all of this area will be developed with above ground infrastructure. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
8	25/00013/DCO PINS Reference: TR040012	Applicant: East West Rail Company Determining authority: Buckinghamshire Council East West Rail and Bedford to Cambridge and Western Improvements.	1km	EIA Scoping Opinion received 30 September 2025	1	Yes	Yes	Yes – Further works related to East West Rail are proposed. Construction 2028 (peak construction 2032)	Yes – The size and nature of the development may give rise to cumulative effects with the Proposed Development.
9	25/01865/APP	Applicant: Longbreach Solar Farm Limited Determining authority: Buckinghamshire Council Erection of a solar farm and creation of new vehicular access, new footpath,	1.18km	Pending decision	1	Yes	Yes	Yes – Documentation does not specify dates, but operation of the solar farm will coincide with the operation of the	Yes – The overall site is approximately 64.1ha. The size and nature of the development may give rise to cumulative effects with the Proposed Development.

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		substation compound, customer substation, inverters, CCTV Tower, storage containers, perimeter fencing, car parking and associated ancillary development.						Proposed Development	
10	24/02796/SO	Applicant: YLEM Energy Limited Determining authority: Buckinghamshire Council EIA Screening Request for proposed Battery Energy Storage System (BESS).	1.3km	Screening Opinion - EIA Not Required	1	Yes	No - No environment assessment technical reports prepared as part of the application.	N/A	N/A
11	21/B2851//NON Appeal ref. 22/00125/REF With consideration to: 21/A2851//NON 25/02292/ADP	Applicant: Ministry of Justice Determining authority: Buckinghamshire Council Outline planning application with all matters reserved except for access, layout, and scale for the construction a new category C prison (up to 67,000 sqm GEA) within a secure perimeter fence together with access, parking, landscaping and associated engineering works.	1.63km	Approved 31 March 2025 – following appeal	1	Yes	Yes	Uncertain – Documentation does not specify dates.	Yes – The size and nature of the development may give rise to cumulative effects with the Proposed Development.
12	22/00119/HS2	Applicant: HS2 Determining authority: Buckinghamshire Council Submission under Paragraph 12(1) of Schedule 17 of the High Speed Rail (London - West Midlands) Act 2017 for a site restoration scheme relating to land approximately 50m south of the discontinued train line and East of the overbridge along Addison Road near Steeple Claydon Village.	1.65km	Approved 10 March 2022	1	Yes	No - no environment assessment technical reports prepared as part of the application.	N/A	N/A

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13	25/00883/AOP	Applicant: Tinkers End Limited Determining authority: Buckinghamshire Council Demolition of existing buildings and commercial redevelopment with residential development, including affordable housing, along with associated access and infrastructure.	1.7km	Pending decision	1	Yes	Yes	Uncertain – Documentation does not specify dates, but operation of development will coincide with the operation of the proposed development.	Yes – The site is approximately 4.5ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
14	24/00407/APP	Applicant: David Wilson Homes Determining authority: Buckinghamshire Council Erection of 10 no. dwellings and associated green infrastructure.	2.64km	Approved 5 January 2026	1	Yes	Yes	Uncertain – Documentation does not specify dates.	Yes – The site is approximately 0.70ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
15	25/01920/ARW	Applicant: Network Rail Determining Authority: Buckinghamshire Council Application for Prior Approval under Part 18, Class A to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 for the repair and alteration of the Station Road Overbridge that spans over the MCJ2 railway line, Quainton.	3.2km	Approved 21 August 2025	1	Yes	No - No environment assessment technical reports prepared as part of the application.	N/A	N/A
16	25/01567/AOP	Applicant: Land and Partners Limited Determining authority: Buckinghamshire Council Outline planning permission with all matters reserved for the development of up to 24 dwellings, open space, sustainable drainage and associated works.	4.2km	Pending decision	1	Yes	Yes	Yes – Operation of the development will coincide with construction and operation of the Proposed Development.	Yes – The site is approximately 2.8ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.

