



Nationally Significant Infrastructure Project (NSIP)

Rosefield Solar Farm

February 2026



Agenda

- Introduction
- The process so far
- What Next – Preliminary Hearing
- Responsibilities
- Questions

What is an NSIP?

- Infrastructure Projects – Energy, Transport, Water and Waste
- Size and type that is nationally significant, requiring national approval
 - The Planning Act 2008



Six Stages of a DCO

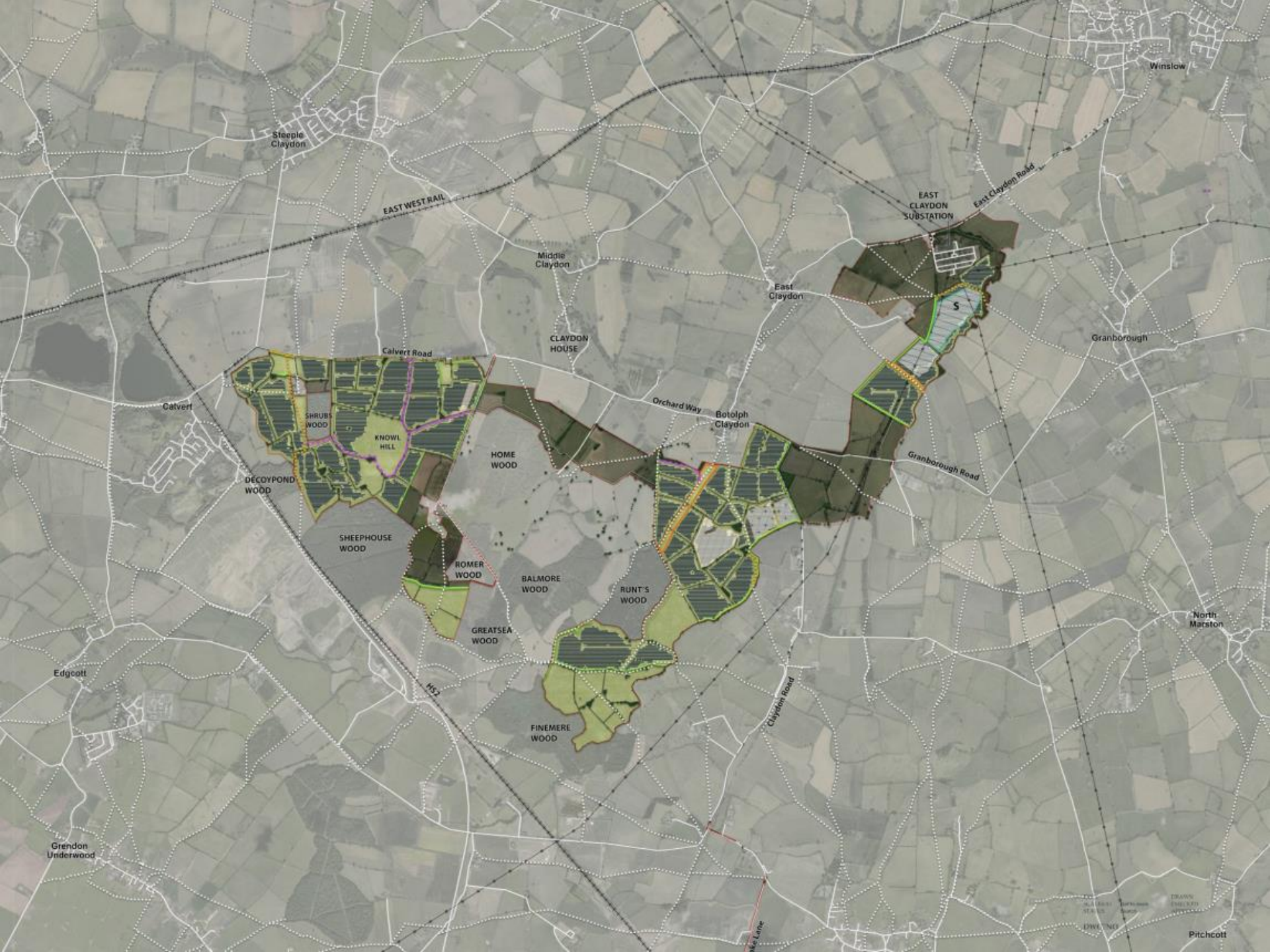
Stage 1 PRE-APPLICATION	Stage 2 ACCEPTANCE	Stage 3 PRE-EXAMINATION	Stage 4 EXAMINATION	Stage 5 RECOMMENDATION AND DECISION	Stage 6 POST DECISION
No time limit; likely 1 year +	Once submitted, 28 days for validation	3-4 months	Up to 6 months	3 months recommendation + 3 months decision	Allow 6 weeks for possible legal challenge
	Decision made by PINs to accept the application	Preparing a Relevant Representation	Respond to Written Representations, ExA questions, submit SoCGs, submit LIR, comment on representations from interested parties.	Respond to Questions from Secretary of State prior to Decision	No specific time limits for remainder
	Applicant to publicise an accepted application APFP Regs (9)	Continue preparation of SoCG, LIR and Written Representation(s)	Attend and participate at hearings/ accompanied site visits		Discharge of Requirements, Monitoring, potential non/material changes
	Applicant to notify persons of accepted application s56(2) of PA 2008	Respond to the Rule 6 Letter	Submit a signed planning obligation by the deadline if necessary		
		Attend the Preliminary Meeting			
		Continue negotiations with the applicant – agree to as many issues as possible ahead of examination			

