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To all parties

Our Ref: EN010158

Date: 3 August 2026

By email only

To all parties

Planning Act 2008 and The Infrastructure Planning (Examination Procedure) Rules 2010 – rule 17, rule 9 and rule 8(3)

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

Request for further information

We are writing under rule 17 of the Infrastructure Planning (Examination Procedure) Rules 2010. Responses to the following requests for information should be submitted by deadline 6 (Wednesday 12 August 2026). Other interested parties, aside from those named below, may also wish to respond to this request.

Protective provisions and other agreements with statutory undertakers

Following a review of the updated Status of Negotiations with Statutory Undertakers [\[REP5-083\]](#) and draft Development Consent Order (dDCO) [\[REP5-006\]](#), the Examining Authority (ExA) requests information from the applicant and following statutory undertakers.

- Anglian Water Services (AWS) Limited

The ExA notes that the updated Status of Negotiations with Statutory Undertakers [\[REP5-083\]](#) states that bespoke protective provisions were agreed with AWS on 15 July 2026. However, they do not appear to have been included in the applicant's updated dDCO [\[REP5-006\]](#).

The applicant is requested to update the dDCO to include the bespoke protective provisions for AWS. AWS is invited to confirm that the bespoke protective provisions have been agreed and if it can now withdraw its representation [\[RR-012\]](#) under the provisions of section (s) 127 of the Planning Act 2008 (PA2008). If not, AWS is requested to identify any

outstanding concerns and submit its preferred protective provisions with justification for their inclusion in the dDCO.

- British Telecommunications PLC and Openreach Limited

British Telecommunications PLC and Openreach Limited are requested to confirm if they consider bespoke protective provisions to be required. If so, identify any outstanding concerns and submit preferred protective provisions with justification for their inclusion in the dDCO.

The applicant is requested to set out how British Telecommunications PLC and Openreach Limited's interests would be protected in the event that protective provisions are not agreed.

- National Grid Electricity Distribution (East Midlands) Plc (NGED)

The ExA notes [\[REP5-083\]](#) that the applicant and NGED reached agreement on 16 February 2026 on protective provisions and related commercial agreement. However, NGED's objection [\[RR-200\]](#) remains until the commercial agreement is completed. NGED is requested to provide an update on the progress of the commercial agreement and to confirm if its representation can be withdrawn under the provisions of s127 of the PA2008. If the commercial agreement is not completed, NGED is requested to identify any outstanding concerns and submit its preferred protective provisions with justification for their inclusion in the dDCO [\[REP5-006\]](#), if appropriate.

- National Grid Electricity Transmission Plc (NGET)

The ExA notes that the applicant states that bespoke protective provisions were agreed with NGET on 14 July 2026 [\[REP5-083\]](#). However, they do not appear to have been included in the applicant's updated dDCO [\[REP5-006\]](#).

The applicant is requested to update the dDCO to include the bespoke protective provisions for NGET. NGET is invited to confirm that the bespoke protective provisions have been agreed and if its representation [\[RR-201\]](#) and [\[AS-037\]](#) can be withdrawn under the provisions of s127 of the PA2008. If not, NGET is requested to identify any outstanding concerns and submit its preferred protective provisions with justification for their inclusion in the dDCO.

The applicant and NGET are invited to provide a further update on the status of the commercial agreement and to identify any relevant considerations for the Secretary of State if the commercial agreement is not finalised.

- Statkraft UK Ltd

The ExA notes the progress [\[REP5-083\]](#) made on the interface agreement between the applicant and Statkraft UK Ltd that is being progressed in lieu of protective provisions. However, there are still matters in dispute.

Statkraft UK Ltd and the applicant are requested to identify matters in dispute and their relevance to the determination of the application by the Secretary of State.

Noting Statkraft UK Ltd's response to the ExA's first written questions (Q1.9.8) [\[REP2-108\]](#) that indicated that it may require provisions in the dDCO [\[REP5-006\]](#) if the interface agreement cannot be agreed, Statkraft UK Ltd is invited to submit its preferred protective provisions with justification for their inclusion in the dDCO.

The applicant is requested to set out how Statkraft UK Ltd's interests would be protected in the event that the interface agreement is not agreed.

- Thames Water Utilities Ltd (TWUL)

The ExA notes that bespoke protective provisions were agreed on 8 July 2026 [\[REP5-083\]](#). However, they do not appear to have been included in the applicant's updated dDCO [\[REP5-006\]](#).

The applicant is requested to update the dDCO to include the bespoke protective provisions for TWUL. TWUL is invited to confirm that the bespoke protective provisions have been agreed and if it can now withdraw its representation [\[AS-032\]](#) under the provisions of s127 of the PA2008. If not, TWUL is requested to identify any outstanding concerns and submit its preferred protective provisions with justification for their inclusion in the dDCO.