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17	23/03784/HS2	Applicant: HS2 Determining authority: Buckinghamshire Council Plans and Specifications submission under Schedule 17 to the High Speed Rail (London - West Midlands) Act 2017 (the Act) for works comprising of: A41 Bicester Road Overbridge Parapets.	4.60km	Approved 23 February 2024	1	Yes	No - No environment assessment technical reports prepared as part of the application.	N/A	N/A
18	21/03707/HS2	Applicant: HS2 Determining authority: Buckinghamshire Council Request for approval, in accordance with the requirements of paragraph 3 of Schedule 17 to the High Speed Rail (London West - Midlands) Act 2017, the nominated undertaker hereby requests approval of PLANS AND SPECIFICATIONS relating to the following development authorised by the act. The proposed development: Calvert Cutting (Part of); Twyford Embankment (Part of); Earthworks associated with the Overbridges; Earthworks associated with the Calvert Infrastructure Maintenance Depot (IMD) Platform; Earthworks associated with the Network Rail Bicester to Bletchley (OXD) line (part of); Earthworks associated with the Network Rail Claydon to Aylesbury Link Railway line (MCJ4) (Part of); Addison Road Overbridge; Perry Hill Overbridge; West Street Overbridge; 7 No. Access Tracks; 5 No. Culverts (above ground elements only); 2 No. Flood Compensation Areas; 14 No. drainage ponds; Drainage ditches; 4 No. Watercourse diversions; Noise barrier; Vehicle restraint bund (Part of);	5.32km	Approved 4 March 2022	1	Yes	No - No environment assessment technical reports prepared as part of the application.	N/A	N/A

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		Location of the vehicle restraint barriers; and Location of the permanent (security) fencing.							
19	22/03873/F Appeal ref. APP/C3105/W/24/3353069	Applicant: JBM Solar Projects 8 Determining authority: Cherwell District Council Padbury Brook Solar Farm. Installation and operation of a renewable energy generating station comprising ground-mounted photovoltaic solar arrays and battery-based electricity storage containers together with a switchgear container, inverter/transformer units, Site access, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements.	6.90km	Approved 20 May 2025 – following appeal	1	Yes	Yes	Uncertain – Documentation does not specify dates.	Yes – The site is approximately 67.9ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
20	24/03004/APP	Applicant: Hennigan Building and Civil Engineering Ltd Determining authority: Buckinghamshire Council Hybrid application for the redevelopment of the site comprising outline planning permission, with all matters reserved except access, for a drive thru restaurant (Use Class E(b)/Sui Generis) and EV charging hub and full planning permission for an office building (Use Class E(g)(ii)) and a day nursery (Use Class E(f)) with associated landscaping, parking and access arrangements.	6.95km	Approved 18 February 2026	1	Yes	Yes	Uncertain – Documentation does not specify dates.	Yes – The site is approximately 1.17ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
21	21/04112/OUT Appeal ref. APP/C3105/W/22/3301485	Applicant: Richborough Estates Determining authority: Cherwell District Council	8.14km	Approved 3 November 2022 – following appeal	1	Yes	Yes	Uncertain – Documentation does not specify dates.	Yes – The site is approximately 5.8ha in size. The size and nature of the development may give rise to cumulative

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		Outline application for the erection of up to 65 dwellings, including up to 8 live-work dwellings (use class sui generis), public open space, access, infrastructure and demolition of existing buildings (all matters reserved except principle means of access from Station Road).							effects with the Proposed Development.
22	24/03426/AOP Appeal ref. APP/J0405/W/25/3372565	Applicant: Bloor Homes Limited and David & Ann Verey (Joint Applicants) Determining authority: Buckinghamshire Council outline application (all reserved apart from access) for approx. 220 residential dwellings, pre-school/ nursery, SuDS and open space off Bourton Road, Buckingham, MK18 7R.	8.2km	Awaiting Appeal – following non determination	1	Yes	Yes	Uncertain – Documentation does not specify dates.	Yes – The site is approximately 10.58ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
23	24/02595/AEL	Applicant: National Grid Determining authority: Buckinghamshire Council Consultation on new overhead electricity line Under Section 37 of The Electricity Act 1989 (as amended).	8.62km	No Objection – issued 16 September 2024	1	Yes	No - No environment assessment technical reports prepared as part of the application.	N/A	N/A
24	24/00949/F	Applicant: Powersun Ltd Determining authority: Cherwell District Council Siting of battery storage facility; substation for the connection of the BESS to the grid; ancillary equipment; security fencing; landscaping and vehicular access alterations.	9.02km	Approved 5 September 2024	1	Yes	Yes	Uncertain – Documentation does not specify dates.	Yes – The site is approximately 0.98ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
25	21/03558/OUT	Applicant: L&Q Estates Limited	9.39km	Pending decision	1	Yes	Yes	Yes – Construction starts 2023/2024	Yes – The site is approximately 22.49ha in size. The size and nature

