

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

Issue Specific Hearing 1

Date: 20 May 2026 to 21 May 2026

Venue: Doubletree by Hilton Milton Keynes, Stadium Way West, Bletchley, Milton Keynes MK1 1ST and MS Teams

Action points

No	Party	Action	Deadline
Agenda Item 2 – Need, site selection and alternatives			
1	Applicant	To review recent solar Development Consent Order (DCO) decisions which have applied the same assumptions and approach that the applicant has used in terms of efficiencies in land use to calculate the megawatt (MW) per acre.	3
2	Applicant	To provide indicative calculations of the amount of likely overplanting, based on the trend of linear increases in efficiency.	4
3	Applicant	To confirm there are no implications for the Environment Impact Assessment as a result of the shared abnormal invisible load (AIL) access between the applicant and the East Claydon battery energy storage system (BESS).	3
4	Applicant	To explain how elements of the scheme have been reprioritised by National Energy System Operator (NESO), the connection queue, and Gate 1 and Gate 2 phased offers. Explain how the BESS would not be the subject of the Agreement to Vary which will reflect the reduction to 335MW and only apply to the solar element of the scheme.	3
5	Applicant	To identify relevant Secretary of State decisions which support how an absence of a Gate 1 offer is not a barrier to consent, and to confirm that appropriate network connection arrangements are/ will be in place in accordance with paragraph 4.11.12 of NPS EN-1 (2023).	3

No	Party	Action	Deadline
6	Applicant	To signpost the application documents for scenarios of with or without BESS. If further on the 'without BESS' scenario is required, applicant to provide this information at deadline 4	3
7	Applicant	To provide further evidence as to why Fields E10 and E11 are an unsuitable location for the BESS, including by reference to noise impacts on Sion Hill Farm and particularly by reference to the proposed size of the BESS. Further substantiate how there is not enough space in Fields E10 and E11 based on the size of the BESS proposed.	3
Agenda Item 4 – Water environment			
8	Applicant	To confirm the baseline information used for the water quality assessment, with particular consideration of aquatic invertebrates and fish.	3
9	Applicant	To update its flood risk assessment and outline drainage strategy to address points of agreement with the Environment Agency.	3
10	Applicant	To update the reference to penstock valve in its outline management plans to confirm it is "automatic and manually operated".	3
11	Applicant	To confirm position with respect to per-and polyfluoroalkyl in cables and how this will be managed at decommissioning.	3
Agenda Item 3 – Ecology and Biodiversity			
12	Applicant	To submit a comparative note identifying where the principles in Natural Capital Committee's 'How to Do it: Natural Capital workbook' and the government's guidance on Enabling a Natural Capital Approach' are addressed within the application documents to evidence compliance with NPS EN-1 paragraph 4.6.16.	4
13	Natural England	To confirm appropriateness of the applicant's approach to protected species licencing.	3
14	Applicant	To submit an updated outline landscape and ecological management plan to provide more detail in relation to its bat monitoring strategy. Updates are to be informed by engagement with Natural England and Buckinghamshire Council.	4
15	Applicant	To submit excel biodiversity net gain (BNG) metric into examination.	3
16	Applicant	To submit High Speed Rail 2 (HS2) bat monitoring which it referred to in its submissions into examination.	3

