

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

Notification of the date, time and venue for Issue Specific Hearing 3 on **Tuesday 7 and Wednesday 8 July 2026** was provided in the letter from the Planning Inspectorate dated **16 June 2026** [\[PD-017\]](#).

Agenda for issue specific hearing 3 (ISH3):

Hearing	Date and Time	Location
Issue specific hearing 3	<p>Tuesday 7 July and continuing on Wednesday 8 July 2026</p> <p>Hearing starts at 9.30am on both days</p> <p>Registration and seating available at venue from 9.00am and virtual registration process from 9.00am</p>	<p>Doubletree by Hilton Milton Keynes, Stadium Way West, Bletchley, Milton Keynes MK1 1ST</p> <p>and</p> <p>By virtual means using Microsoft Teams</p> <p>Full instructions on how to join online or by telephone will be provided in advance to those who have pre-registered</p>

Agenda

Item 1	Introductions, arrangements and purpose of the hearing
Item 2	<p>Need, site selection and alternatives</p> <p>a) Output of the proposed development and related land take</p> <p>b) The need for the battery energy storage system (BESS) in relation to National Policy Statement (NPS) EN-1, paragraph 3.2.6</p>
Item 3	<p>Ecology and Biodiversity</p> <p>a) Bechstein's Bats</p> <p>i. Update from parties on discussions on: effect of the proposed development, proposed mitigation and extent of solar panels and associated infrastructure</p> <p>ii. Effect of proposed temporary construction compound (fields B3, B6, B7 or B10)</p> <p>iii. Monitoring strategy</p> <p>b) Buffers</p> <p>c) Hedgerow removal</p>

	<ul style="list-style-type: none"> d) Ground nesting birds e) Biodiversity net gain
Item 4	<p>Landscape and visual (including good design)</p> <ul style="list-style-type: none"> a) Design Commitments [REP4-010] b) Landscape and visual impact assessment (LVIA) [REP4-031] methodology and conclusions c) Landscape and visual mitigation
Item 5	<p>Water environment</p> <ul style="list-style-type: none"> a) Implications of new Flood Map for Planning surface water datasets for the proposed development b) Flood plain compensation c) Per-and polyfluoroalkyl substances (PFAS)
Item 6	<p>Cultural heritage</p> <ul style="list-style-type: none"> a. The applicant's updates to Annex D of the Archaeological Desk-Based Assessment and Setting Assessment [REP4-060] and Environmental Statement (ES) Chapter 9: Cultural Heritage [REP4-029]
Item 7	<p>Transport and Access</p> <ul style="list-style-type: none"> a) Outline Construction Traffic Management Plan (oCTMP) [REP4-070] b) Modelling at the A41/ Station Road junction in the Transport Assessment [REP4-046] c) Construction Traffic Review [REP4-087] d) Glint and glare effects
Item 8	<p>Population</p> <ul style="list-style-type: none"> a. The application's assessment of population effects in ES Chapter 14: Population [REP4-039] b. Effects on Preston Farms Limited and TCS Biosciences Limited and related mitigation
Item 9	<p>Soils</p> <ul style="list-style-type: none"> a) The applicant's consideration of effects on soil, including best and most versatile (BMV) agricultural land, soil ecosystems and magnitude of effects b) Topsoil classification and soil handling c) Reinstatement of soils
Item 10	<p>Noise and Vibration</p> <ul style="list-style-type: none"> a) The applicant's consideration of background noise levels b) The applicant's vibration technical note regarding piling [REP4-085] and related updated Design Commitments [REP4-010] c) Public Rights of Way users d) Noise and vibration effects on donor livestock
Item 11	<p>Air Quality</p> <ul style="list-style-type: none"> a) Battery Energy Storage System (BESS) plume assessment technical note [REP4-084]

Item 12	Health a) Overall approach b) Assessment methodology i. Institute of Sustainability and Environmental Professionals guidance ii. Significance of effects iii. Mitigation
Item 13	Cumulative Effects a) Assessment methodology b) Cumulative effects
Item 14	Review of actions
Item 15	Closing

Purpose of ISH

This issue specific hearing is being held to further consider specific issues and questions identified by us through our reading of submissions to date including those recently made at deadline 4.

We consider that the matters set out in this agenda would benefit from further questioning by the Examining Authority (ExA) and oral representations. The ExA has sought to provide sufficient detail in this agenda to assist the parties to prepare for the hearing.

The details set out above are indicative and the ExA may find it necessary to include additional agenda items or to amend the order in which the items are dealt with. With this in mind, as a guide to attendees, the ExA envisages covering items 1 to 7 on the first day of the hearing.

The ExA will continue to consider written submissions, noting that there are also other matters, not included in this agenda, that are also relevant to our examination.

Attendees

The ExA would find it helpful if the following parties could attend this hearing.

- Applicant
- Buckinghamshire Council
- Claydons Solar Action Group
- Preston Farms Limited and TCS Biosciences Limited
- A.E.J. & F.J. Claridge

However, this does not indicate that other parties will not be able to contribute. All interested parties (IP) are invited to attend and make oral representations on the matters set out in the agenda, subject to the ExA's ability to control the hearing.

The ExA has sought to provide sufficient detail to assist the parties to prepare for the hearing. The details set out above are indicative and the ExA may find it necessary to include additional agenda items or to amend the order in which the items are dealt with.

Anyone wishing to attend the hearing in person, who has not already advised the case team of this, should do so as soon as possible.

The event will be livestreamed and a link for watching the livestream will be posted on the [project webpage of the National Infrastructure Planning website](#) closer to the hearing date. IPs and members of the public who wish to observe the hearing can therefore view and listen to the hearing using the livestream, or view and listen to the recording, after it has concluded.

Registration process

Parties who have registered to speak (both in person and virtually) will receive a joining instruction email shortly before the hearing which will include a link to the virtual event on Microsoft Teams, and a telephone number should they need to participate by telephone. To enable the hearing to start on time at 9.30am those attending virtually should join promptly at 9.00am to ensure that all virtual attendees can complete the registration process in good time.

Procedure at ISH

Guidance under the Planning Act 2008 and the Infrastructure Planning (Examination Procedure) Rules 2010 provides that it is for the ExA to probe, test and assess the evidence through direct questions of persons making oral representations at hearings. Questioning at the hearing will be led by the ExA. Cross questioning of a person giving evidence by another person will only be permitted if the ExA decides it is necessary to ensure representations are adequately tested or that an IP has had a fair chance to put its case.