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		Determining authority: Cherwell District Council OUTLINE - Residential development for up to 250 dwellings including affordable housing and ancillary uses including retained Local Wildlife Site, public open space, play areas, localised land remodelling, compensatory flood storage, structural planting and access.						for 3 years. Occupation coincides with construction and operation of the Proposed Development.	of the development may give rise to cumulative effects with the Proposed Development.
26	24/03259/F	Applicant: Tritax Symmetry Bicester 3 Ltd Determining authority: Cherwell District Council The erection of two Use Class B8 floorspace units (with ancillary office floorspace (Use Class E(G(i)))) with associated infrastructure including: a building for the use as an energy centre (details of the energy generation reserved for future approval); loading bays; service yards; external plant; bin stores, vehicle parking (HGV, lorry, car and motorcycle); cycle parking, amenity areas, landscaping including permanent landscaped mounds; sustainable drainage details. Demolition of three vacant agricultural building (and two smaller structures) to the north east corner of the site. Access from the existing Symmetry Park estate road.	9.5km	Approved 26 June 2025	1	Yes	Yes	Uncertain – Documentation does not specify dates.	Yes – The site is approximately 7.33ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
27	21/01224/OUT	Applicant: Bicester Motion Determining authority: Cherwell District Council Outline planning application for Automotive Experience Quarter comprising Commercial, Business and	9.63km	Approved 31 March 2023	1	Yes	Yes	Uncertain – Documentation does not specify dates.	Yes – The site is approximately 30.95ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.

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		Services uses (Class E), Light Industrial (Class B2), Local Community and Learning Uses (Class F) and vehicle circuits (Sui Generis) with all matters reserved aside from that of access).							
28	25/00439/SCOP	Applicant: Tor & Co Determining authority: Cherwell District Council EIA scoping opinion for a proposed residential-led development.	9.7km	Scoping Opinion issued 14 April 2025	1	Yes	Yes	Uncertain – Documentation does not specify dates.	Yes – The site is approximately 43.4ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
29	22/03796/HS2	Applicant: HS2 Determining authority: Buckinghamshire Council Request for approval of PLANS AND SPECIFICATIONS under paragraphs 2 and 3 of Schedule 17 to the High Speed Rail (London - West Midlands) Act 2017 for Building Works, a Road Vehicle Park, Earthworks, Transformers, Telecommunications Masts or Pedestrian Accesses to Railway Lines, Fences and walls, and Lighting Equipment related to Scheduled Work No.s 2/82, 2/83, 2/83A, and 2/83B.	9.99km	Approved 19 Feb 2024	1	Yes	No - No environment assessment technical reports prepared as part of the application	N/A	N/A
30	23/01610/OUT	Applicant: Crest Nicholson Chiltern Determining authority: Milton Keynes City Council Outline application (matters of access to be considered, with matters of layout, scale, appearance and landscaping reserved) cross boundary with Buckinghamshire LPA (application reference 23/02180/AOP) for a Sustainable Urban Extension comprising	9.99km	Pending decision	1	Yes	Yes	Yes – Construction starts 2025/2026 and continues until 2040. Occupation coincides with construction and operation of the Proposed Development.	Yes – The site is approximately 103.36ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.

