



Planning Inspectorate
Arolygiaeth Gynllunio

Hearing Transcript

Project:	Rosefield Solar Farm
Hearing:	Recording of compulsory acquisition hearing 2 (CAH 2) - Part 2
Date:	09 July 2026

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FULL TRANSCRIPT (with timecode)

00:00:09:21 - 00:00:27:06

Okay, it's 1150 and time for the hearing to continue. Can I just confirm the live streaming and recording has commenced? Thank you. So continuing then with the updates from the London Rights Tracker, I believe, Mr. Jewell, you still have some more to go through from the tracker.

00:00:31:21 - 00:00:37:11

James Dewey, on behalf of the applicant, I thought I had I thought I'd finished it, if I'm honest. Um.

00:00:39:03 - 00:00:45:14

I think you threw me because we took pressing forms at the end, rather than the order in which they appear in the tracker. But you're possibly right.

00:00:48:27 - 00:00:50:03

So just bear with me a second.

00:01:03:27 - 00:01:07:12

On behalf of the applicant. I believe I've gone through everyone in the in the tracker.

00:01:07:19 - 00:01:16:23

Just looking at this tracking at Preston Farms. It's Mr. Rice that you did cover. Um, president. Scholars of Corpus Christi College. Yes.

00:01:24:02 - 00:01:53:08

Thank you. Okay. Um, are there some general questions around this, though, before we move on to the next agenda item? Um, again, a point I raised in compulsory acquisition hearing one, um, conscious that there are still a number of unknown parties identified in the book of reference. Um, again, care to hear an update for the applicant in terms of what they have done and what they are doing to try and identify those unknown parties, please.

00:01:55:00 - 00:02:27:02

Uh, James Dewey, on behalf of the applicant. So, um, throughout the application was an ongoing exercise of refreshing land Registry information to see if there are any updates to to Land Registry documents on that for those plots. Um, we also continue to, um, uh, see if there are any further information that comes forward from from the other negotiations and discussions that are having with wider, wider, wider, wider parties to see if they're identified as owners of those plots.

00:02:27:08 - 00:02:33:23

To date, there hasn't been anything more that's come to light. So still still on the unknown basis.

00:02:34:03 - 00:02:58:15

Thank you. Um, and then also the Land and Rights Negotiation Tracker, latest version of. That's 479 states that's been prepared to tabulate all non agreed land rights. Can the applicant just confirm that matters with all other interests in the book of reference, but not in the Land and Rights negotiation Tracker are agreed.

00:03:00:16 - 00:03:34:29

So for instance, I have noticed there are some, uh, parties in affected persons in the book of reference that aren't included within the, within the tracker. So for instance, Michael Cooper Evans, Susan Kathleen Cooper Evans are not included in the tracker, but they are in the book of reference. Similarly, the National Trust, if you could explain the status of those two parties and whether or not there are any other, uh, effective persons whose interests have not been agreed that aren't recorded in the tracker, please.

00:03:35:28 - 00:04:02:06

James Dewey, on behalf of the applicant, um, I'll take the National Trust first, if that's okay. Um, I believe that their interest was in respect of a covenant over a parcel of land. I can't remember the exact parcel off the top of my head at this moment in time. Um, but that matter has been resolved with the National Trust, and they're they've confirmed that they're happy with the proposed works. Do not breach that covenant in the land.

00:04:03:26 - 00:04:04:18

Um.

00:04:06:09 - 00:04:09:24

The Cooper Evans line was plot 317. That helps.

00:04:14:04 - 00:04:42:26

Sir Richard Griffiths on behalf of that. Why? Mr. Judas is looking at that. I mean, the National Trust letter. Um, you have in the. I haven't got the reference number, but it's in the, um, the submission to refer to it at the last acquisition hearing. Um, and it's about the restrictive covenants and that their position. Why the, um, um, the planning act test is not triggered. Uh, as we discovered previously at the last hearing. Yes, yes. The reason why it's not in the state in the tracker. Because there is nothing to record.

00:04:44:18 - 00:04:49:15

Okay. So the Cooper Evans land, then, please. On that point.

00:04:49:22 - 00:05:15:18

James Dewi, on behalf of the applicant. Yes. So 317, I believe, is in respect of a right that they own over that piece of the parcel of land. We are seeking rights over that parcel of land ourselves, but we will not be interfering with their rights. So there's no need to acquire their their rights or interfere with their rights. So therefore there's no negotiations to be held on that basis.

00:05:15:20 - 00:05:18:13

Thank you. That's that's useful clarification.

00:05:25:28 - 00:05:43:17

Moving on then, to agenda item three and the status of negotiations with statutory undertakers. Um, again, can the applicant please run through where it is in terms of negotiations with each of those please.