Acronym Bingo

- **DCO** = Development Consent Order
- **ExA** = Examining Authority
- **LIR** = Local Impact Report
- **NSIP** = Nationally Significant Infrastructure Project
- **RR** = Relevant Representation
- **SoCG** = Statement of Common Ground
- **WR** = Written Representation

Current Rosefield Solar Farm - Proposals

- A proposed new solar farm with battery storage
 - East of Calvert
 - South, West & North-East of Botolph Claydon
 - West of Shipton Lee
- Generate more than 50MW of electricity
- Connection to East Claydon sub-station
- Directly affected Wards
 - Grendon Underwood and The Claydons
 - Quainton
 - Winslow



Steeple Claydon

EAST WEST RAIL

Middle Claydon

CLAYDON HOUSE

East Claydon

EAST CLAYDON SUBSTATION

East Claydon Road

Granborough

Calvert

Calvert Road

SHRUBS WOOD

KNOWL HILL

DECOY POND WOOD

SHEEPHOUSE WOOD

ROMER WOOD

GREATSEA WOOD

BALMORE WOOD

RUNT'S WOOD

FINEMERE WOOD

Orchard Way

Botolph Claydon

Granborough Road

North Marston

Edgcott

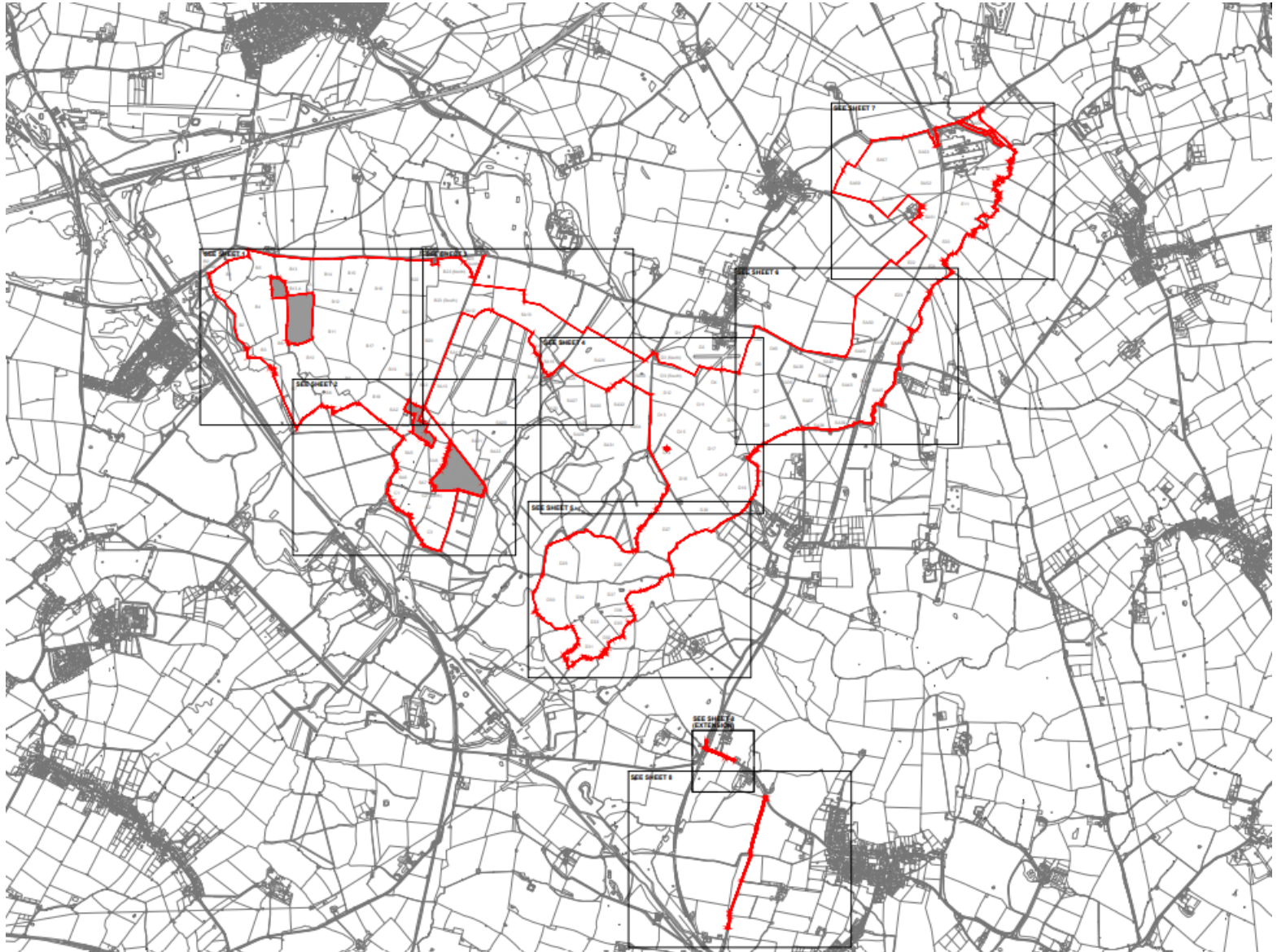
H52

Claydon Road

Crendon Underwood

WINSLOW
DRAWN
CHECKED
DATE
BY
DWG NO

Pitchcott



Preliminary Hearing

- 24 February 2026, 9:30am (registration from 9:00am).
- Blended event – attend either in person at Horwood House, Milton Keynes, or online via Microsoft Teams.
- If you intend to speak, you must register by 10 February 2026 using the event participation form.

Registration Requirements

- **You must register by 10 February 2026 if you:**
 - Want to speak at the Preliminary Meeting.
 - Want to participate in upcoming hearings (open floor or compulsory acquisition).
 - Want to attend in person, even as an observer (for seating numbers).
- **If you only want to watch:**
 - You **do not** need to register; you can watch:
 - A livestream on the project webpage.
 - A recording after the event.

Written Submissions

