

Rosefield Solar Farm

Statement of Common Ground – High
Speed 2 (HS2) Limited
(Clean)

EN010158/APP/5.19.2
Revision 2
July 2026
Rosefield Energyfarm Limited



Rosefield Solar Farm
Statement of Common Ground
HS2 Limited



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1. Introduction

1.1. Overview

- 1.1.1. This Statement of Common Ground ('SoCG') has been prepared on behalf of Rosefield Energyfarm Limited ('the Applicant') in relation to the Development Consent Order (DCO) Application for the construction, operation, and decommissioning of Rosefield Solar Farm (hereafter referred to as the 'Proposed Development').
- 1.1.2. The Proposed Development is a proposed new solar farm and battery storage facility located in Buckinghamshire. The proposals also include infrastructure to connect the Proposed Development to the National Grid East Claydon Substation, as well as any necessary supporting site infrastructure and environmental mitigation, including landscaping and ecological planting.
- 1.1.3. The SoCG is being submitted to the Examining Authority as a final position between both parties.

1.2. Parties to this Statement of Common Ground

- 1.2.1. This SoCG has been prepared by the Applicant and High Speed 2 (HS2) Limited.
- 1.2.2. HS2 Limited is the company responsible for developing and promoting the UK's new high speed rail network. It is funded by grant-in-aid from the government. On 23 February 2017 Royal Assent was granted for Phase One of HS2, which enables the section of the high speed network from London to Birmingham to be built, including the section of high speed rail line running to the west of the Rosefield Solar Farm Development Consent Order Application.
- 1.2.3. Collectively, the Applicant and HS2 Limited are referred to as 'the parties'.
- 1.2.4. The matters of interest discussed with HS2 Limited are detailed in **Section 4** of this SoCG.

1.3. Purpose of this Document

- 1.3.1. This SoCG is being submitted to the Examining Authority as a final position between both parties.
- 1.3.2. The SoCG has been prepared in accordance with the Department for Levelling Up, Housing and Communities' Guidance on the examination stage for Nationally Significant Infrastructure Projects ('DLUHC Guidance').
- 1.3.3. Paragraph 007 of the DLUHC Guidance comments that:

“A Statement of Common Ground (SoCG) is a written statement prepared jointly by the applicant and another party or parties, setting out any matters on which they agree, or indeed disagree. A SoCG helps to ensure that the evidence at the examination focuses on the material differences between the main parties and therefore makes best use of the lines of questioning pursued by the Examining Authority’.

- 1.3.4. The aim of this SoCG is, therefore, to provide a clear position of the progress and agreement met or not yet met between HS2 Limited and the Applicant on matters relating to the DCO Application.
- 1.3.5. The SoCG is intended to provide information for the examination process, facilitate a smooth and efficient examination, and manage the amount of material that needs to be submitted.
- 1.3.6. This SoCG does not seek to replicate information which is available elsewhere within the DCO Application documents. All documents are available in the deposit locations and/or the Planning Inspectorate’s website (<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010158/documents>).
- 1.3.7. The Final SoCG has been submitted to the Examining Authority that is examining the DCO Application under section 37 of the Planning Act 2008 for an order granting development consent for the Proposed Development.

1.4. Terminology

- 1.4.1. This SoCG summarises the main topics covered and the status of the matter. The colour coding system used within the table in **Section 4** has been outlined below.

Cell	Status
	Agreed - indicates where an issue has been resolved.
	Under Discussion - indicates where points continue to be the subject of on-going discussions between parties.
	Not Agreed - indicates a position where both parties have reached a final position that a matter cannot be agreed between them.