00:05:44:04 - 00:06:26:03

Certainly. Says Elizabeth's er match on behalf of the applicant, the status of negotiations with statutory undertakers tracker, which is Rep 3046 as submitted most recently at deadline three, confirms that negotiations with Buckingham and River Ouzel Internal Drainage Board, the Environment Agency, Gigha Claire, the Scottish and Southern Energy Power Distribution Limited and Vodafone Limited are all complete. Resolution with each of these parties has been reached on the basis that bespoke protective provisions are agreed with Buckingham and River ouzel IDB, which are included at part four of schedule 15 of the draft DCO.

00:06:26:07 - 00:07:02:21

So there are no outstanding issues with the IDB. A commercial agreement has been reached with Vodafone, and they do not require any bespoke protective provisions inserted into the draft DCO. So there are no outstanding issues with Vodafone bespoke PRS with the EA Giga Clear and Scottish and Southern Power, Scottish and Southern Energy power distribution network are not required given the nature of the interference with the proposed development. Where each of these parties have confirmed that they are comfortable with the level of protection provided through the standard PRS included in the draft DCO.

00:07:03:05 - 00:07:35:24

No objections have been received from these bodies and therefore there are no outstanding issues with them. The applicant continues to actively negotiate protective provisions with the remaining statutory undertakers, and provides the following updates on the status of negotiations in the order as listed in the tracker, which will all be reflected in an update to the tracker at deadline five. So firstly, Anglian Water Services Limited. The final matter in negotiation is in relation to decommissioned and redundant pipes.

00:07:35:29 - 00:07:55:28

The respective engineering teams of the applicant and Anglian are in discussion, and the parties are now very close to agreement with the applicant, just waiting on the final confirmation from Anglian that this matter is resolved. The applicant remains confident that um discussions will be agreed before examination close.

00:07:58:18 - 00:08:26:21

National Grid Electricity distribution East Midlands plc or engaged. The applicant and engaged have reached agreement on the protective provisions and a related commercial agreement. Encroachments have been issued and the parties are arranging execution of the agreement. The applicant is progressing through the very final stage of its internal governance process and anticipates execution shortly once that is signed. We anticipate Angad will withdraw its objection.

00:08:27:12 - 00:08:31:02

And this is distribution, not transmission. Correct. Thank you.

00:08:31:04 - 00:09:06:17

Yeah. Moving on to transmission. Now negotiations between and get um are progressing very positively and the parties are close to agreement. The key outstanding point in the protective provisions is in relation to various definitions, namely defining the area related to the East Clayton site and the definition of what constitutes grid connection. A grid connection works. The applicant returned updated draft to and get earlier this week in a form that we consider will resolve the outstanding matters relating to the definitions.

00:09:07:03 - 00:09:40:23

Once agreed, these bespoke will be included in the draft DCO. The applicant is currently finalising its comments on the draft commercial agreement provided by Njit, and will issue those comments back to Njit shortly. Again, we are confident that all matters within Gatx will resolve before examination close, and once the commercial agreement is signed, we anticipate and get well, remove its holding objection from the examination and I appreciate we have some representatives from end get here today, so you might like to hear from them at this juncture.

00:09:40:25 - 00:09:53:00

I will in just a moment. But first of all, in terms of the protective provisions going into the draft SEO, is there a deadline in mind that you have when they may be forthcoming? Would that be 5 or 6?

00:09:53:02 - 00:09:57:16

It likely would be. Potentially it would be six.

00:09:57:18 - 00:10:12:03

Okay. Thank you. Um, if you could move on to the representative from National Grid. Electricity transmission, please. Um, do you have any outstanding concerns or points that you wish to raise in terms of the negotiations?

00:10:13:01 - 00:10:37:14

Uh, Juliet Clark, on behalf of Benguet. Um, I agree with the summary that's just been given. Um, we will be able to respond shortly to the applicant on the protective provisions that are issued for us on Monday. Um, and as you've just heard, uh, we, uh, we wait to hear from them on the commercial agreement. Um, we would like to set up a commercial agreement for the close of the examination. Um, and look forward to hearing the comments.

00:10:38:18 - 00:10:42:29

Thank you. That's useful. Okay. Moving on.

00:10:43:01 - 00:11:21:04

Continuing. We're up to open reach limited. So, as noted in the status of negotiations with statutory undertakers tracker, Openreach also managed the protection of British Telecommunication PLC's apparatus within the relevant plots in relation to Openreach. We consider that the standard PPE pays for operators of electronic communication code networks, which are already included at part two of schedule 15 of the draft DCO provide adequate protection. We haven't, as of yet, received a

substantive response from Openreach to date on the matter of bespoke protective provisions, but we will continue engaging.