Procedural Deadline 1 – Comments on Relevant Representations

Deadline 1 on **10 March 2026**, interested parties may submit:

- Local Impact Reports (LIRs) (voluntary but highly influential).
- Written Representations (WRs) – setting out parish views.
- Comments on others' representations.
- Requests to be heard at future hearings.

Early Hearings

The ExA has confirmed:

- Open Floor Hearing 1: 24 February 2026, 1:30pm
(for general representations)
- Compulsory Acquisition Hearing 1: 25 February 2026, 1:30pm
(for affected landowners)
- Both will be blended (in-person & virtual).

Open Floor Hearing

- Any registered Interested Party (IP) may request to speak at an Open Floor Hearing (OFH) if they prefer to make oral representations rather than rely solely on written submissions.
- Oral comments must be based on issues already raised in writing; they should not repeat previous text but instead add detail, clarity or explanation.
- The format is a structured, inquisitorial discussion rather than a debate. This means:
 - The Examining Authority will ask any questions.
 - Cross-examination between parties is not permitted.
 - There is no expectation to present technical evidence — personal, local, or community-based perspectives are entirely valid.
- purpose is to provide an open platform for any relevant matters that Interested Parties wish to raise.

Key Issues the Examining Authority Will Focus On

- The Initial Assessment of Principal Issues includes:
- Landscape & visual impacts.
- Biodiversity & ecology.
- Best and most versatile (BMV) agricultural land / soils.
- Transport & access, including construction routing.
- Population impacts including recreation, PROWs, community amenity.
- Cumulative effects with other nearby schemes.
- Flood risk & water environment.
- Cultural heritage.
- Need & alternatives.

Questions