2. Proposed Development Description

- 2.1.1. The Proposed Development comprises the construction, operation (including, maintenance), and decommissioning of solar photovoltaic ('PV') development and energy storage, together with associated infrastructure and an underground cable connection to the National Grid East Claydon Substation.
- 2.1.2. The Proposed Development comprises the installation, construction and decommissioning works, with the details to be defined at detailed design and subject to approval by the Local Authority. The detailed design of the Proposed Development will be required to be undertaken within the parameters assessed in the Environmental Statement, which are secured through a range of control documents including the **Works Plans [EN010158/APP/2.3.3]**, the **Design Commitments [EN010158/APP/5.9.3]** and the requirements set out in the **Draft Development Consent Order (DCO) [EN010158/APP/3.1.3]**.
- 2.1.3. The design of the Proposed Development has evolved throughout the environmental assessment process to avoid or minimise environmental effects and in response to consultation and engagement feedback, where appropriate. The location of the Proposed Development is shown in Figure 1.1: Location Plan in **ES Volume 3, Background and Context Figures 1.1 - 1.2 [EN010158/APP/6.3] [APP-061]** and described in **ES Volume 1, Chapter 2: Location of the Proposed Development [EN010158/APP/6.1] [APP-045]** with the consideration of alternatives and the evolution of the design of the Proposed Development presented in **ES Volume 1, Chapter 4: Reasonable Alternatives Considered [EN010158/APP/6.1] [APP-047]**.
- 2.1.4. The principal components of the Proposed Development include:
- Solar PV development consisting of:
 - Ground mounted Solar PV generating station. The generating station would include Solar PV modules and mounting structures; and
 - Balance of Solar System (BoSS) which comprises: Inverters; Transformers; Switchgear; Combiner Boxes; acoustic barriers and cabling.
 - A project substation (the 'Rosefield Substation') compound comprising: Transformers; Switchgear; reactive power compensation bays; disconnectors; circuit breakers; busbars; control equipment; lightning surge arrestors; building(s) including office, control, functions, material storage, material laydown areas and welfare facilities; firewalls; fencing and acoustic barriers; a security cabin; parking as well as wider monitoring, maintenance and emergency equipment;
 - A Main Collector Compound and two Satellite Collector Compounds comprising: Switchgear; Transformers; ancillary equipment; operation and maintenance and welfare facilities; material storage; material laydown areas; fencing and acoustic barriers; and security cabins;

- Battery Energy Storage System (BESS) compound comprising: batteries and associated Inverters; Transformers; Switchgear, ancillary equipment and their containers; office, control and welfare buildings; fencing and acoustic barriers; monitoring, maintenance and emergency systems; air conditioning; electrical cables; fire safety infrastructure; operation (including maintenance) security facilities; material storage; and material laydown areas;
- Interconnecting Cabling Corridor(s) to connect the Solar PV modules and the BESS to the Satellite and Main Collector Compounds to the Rosefield Substation;
- A Grid Connection Cable Corridor to connect the Rosefield Substation to the National Grid East Claydon Substation via 400kV cabling;
- Ancillary infrastructure works comprising: boundary treatment; security equipment; lighting; fencing; landscaping; internal access tracks; works to facilitate vehicular access; earthing devices; earthworks; surface water management; utility connections and diversions; and any other works identified as necessary to enable the Proposed Development;
- Green and blue infrastructure, recreation and amenity works comprising: landscaping; habitat management; biodiversity enhancement; the creation of three permissive footpaths; and works to permanently divert four PRow Footpaths in five instances;
- Site-wide operational monitoring and security equipment; and
- Highways infrastructure improvements and safety works comprising: minor junction improvement works; road widening; passing places; and works to facilitate vehicular access to the Site.

3. Record of Engagement

3.1. Record of Engagement

- 3.1.1. The parties have been engaged in consultation throughout the Development Consent Order application process. **Table 1** shows a summary of key engagement that has taken place between the Applicant and HS2 Limited in relation to the DCO Application.

Table 1 - Record of Engagement

Date	Form of correspondence	Key topics discussed and key outcomes
9 March 2026	Teams Meeting	Agreement on Statement of Common Ground wording.
6 March 2026	Email	HS2 Limited provided feedback and a second draft SoCG for consideration by Rosefield prior to Deadline 1 (10 March 2026).
18 February 2026	Email	Rosefield provided a first draft SoCG for HS2 Limited consideration.
10 February 2026	Email	HS2 Limited acknowledged information provided by Rosefield and in turn provided details of current Main Works Civils Contractor and Rail Systems programmes.
2 February 2026	Email	Rosefield provided a programme update including that NSIP Examination process starting and that beneficial for both parties to align cumulative traffic flows, should respective works be carried out at same time.
4 November 2025	Letter	Statutory notice of acceptance of DCO application from Rosefield to HS2 Limited.
21 May 2025	Letter	Statutory pre-application consultation notice from Rosefield to HS2 Limited.
27 February 2025	Teams Meeting	Rosefield and HS2 Limited provided overviews of their respective programmes and activities in the vicinity of Rosefield. Discussed ecology, PRow, construction compounds, construction access routes and construction timings. Agreed to continued engagement as required prior to and during construction.