No	Party	Action	Deadline
17	Applicant	To explain why are Fields B7, B8 and B9 important to the proposed development.	3
Agenda Item 5 – Landscape and visual (including good design)			
18	Applicant	To provide updated statement of common grounds with each of Buckinghamshire Council and Claydon Solar Action Group (CSAG) (as informed by engagement), to clarify each party's position on the application of Guidelines for Landscape and Visual Impact Assessment 3 rd edition (GLVIA3) methodology and how significance has been categorised/ assigned.	4
19	Applicant	To update statement of common ground with CSAG to clarify position on 'double counting' mitigation vs. enhancements.	4
Agenda Item 6 – Cultural Heritage			
20	Applicant and Buckinghamshire Council	To provide further detail in respect of the applicant's approach to setting, specifically in relation to Botolph House (deadline 3). Subject to the outcome of further engagement with the applicant, for deadline 4, Buckinghamshire Council to provide an updated position on the Applicant's assessment and its position on any remaining heritage assets in disagreement.	3 & 4
21	Applicant	To respond to submissions made with respect to evolution of the scheme's MW generation capacity in the context of its site selection process.	3
Agenda Item 7 – Transport and Access			
22	Applicant	To provide an update on its engagement with Buckinghamshire Council with respect to the use of temporary traffic signals, including any amendments to the draft DCO.	3
23	Applicant	To update its Design Commitments for the commitment not to fence the public right of way north of Pond Farm.	3
24	Applicant	To update its outline rights of way and access strategy for the minimum widths and with reference to BS5709 (2018).	3
25	Applicant	To provide a response on flood risk at access junctions.	3
26	Applicant	To respond to CSAG's Glint and Glare submissions with respect to categorisation of people using local roads and public rights of way as low sensitivity receptors.	3

No	Party	Action	Deadline
27	Applicant	Following further engagement with Buckinghamshire Council, applicant to submit an updated outline CTMP.	4
Agenda Item 8 - Population			
28	Applicant	To provide submissions on the Preston Farms Ltd's tenancy position and its relevance to the Secretary of State's decision making.	4
29	Applicant	To update its outline construction environmental management plan with the commitment to share relevant construction programme information at least 6 months prior to the relevant works with Preston Farms/ TCS Biosciences.	3
30	Applicant	To provide information on how many people were involved in the trial trenching survey works on the Preston's fields and whether any biosecurity concerns were raised. Applicant to also provide an estimated number of operatives involved during construction who would be on those fields at one time.	3
31	Applicant	To clarify the design reasons with respect to the proposed layout in Fields B18 and B19, as distinct from Fields B8 and B9.	3
32	Applicant	To confirm the energy generation from Field E23.	3
33	Applicant	To provide a comparative note on the compensation provisions under the Agricultural Holdings Act, a Farm Business Tenancy and the commitments made to the Preston Farms in the context of the offer of replacement land.	4
34	Applicant	To provide updated Design Commitments confirming continued access of the Claridge family to the agricultural well.	3
35	Preston Farms/ TCS Biosciences	To evidence and quantify the impact on the National Health Service (NHS) and any risk of supply, including identification of any pathways that the applicant would threaten that supply.	4
36	Preston Farms/ TCS Biosciences	To provide a marked-up map of its proposed alternative construction access route.	3
37	Preston Farms/ TCS Biosciences	To submit detail around its biosecurity measures and further concerns.	3
38	Preston Farms/ TCS Biosciences	To provide the movement plan across the fields referred to.	3

No	Party	Action	Deadline
Agenda Item 10 – Noise and vibration			
39	Applicant	To provide a technical note on its position on noise and vibration with respect to piling and substantiate why it would not exceed the relevant threshold criteria.	4
40	Applicant	To update its noise contour figures to identify the central inverter.	3
41	Applicant	To clarify how it considered noise in relation to Permissive Paths. For deadline 4, applicant to provide any additional management measures and updated plans in response to its review, as and if needed.	3
42	Applicant	To signpost its application for at-source noise mitigation during construction and how this has formed part of its assessment.	3
43	Preston Farms/ TCS Biosciences	To provide evidence of how noise and vibration effects impact the quality of donor livestock blood and consequentially, the product of its business.	4
44	Preston Farms/ TCS Biosciences	To provide (if preferable on a without prejudice basis) a response to the applicant's proposed mitigations, and identification of any further mitigations Preston Farms/ TCS Biosciences consider appropriate.	3
Agenda Item 11 – Air Quality			
45	Applicant	To provide a technical note explaining the further analysis it has done in respect of its plume assessment and model to respond to Preston Farms/ TCS Biosciences.	3
46	Applicant	To update its Design Commitments to include the 50m set back of the BESS from the relevant fields Preston Farms are known to graze.	3
47	Applicant	To update ES Chapter 6 to provide clear references to the site of special scientific interests (SSSIs) and to include a clear statement on critical levels.	4