00:11:21:28 - 00:11:29:26

Um, at this stage, however, we assume that there will be no changes to the draft DCO to account for Openreach.

00:11:31:12 - 00:11:33:09

Do you have any meetings scheduled or.

00:11:34:03 - 00:11:37:18

No, it's just been um. Email correspondence. Okay.

00:11:37:22 - 00:11:44:17

Openreach stressed the urgency of trying to resolve that within an examination if possible. Please. No, sir. Thank you.

00:11:45:17 - 00:12:21:15

Uh, statecraft UK limited. As we've heard over the course of the hearings last week, StarCraft East Claydon Greener Grid Project received a vote for approval from Buckinghamshire Council. There's a very small area of overlap between State Croft's project and the proposed development which relates to cabling, so both of the uses can readily coexist. The landowner, as you've heard from Mr. Dewey earlier, is happy to grant us the rights subject to this coexistence. So therefore, the key issue here is ensuring the two developers have the relevant interface agreement in place.

00:12:22:23 - 00:12:36:24

The applicant has, just as of yesterday, returned comments on the Draft Interface Agreement, which comprises a cooperation agreement and a crossing agreement to StarCraft, and notes that these agreements are in lieu of bespoke protective provisions.

00:12:38:23 - 00:12:54:06

Yes, I think the position is that prospective positions are appropriate in this case because the static graph scheme is taken from the Country Planning Act, rather than then sits as a separation of of the two processes that are said, it's the interface agreement that's had in place. Is that correct?

00:12:54:08 - 00:12:54:29

That's correct.

00:12:55:01 - 00:12:56:07

Yes. Thank you.

00:12:57:11 - 00:12:59:18

And I appreciate someone from StarCraft is here.

00:12:59:20 - 00:13:08:04

Indeed. Yes. Um, does the representative from StarCraft have any comments or concerns they wish to raise in terms of the negotiations, please?

00:13:08:22 - 00:13:09:26

Hi. Good afternoon sir.

00:13:10:01 - 00:13:45:14

Jenny Thompson on behalf of StarCraft UK. Um, we'd just like to give our, uh, summary of the current position of negotiations on the interface agreement. Um, as has been said, we were we sent drafts of the agreements over to the applicant's lawyers on the 30th of April, 2026. We've had comments back on those first drafts yesterday over the course of the afternoon, in the evening. We haven't yet had the opportunity to properly review those comments. Our lawyers are working on it at the moment. Um, so at this point, we don't have a clear understanding of what issues might be outstanding between the parties, and we'd like to reserve our position to make further representations before the next deadline.

00:13:46:22 - 00:13:49:25

Okay. Thank you sir. Response at deadline five. To that then

00:13:51:18 - 00:13:52:10

thank you.

00:13:54:13 - 00:13:56:20

Does the applicant have any response to that, please?

00:13:56:22 - 00:14:03:05

No follow. No further comment. Completely understand that StarCraft need to review, um, The return to agreements.

00:14:03:29 - 00:14:37:25

So which groups on behalf? I would just say that as I think we touched on the last hearing, um, the plot is large and the overlap between StarCraft and us is small. Um, we both acquire the land for cabling, so same use. So, um, we see this as hopefully being quite easy to, quite straightforward to agree. Um, so hopefully there should be nothing, um, uh, stopping the two parties from moving forward quite quickly to reach those cooperation, because at the end of the day, it's cabling. And, uh, we want to both coexist next to each other and endeavor to get that done for the end of the examination.

00:14:38:03 - 00:14:39:05

That's it. Thank you.

00:14:40:27 - 00:14:57:04

Moving on to Thames Water Utilities Limited, the applicant and Thames Water agreed protective provisions yesterday, which resolves the final outstanding issues. So we will include the agreed bespoke protective provisions in the next turn of the draft SEO, which will be deadline five.

00:14:59:03 - 00:15:29:18

UK Power Networks UK UCP and have not requested bespoke protective provisions. We returned comments on UK PM's draft commercial agreement in March and are awaiting comments back from UK pm. At the moment we've sought updates from UK pm and they've confirmed that they're progressing the matter internally. Um, at this stage we're not expecting additional bespoke piece will be included in the draft DCO, but we have confidence that the commercial agreement will be agreed before the end of examination.

00:15:31:06 - 00:15:34:12

And that I believe, is all of the statutory undertakers.

00:15:35:22 - 00:15:36:24

Yes. Thank you.

00:15:38:27 - 00:15:52:19

And there are no further undertakers online or in the room. Um, on that basis, then I'll move us forward into the the action points. Um, if the applicant please run through the action points that have been recorded today.

00:15:53:20 - 00:16:14:12

Certainly. Again, please chime in either during or at the end if people have comments. So action point number one is with the applicant to update the Land and Rights negotiations tracker are being ripped 4079 to include the tenancy status. So Aha or FBT land over the plots the applicant is seeking powers over.

