

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

Issue Specific Hearing 3

Date: 7 July and 8 July 2026

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

Action points

No.	Party	Action	Deadline (D)
Agenda Item 2 – Need, site selection and alternatives			
1	Applicant	Clarify position on overplanting including when the development becomes operational. The applicant is to include in its response: - a response to Claydon Solar Action Group's D4 representation [REP4-103] and the figures provided at table 2 of that submission - the panel ratings and assumptions the applicant has used in its baseline and overplanting calculations, and the context of the overplanting ratio in policy - a review of recent case law <i>Ross v Secretary of State for Housing, Communities and Local Government</i> [2025] EWHC 1183 (Admin) and <i>R (on the application of Ian Galloway) v Durham County Council v Lightsource SPV 215 Limited</i> [2024] EWHC 367 (admin).	5
2	Applicant	Identify decisions where the Secretary of State has considered the need for battery energy storage systems (BESS) as aligned with the need case for solar	5
3	Buckinghamshire Council (BC)	Provide details around the Statkraft's East Claydon Greener Grid Park project, including the officer's report, the outcome of the committee meeting and any other underlying documentation	5

No.	Party	Action	Deadline (D)
4	Applicant	Signpost to its submissions on the location of the BESS.	5
Agenda Item 3 – Ecology and Biodiversity			
5	Applicant	Provide a position paper on ground nesting and wintering birds in the context of the relevant populations.	5
6	Applicant	Provide a position paper setting out the applicant's approach to biodiversity net gain (BNG) as against the Claydons Solar Action Group's (CSAG) proposed approach to BNG, and the implications of taking each approach and compliance with guidance.	5
Agenda Item 4 – Landscape and Visual (and good design)			
7	BC / applicant	BC to suggest draft wording to be included in the Design Commitments [REP4-010] regarding colour and vernacular specifications of acoustic barriers as soon as possible, in order for the applicant to comment at D5.	Before D5 for BC. D5 for the applicant
8	CSAG/ applicant	CSAG to suggest draft wording to be included in the Design Commitments [REP4-010] to address contrast concerns as soon as possible, in order for the applicant to comment at D5.	Before D5 for CSAG. D5 for the applicant
9	BC	Provide details about the draft local plan in relation to the Quainton-Wing Hills Area of Attractive Landscape and associated timescales for adoption of the updated plan.	5
10	Applicant	Following discussion with the Preston Farms Ltd and TCS Biosciences Ltd, applicant to provide information on screening (i.e. heights and when it would be planted) around Preston Farm Ltd's fields	5
11	Applicant	Signpost the application documents to the applicant's submissions on the distinction between mitigation and enhancement.	5
12	Applicant	Respond to BC's response to second written question Q2.12.5 [REP4-094] , including with the use of the word "potential" mitigation in the outline Landscape and Ecological Management Plan (LEMP) [REP4-072] .	5
Agenda Item 5 – Water environment			
13	Applicant	Submit an addendum to the Flood Risk Assessment which addresses the new Flood Map for Planning surface water datasets and also considers the depth mapping to	5

No.	Party	Action	Deadline (D)
		confirm that the mitigation proposed is applicable.	
Agenda Item 6 – Cultural Heritage			
14	BC	Provide an update on the timescales of the candidate for local listing of Bernwood Farmhouse, if known.	5
15	Applicant	Provide a response to BC's assessment of harm on each of the assets where there is disagreement, as per the summary table in the BC's submission [REP4-090] .	5
16	Applicant	Update the summary table in Environmental Statement (ES) Chapter 9: Cultural Heritage [REP4-029] to include the Grade II* Church of St Mary to reflect the updates the applicant made to the assessment at D4.	5
Agenda Item 7 – Transport and Access			
17	Applicant	Update the outline Construction Traffic Management Plan (CTMP) [REP4-070] to include Preston Farms Ltd and TCS Biosciences Ltd as a member of the Traffic Management Group.	5
18	Applicant	Prepare a note further detailing the cumulative impact risks of the High Street/ Vicarage Road junction for construction traffic.	5
19	Applicant	Update the Preliminary Biosecurity Note [REP4-086] to respond to the biosecurity measures in the Preston Farms Ltd and TCS Biosciences Ltd's D4 submission to be appended to the outline CTMP [REP4-070] , outline Construction Environmental Management Plan (CEMP) [REP4-064] and outline Operational Environmental Management Plan (OEMP) [REP4-066] .	5
20	Applicant	Confirm the level of flexibility in the current application to move the construction access on Granborough Road further along that road.	5
21	Applicant	Clarify the guidance relied on in the applicant's Glint and Glare Assessment [APP-082] and submit the "Solar Photovoltaic and Building Development Glint and Glare Guidance" (2022) referred to in its assessment. Applicant to share the 2022 Guidance with CSAG and BC in advance of D5	5 (applicant to share guidance with CSAG and BC before D5)