18 February 2025	Email	HS2 Limited provided plans showing how PRoWs link to HS2 Schedule 17 sites, relevant General Arrangement plans and LPA submission reference numbers for Schedule 17 applications.
10 February 2025	Email	Rosefield acknowledgement of HS2 Limited consultation response and requested Teams meeting to discuss issues raised.
14 November 2024	Email	HS2 Limited Stakeholder response HS2 Limited.
18 September 2024	Letter	Notice of public consultation from Rosefield to HS2 Limited.
07 July 2026	Email	HS2 Limited confirmed it was reasonable to share the relevant tracking data with the Application.
13 July 2026	Teams Meeting	Rosefield and HS2 Limited discussed the further updates to the SoCG
14 July 2026	Email	Rosefield provided a third draft SoCG for HS2 Limited consideration.
17 July 2026	Email	HS2 Limited provided feedback and a fourth draft SoCG for consideration by Rosefield prior to Deadline 5 (29 July 2026).
20 July 2026	Email	HS2 Limited provided further feedback and a fifth draft SoCG for consideration by Rosefield prior to Deadline 5 (29 July 2026).

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4. Current Position

4.1. Position of the Applicant and HS2 Limited

4.1.1. The following tables set out the position of the Applicant and HS2 Limited, following a series of meetings and discussions with respect to the key areas of the Proposed Development.

Table 2 – Topics Discussed

Ref	Description of Matter	Stakeholder Comment	Applicant's Response	Status
1	Construction traffic management	HS2 Limited wishes to remain in contact with the Applicant to discuss common traffic management issues	The Applicant agrees that ongoing discussions on construction transport management (including any cumulative traffic flows) are beneficial to all parties and agrees that following determination, monthly engagement meetings will be held to discuss joint measures and issues.	Agreed
2	All remaining transport and access matters	HS2 Limited confirm that there are no transport matters relating to HS2 of concern	Noted and agreed.	Agreed
3	Traffic Liaison Group (TLG)	HS2 Limited requests that the Applicant joins the TLG.	The Applicant agrees and will join the TLG.	Agreed
4	Order Limits overlap	HS2 Limited confirm that their mitigation planting does not overlap with the	The Applicant is aware that some parcels of the land within the Order Limits are covered by The Secretary of State for Transport's HS2 Safeguarding Directions made under articles	Agreed

Proposed Development Order Limits		18(4), 31(1) and 34(8) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. HS2's requirement for this land is for the purposes of mitigation. This land is also the subject of a private agreement between the Claydon Estate, The Department for Transport and HS2 regarding the effect of the Direction. The Proposed Development does not impact any HS2 mitigation planting due to the agreement reached with the Claydon Estate, which switches out areas of mitigation planting within the safeguarded land for replacement land which is not impacted by the Proposed Development. This is illustrated in Figure 1 which forms Appendix 1 of this SoCG. The Applicant is aware of the importance of the areas around Decoypond Wood to bats and has protected commuting routes through appropriate buffers as set out and secured by the Outline LEMP [EN010158/APP/7.6.6] .	Agreed
5	Bat monitoring: radio-tracking data	HS2 is aware that both parties would benefit from sharing bat monitoring data and is amenable to sharing that data before it is in the public domain. HS2 has and is, carrying out radio tracking this year with the next round	

planned for 2030 in line with the established programme. The licence holder is aware of potential clashes with the Rosefield scheme and will need to agree the best way forward. This may take the form of interim trapping-and-day roost location to facilitate roost counts in 2027/28.



5. Signatures

This statement of Common Ground is agreed upon:

On behalf of High Speed 2 (HS2) Limited

Name:

[Redacted]

Safeguarding Planning Manager

Signature:

[Redacted]

Date:

29 July 2026

On behalf of the Applicant

Name:

[Redacted]

Signature:

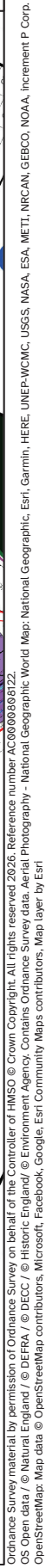
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Date:

29 July 2026

Appendix 1







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