00:16:17:02 - 00:16:56:00

Um, action point number two is with the applicant to review the book of reference and statement of reasons to consider updates to the documents on the tenancy point and update accordingly. Action point three is with the applicant to review the status of plots 610. In the Land and Rights Negotiations tracker, action 0.4 is with the applicant and the Prestons, so each party is to prepare a note which may be appended to the Statement of Common Grounds between the applicant and Preston Farms, setting out the position of each party on the status of negotiations regarding the tenancy arrangements between Preston Farms and the Clayton Estate for Preston Farms.

00:16:56:02 - 00:17:07:19

To comment on how their business operations would change and the implications for their business, and whether compulsory acquisition principles have been appropriately applied, and an explanation as to why.

00:17:09:29 - 00:17:33:12

And for action point number five, for the applicant to update, the outline management plans to clarify arrangements with the Prestons around access for maintenance purposes. Action point six is with the applicant to review schedule nine of the draft Eco for the drafting around the access and cable rights in the plots the Prestons have an interest in.

00:17:36:03 - 00:17:47:00

I should say sorry says that's for aiming for deadline five, but could be deadline six and action point four was assigned deadline six. So that was the one about preparing the note.

00:17:48:25 - 00:18:25:18

Uh, action point seven is with the applicant, a reference to figure 3.7 in rep 4043, explain why there are two cable runs indicated and whether there could be a single run action. Point eight is with the Prestons to provide a plot by plot analysis, of which plots of land the presidents believe fail the CA tests and an explanation as to why. So that was the action that was for deadline five. And lastly, action nine is with the applicant to confirm the approximate capacity of E 23 in the without solar PV scenario and the with and without Arc scenarios.

00:18:26:28 - 00:18:35:06

Thank you. Um, Mr. Burton, does that list sound accurate from Preston Farms perspective?

00:18:38:28 - 00:18:59:21

Sorry, James, but for Preston Farms, um, I believe it. I believe it does. Yeah. Uh, item four is of I it's sufficiently wide. I think we can we can work with it and indeed any any of the others where. Yeah, I think the intention is there and and that and that's and that's fine from our perspective.

00:19:00:28 - 00:19:01:13

Thank you.

00:19:01:15 - 00:19:02:00

Thanks.

00:19:04:06 - 00:19:13:12

If you could share less with the case team, please. Thank you. And we'll. We'll publish the action point as soon as possible after the close of the hearing.

00:19:13:14 - 00:19:43:17

Oh. Sorry, sir. Mr. Preston, could I just make one just point? Thank you. James. Preston farms on on item nine. And possibly for the item 923. Could could the applicant please, could you please be very clear about any assumptions being used as regards over planting or anything like that? Just, just just so it's absolutely clear at least to on technical folk like us how the capacities have been arrived at.

00:19:43:19 - 00:19:46:01

I'm sure the applicant would be doing that anyway.

00:19:47:13 - 00:19:53:12

I recall we had an action from ish three on over planting a detailed one.

00:19:53:14 - 00:19:54:01

Yeah.

00:19:58:08 - 00:20:04:20

Whether there could be any cross-reference with that in relation to your. CIA action points.

00:20:14:18 - 00:20:22:18

On behalf of the applicant, we've already got the action on over planting, so I think the two can be read side by side, but it would just be a reference to see the other planting note.

00:20:23:22 - 00:20:33:20

Okay. Thank you. Um, moving on to closing then. Um, before I do, is there anything else anybody wishes to raise?

00:20:36:03 - 00:20:51:04

Um, could I just thank the applicant, Sir James, for President Farms for sending round the action points for. Yes. From yesterday. That was very helpful. It would be very helpful again, if perhaps you could do so. So again, it's very much appreciated on our on our part. Thank you.

00:20:51:10 - 00:20:53:13

Absolutely. No worries.

00:20:53:15 - 00:20:54:06

Thank you.

00:20:58:16 - 00:21:32:17

Okay. We're on to close. And then I may remind you that the timetable requires parties to provide any post hearing documents, including written summaries for individuals who spoke today. By deadline five, which is the 29th of July. A reminder that the examining authority will also be publishing a schedule of changes to the Draft Development Consent Order on the 15th of July, with comments sorts again by deadline five the final deadline of the examination deadline six is on the 12th of August, and the examination will close on the 24th of August.

00:21:33:01 - 00:21:56:03

So that's the next steps that we have moving forward. So we are drawing to a close. Finally, a recording of this hearing will be placed on the planning inspector's website as soon as possible. I'd just like to take the opportunity to thank everyone for their contributions today and during the course of the examination. So far, the time is now 1211 and this hearing is closed. Thank you.