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ID	Application Reference	Applicant for 'other development' and brief description	Distance from Proposed Development	Status	Tier	Within Zol?	Progress to stage 2?		Overlap in temporal scope?
		residential development of up to 1,265 dwellings (Use Class C3), a mixed-use local centre (Class E(a) Display or retail sale of goods, other than hot food, E(b) Sale of food and drink for consumption (mostly) on the premises, E(c) provision of: E(c)(i) Financial services, E(c)(ii) professional services (other than health or medical services), or E(c)(iii) Other appropriate services in a commercial, business or service locality, E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner), E(f) Creche, day nursery or day centre (not including a residential use)), sui-generis hot food takeaway, a care home / extra care provision, community and commercial uses, a primary school, vehicle accesses from and a link road between the A421 and H6 Childs Way, diversion of existing PROW and new pedestrian and cycle access points and routes, car and cycle parking, open space, sports provision, play areas, landscaping, plant, earthworks and ground remodelling, demolition of existing buildings, electrical substations, and associated infrastructure works. EIA development.							
31	22/03384/AOP Appeal ref. APP/J0405/W/25/3376431	Applicant: Arnold White Group Ltd Determining authority: Buckinghamshire Council Littleton Manor Farm. Hybrid application to comprise: Part A - Outline Planning Application with all matters reserved (except for 2 principal points of access) for a residential development of up to 535 dwellings; primary school; commercial	3.5km	Awaiting Appeal – following non determination	2	Yes	Yes	Uncertain – Documentation does not specify dates.	Yes – The site is approximately 91.3ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.

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		units; mobility hubs; parking; upgraded vehicular access onto A41 and Quainton Road; vehicle accesses; cycle and pedestrian accesses; a community hub including residential care and retail; associated landscaping, parkland and woodland, ecological and environmental enhancements/habitat creation; green and blue infrastructure. Part B - A full planning application for an Energy Park development comprising a solar PV array, a wind turbine, an electric vehicle charging station, a substation, roundabout connecting to the A41 including new access roads and associated infrastructure.							
32	24/03817/AOP Appeal Ref. 25/00085/REF PINs Ref. 6003090	Applicant: Croudace Homes Ltd Determining authority: Buckinghamshire Council Outline planning application for up to 70 dwellings, including vehicular access, pedestrian and cycle lines, public open space, landscaping, drainage and associated works.	6.0 km	Awaiting Appeal – against refusal	1	Yes	Yes	Uncertain – Documentation does not specify dates.	Yes – The site is approximately 6.28ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
33	25/02132/APP	Applicant: Crosshouse Solar Limited Determining authority: Buckinghamshire Council Installation of a solar farm comprising ground mounted solar PV panels with an installed capacity of 49.99MW AC including mounting system, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping, biodiversity net gain and environmental	7.9km	Pending decision	1	Yes	Yes	Uncertain – Documentation does not specify dates.	Yes – The site is approximately 88ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.

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		enhancements for a temporary period of 50 years and a permanent substation.							
34	20/03556/AOP Appeal ref. APP/J0405/W/22/3303420	Applicant: Thrive Homes Determining authority: Buckinghamshire Council Outline development of up to 60 residential dwellings (a minimum of 50% affordable) with associated open space, landscaping, highway and drainage infrastructure	3.7 km	Approved 29 December 2022 – following appeal	1	Yes	Yes	Uncertain – Documentation does not specify dates.	Yes – The site is approximately 1.85ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
35	PL/25/2877/FA	Applicant: Deanfield Homes Determining authority: Buckinghamshire Council Erection of 21 dwellings, access arrangements and car parking, landscaping and other associated works at Land east of Clements Lane, Marsh Gibbon.	2.4 km	Pending decision	1	Yes	Yes	Uncertain – Documentation does not specify dates.	Yes – The site is approximately 1.90ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
36	PL/25/3733/FA	Applicant: Castlemore Homes Ltd Determining authority: Buckinghamshire Council Erection of fourteen detached, semi-detached and terraced two-storey dwellings (including 25% affordable housing) together with access and footways, parking and garages, open space, landscaping, drainage works and biodiversity enhancements	4.8 km	Pending decision	1	Yes	Yes	Uncertain – Documentation does not specify dates.	Yes – The site is approximately 0.68ha in size. The size and nature of the development may give rise to cumulative effects with the Proposed Development.
37	PL/25/4279/OA	Applicant: Bloor Homes South Midlands Determining authority: Buckinghamshire Council	2.3 km	Pending decision	1	Yes	Yes	Uncertain – Documentation does not specify dates.	Yes – The site is approximately 1.35ha in size. The size and nature of the development may give rise to cumulative

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ID	Application Reference	Applicant for 'other development' and brief description	Distance from Proposed Development	Status	Tier	Within ZoI?	Progress to stage 2?		Overlap in temporal scope?
		Outline planning application for demolition of existing buildings and erection of up to 36 dwellings (Use Class C3) (matter to be considered at this stage: access)							effects with the Proposed Development.



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