- UK Power Networks Limited (UKPN)

The ExA notes that the applicant considers [\[REP5-083\]](#) that it is possible that the protective provisions "if required" and commercial agreement will be agreed before the end of examination. UKPN and the applicant are invited to identify the outstanding matters under discussion and to confirm if protective provisions are required. If so, submit preferred protective provisions with justification for their inclusion in the dDCO [\[REP5-006\]](#).

The applicant is requested to set out how UKPNs interests would be protected in the event that the commercial agreement and any protective provisions (if required), are not agreed.

Compulsory acquisition (CA) of Preston Farms Limited's interests

The applicant's updated Statement of Reasons [\[REP5-010\]](#) states that "The Applicant is seeking permanent acquisition of land required by the Applicant for solar PV and the Rosefield Substation over plots 6/13, 7/3, 7/9 and 7/12" as well as "seeking permanent acquisition of new rights required by the Applicant for cabling and access over plots 7/1 and 7/5". These plots are currently held by Preston Farms Limited under a Farm Business Tenancy (FBT).

However, as discussed at compulsory acquisition hearing 2 (CAH2) and set out in the Land and Rights Negotiations Tracker [\[REP5-081\]](#) and Tenancy Position on Preston Farms Ltd [\[REP4-088\]](#), the applicant considers that compulsory acquisition powers will not need to be exercised in respect of this land.

The applicant is requested to clarify why it is necessary to seek the compulsory acquisition of land and rights currently subject to the FBT (as indicated in the Statement of Reasons and Land Plans [\[REP3-004\]](#)) if it does not consider that such powers need to be exercised.

In addition, if the new agreement currently under discussion between the Claydon Estate and Preston Farms Limited as described in [\[REP5-081\]](#) would result in Preston Farms Limited continuing to occupy and use land within the order limits after September 2026, clarify which plots this would apply to.

In relation to negotiations regarding Preston Farms Limited's freehold and Agricultural Holdings Act tenancy, the ExA also notes the statements in the Land and Rights Negotiations Tracker [\[REP5-081\]](#) that "The Applicant will continue to update the ExA, even if this goes beyond the end of Examination." The applicant is reminded that the ExA cannot receive any further information following the close of the examination and it will make its recommendations to the Secretary of State based the information before it at that time.

Alternative access route

Preston Farms Limited and TCS Biosciences Limited's deadline 5 submission [\[REP5-111\]](#) includes a transport consultant's report. The report provides an assessment of the applicant's Construction Access Review [\[REP4-087\]](#) regarding the suitability of the alternative access route identified by Preston Farms Limited and TCS Biosciences Limited.

Buckinghamshire Council is requested to provide comments on the conclusions of the report [\[REP5-111\]](#) and confirm if it has any implications for the Council's support for the construction access route proposed by the applicant as confirmed in the Statement of Common Ground [\[REP5-022\]](#).

The ExA expects that the applicant will also respond to the report as a matter of course as part of its wider response to deadline 5 documents.

Glint and glare effects

The applicant's response to action point 22 from issue specific hearing 3 (ISH3) [\[REP5-098\]](#) provides an assessment of glint and glare effects on local roads. Buckinghamshire Council is requested to provide comments on the assessment and its conclusions. The Council should confirm if it considers that mitigation is required and what form it should take, if appropriate.

Output of the proposed development

The applicant is requested to provide an updated estimate of the output of the proposed development in megawatts (MW) in light of mitigation measures proposed, including the animal movement arc in field E23 and any revisions to the arc proposed by deadline 6. The implications of the removal of solar photovoltaic (pv) modules from areas of fields B6, B7, B8 and B10 should also be factored in.

Updated National Infrastructure Planning Guidance

On 24 July 2026, new and updated [National Infrastructure Planning Guidance](#) came into force. Interested parties are invited to comment on whether they consider any of the changes to be of relevance to the consideration of the proposed development by the Secretary of State.

Ecology and Biodiversity

- Bechstein's Bats – potential loss of foraging habitat

The ExA notes that in discussion with Natural England (NE) the applicant has reduced the extent of solar photo voltaic (PV) modules from land parcel 1 which includes the removal of solar PV modules from the entirety of field B6 and field B8, western and southern parts of field B7 and increasing the southern buffer alongside Sheephouse Wood and Shrubs Wood from 30 to 50m. This has been updated in the Works Plans [REP5-004] and outline Landscape and Ecological Management Plan (oLEMP) [REP5-075] at deadline 5.

Buckinghamshire Council is requested to comment on the changes in relation to its outstanding concerns on the impact of the proposed development on Bechstein's Bats.

- Bechstein's Bats – location of construction compound

The ExA notes that NE [REP5-106] recommends that the construction compound is located as well away from boundary features as possible in field B10 rather than field B3.

The applicant is requested to comment on this recommendation.

- Bechstein's Bats – bat monitoring strategy

The ExA notes the progress made with NE on agreeing a bat monitoring strategy [REP5-106] and requests that the oLEMP is updated at deadline 6 to reflect this.