No.	Party	Action	Deadline (D)
22	Applicant / BC	Applicant to provide its further assessment of the local roads in the study area with an accompanying sensitivity test to BC as soon as possible, to enable BC to comment at D5.	Before D5 for the applicant. D5 for BC
23	Applicant	Applicant to comment on the assessment of Preston Farms Ltd/ TCS Biosciences Ltd in its Glint and Glare Assessment [APP-082].	5
Agenda Item 8 - Population			
24	Applicant	Submit an appendix to ES Chapter 14: Population [REP4-039] clarifying how effects on individual receptors under the assessment areas of effects on agricultural businesses and non-agricultural businesses have been considered in the population assessment.	5
25	Applicant	Explain how professional judgement has been applied in the assessment in the summary table at the conclusion of ES Chapter 14: Population [REP4-039].	5
26	Preston Farms Ltd / TCS Biosciences Ltd	Provide an animal movement plan for the purposes of responding to the proposed construction access route.	5
27	Applicant, Preston Farms Ltd / TCS Biosciences Ltd	Following discussion between the parties, submit an updated Draft Animal Movement Arc Plan, if and as refined.	5
28	Preston Farms Ltd / TCS Biosciences Ltd	Provide further information on whether it is possible to use fields adjacent to E23 to allow for separation and movement of herds, and any practical issues around different times of the year.	5
29	Applicant	Update G2 of the Design Commitments [REP4-010] to align with the most up to date draft Animal Movement Arc.	5
30	Applicant	In updating the Preliminary Biosecurity Note [REP4-086], clarify references to “operational compounds”, update the reporting of issues and include a commitment that when detailed documents are submitted for discharge that they include the consultation log with Preston Farms Ltd/ TCS Biosciences Ltd	5
31	Applicant, Preston Farms Ltd / TCS Biosciences Ltd	Submit draft Statement of Common Ground (SoCG) as soon as possible and by examination close.	5 or 6

No.	Party	Action	Deadline (D)
32	Preston Farms Ltd / TCS Biosciences Ltd	Clarify whether the letters of support from the named veterinary surgeon were provided in the full context of the applicant's proposed mitigation package.	5
Agenda Item 12 – Health (item brought forward in the agenda)			
33	Applicant	Update the Non-Technical Summary [APP-077] to take account of the health assessment.	5
34	Applicant	Prepare a note on the methodology that has been applied in the health and wellbeing assessment and how that relates to the October 2025 Guidance.	5
35	Applicant / BC	Before deadline 5, BC to share best practice examples of how in-combination and inter-project effects have been addressed in other applications in more detail, in order for the applicant to respond at deadline 5.	Before D5 for BC. D5 for the applicant
36	Applicant	Update the Health and Wellbeing Summary Statement [REP4-062] to include references to the Inter-relationship Report [REP3-048] .	5
Agenda Item 9 - Soils			
37	BC	Update the SoCG with the applicant [REP4-019] with its latest position on soil matters.	5
38	Applicant	Provide, on a without prejudice basis, information relying on BC's interpretation of the guidance in terms of any impact for the applicant's assessment and implications for the overall planning balance.	5
39	Applicant	Update the figure in the Agricultural Land Classification (ALC) Report [REP2-048] to clarify auger surveying.	5
40	BC	In discussion with the applicant before D5, clarify whether BC is seeking any further amendments to the outline Soil Management Plan (SMP) [REP2-069] in order for any necessary updates to be made by the applicant for D5.	Before D5 for BC. D5 for the applicant
Agenda Item 10 – Noise and vibration			
41	Applicant	Expand on its position that while there may be a slight effect on the acoustic character of the area, there is no change in the quality of life.	5
42	BC	Update the SoCG with the applicant [REP4-019] with latest position on noise matters, including more detail where matters are agreed.	5

No.	Party	Action	Deadline (D)
43	CSAG	Provide evidence of impacts of noise and vibration from other solar sites on Public Rights of Way.	5
44	Applicant	Submit information provided to Preston Farms Ltd/ TCS Biosciences Ltd in terms of the offer of temporary grazing land in parcel 2 (within the order limits) during the construction period.	5
45	Applicant	Respond to Preston Farms Ltd/ TCS Biosciences Ltd's D4 submissions [REP4-104], including the further Sharp Acoustics Report.	5
46	Applicant	Submit the World Health Organisation (WHO) guidance the applicant used as a point of reference at issue specific hearing (ISH) 1.	5
47	Applicant	Confirm the implications of using percussive or rotary bored piling from a construction perspective.	
Agenda Item 11 – Air Quality			
48	Applicant	Clarify the basis of the calculation of the one in every 5,804 year event.	5
49	Preston Farms Ltd / TCS Biosciences Ltd	Provide veterinarian advice on the longer lasting impacts on the donor blood product and other side effects from contamination.	5
50	Applicant	Review the blue line in figure 2 line marked as the 'Preston land holding' in the applicant's response to action point 45 from ISH1 [REP4-084].	5
Agenda Item 13 – Cumulative Effects			
51	Applicant	Consider whether updates to the cumulative assessment should include a high-level appraisal of the Furzen Solar Farm.	5