- Great Crested Newt licence

The ExA notes NE's position set out in the latest draft statement of common ground [REP5-016] between it and the applicant, that it is unable to provide of a letter of no impediment for impacts to the Great Crested Newt because at this stage of the proposed development planned licensable mitigation approaches are not fully developed.

NE is requested to respond to the applicant's contention [REP5-016] that notwithstanding this, Great Crested Newt licensing should not be a constraint to the Secretary of State consenting the application because NatureSpaces' in principle district licensing offer to the applicant provides a feasible alternative.

- Ground nesting and wintering birds

At deadline 5, the applicant provided a position paper on ground nesting and wintering birds [REP5-093] and Claydon Solar Action Group (CSAG) [REP5-107] provided its comments on it having previously been forwarded a copy.

Buckinghamshire Council is requested to provide comments on both documents and their conclusions in addition to highlighting any outstanding concerns it has on this issue.

- Biodiversity net gain (BNG)

At deadline 5, the applicant provided an updated BNG assessment [REP5-058] and a position paper on arable field margins and BNG [REP5-094].

Buckinghamshire Council and CSAG are requested to comment on both documents, indicating whether they now consider the BNG assessment to be robust or detailing in their opinion any remaining issues, the potential impact they might have on the total percentage BNG that would be achieved by the proposed development and how they might be resolved.

Hearing Action Points

For clarity and ease of reference the ExA requests that the applicant provides a list of its action points from all hearings, the deadline at which the action was to be completed, the deadline at which the action was completed and the relevant hyperlinked examination library reference.

Notice of variation to the examination timetable

We are also writing to provide notification that the ExA has made a procedural decision to vary the examination timetable. The variation is set out in **annex A**. The variation is made in order to ensure that the applicant and interested parties are able to respond fully to all submissions received at deadline 6 (Wednesday 12 August 2026) before the end of the examination on Monday 24 August 2026.

If you have any questions about the content of this letter, please contact the case team on the details above.

Yours faithfully

Richard Morgan

Richard Morgan
Lead panel member for the Examining Authority

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Amendment to Examination Timetable

15.	Deadline 5 For receipt by the Examining Authority (ExA) of: • responses to ExA's proposed draft Development Consent Order (if issued) • comments on Report on the Implications of European Sites (RIES) (if issued) • written summaries of oral submissions made at the hearings and any other post hearing submissions (if held) • Comments on the changed application • any specific responses to points raised in oral submissions at the hearings (if held) • comments on responses to Examining Authority's second written questions (ExQ2) • the applicant's updates see annex F of Rule 6 letter • any other information submitted by the applicant • any further information requested by ExA any further information requested by the ExA under rule 17 of The Infrastructure Planning (Examination Procedure) Rules 2010 • comments on any further information received comments on any further information requested by the ExA and received by deadline 4	29 July 2026
16.	Deadline 6 For receipt by the Examining Authority (ExA) from the applicant: • closing summary statements • comments on responses to the changed application • final draft Development Consent Order (dDCO) and schedule of changes final dDCO to be submitted by the applicant in the SI template the applicant to provide the email notification from https://publishing.legislation.gov.uk/validation confirming the document has successfully passed validation, and the PDF version of the SI validation report obtained from the link in the notification email. The applicant should also provide a clean (all tracking removed) standalone MS Word version of the draft DCO, with no header or cover page • final Explanatory Memorandum • final updated Book of Reference (BoR) final BoR and schedule of changes to BoR • final statement of reasons • final statements of common ground (SoCG) • final Statement of Commonality of SoCG	12 August 2026

	• list of matters not agreed where SoCG could not be finalised • final Guide to the Application, including an up-to date schedule of documents to be certified • final Status of Negotiations Compulsory Acquisition Schedule and Land Rights Tracker • final Status of Negotiations with Statutory Undertakers • final Consents and Licences Position Statement • final National Policy Statement Tracker • final versions of any other of the applicant's documents that have been updated • final signed and dated section 106 agreement(s) (if required) • any other information submitted by the applicant • any further information requested by ExA any further information requested by the ExA under rule 17 of The Infrastructure Planning (Examination Procedure) Rules 2010 For receipt by the ExA, from any interested party, of: • closing summary statements from parties regarding matters that they have previously raised during the examination and that have not been resolved to their satisfaction • final updated principal areas of disagreement statements from interested parties see annex F of Rule 6 letter • comments on any further information received • comments on any additional information/submissions received by deadline 5 • any further information requested by ExA any further information requested by the ExA under rule 17 of The Infrastructure Planning (Examination Procedure) Rules 2010	
17.	Deadline 7 For receipt by the Examining Authority (ExA), from the applicant and IPs: • comments on deadline 6 submissions	20 August 2026
18.	Close of examination The Examining Authority (ExA) intends to close the examination on this date. See 'Note about the close of examination date'.	24 August 2026