



Nationally Significant Infrastructure Project (NSIP)

Rosefield Solar Farm

24 September 2025



Agenda

- Introduction
- The process so far
- What Next – Pre-Examination
- Roles and 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



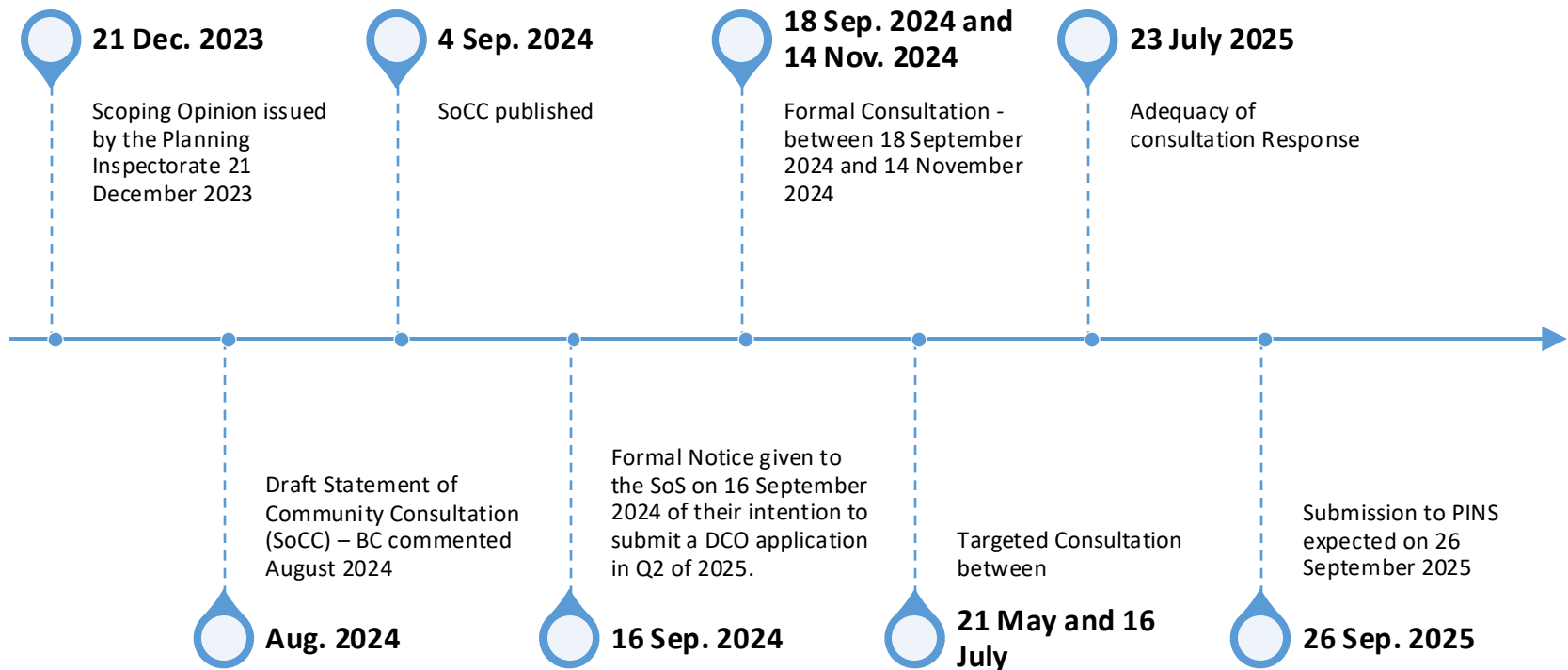
Six Stages of a DCO

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

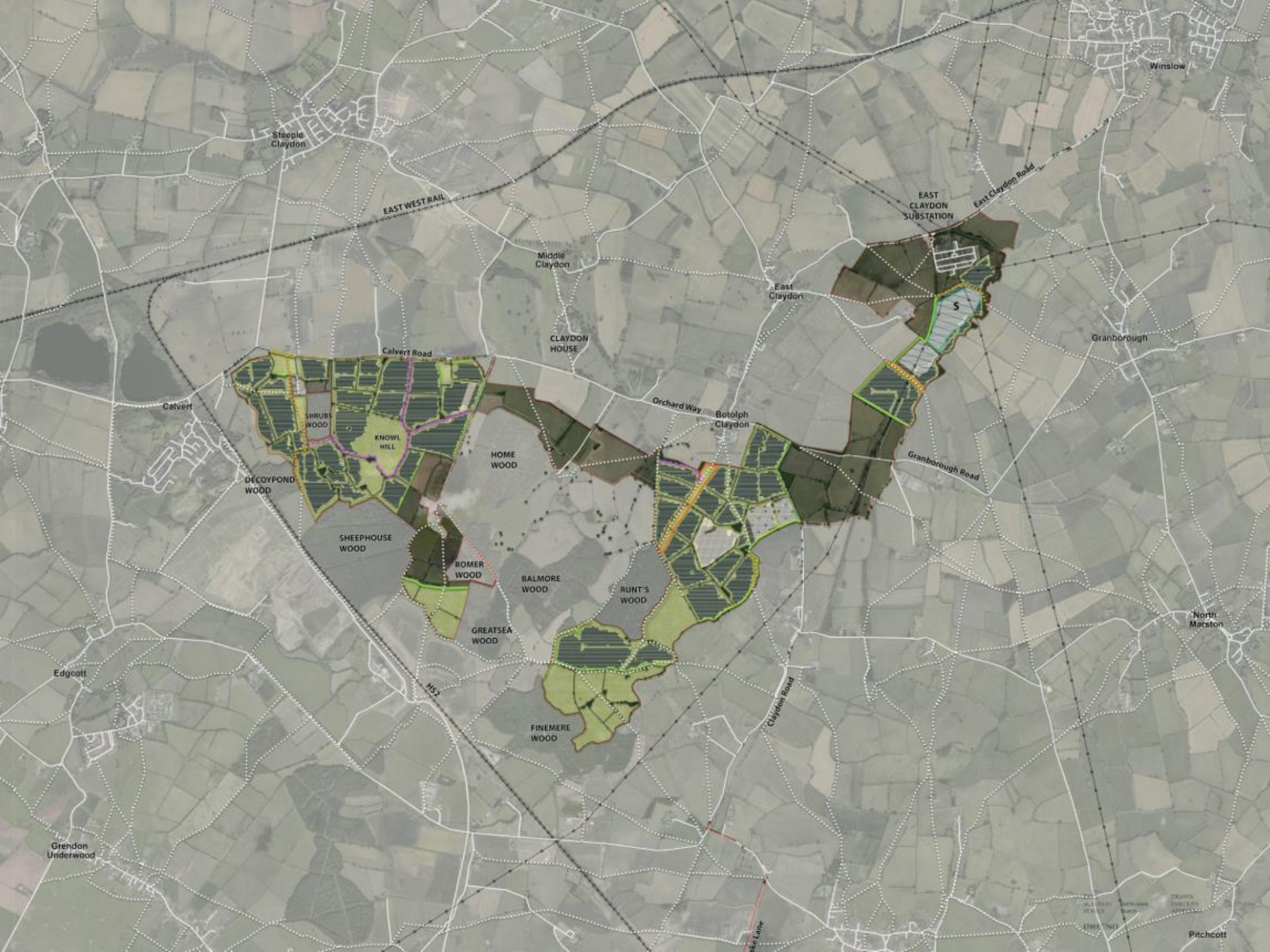
- **DCO** = Development Consent Order
- **ExA** = Examining Authority
- **LIR** = Local Impact Report
- **NSIP** = Nationally Significant Infrastructure Project
- **RR** = Relevant Representation
- **SoCG** = Statement of Common Ground
- **WR** = Written Representation

The Process So Far



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

FINEMERE
WOOD

BALMORE
WOOD

RUNT'S
WOOD

HOME
WOOD

Orchard Way

Botolph
Claydon

Granborough Road

North
Marston

Edgott

Crendon
Underwood

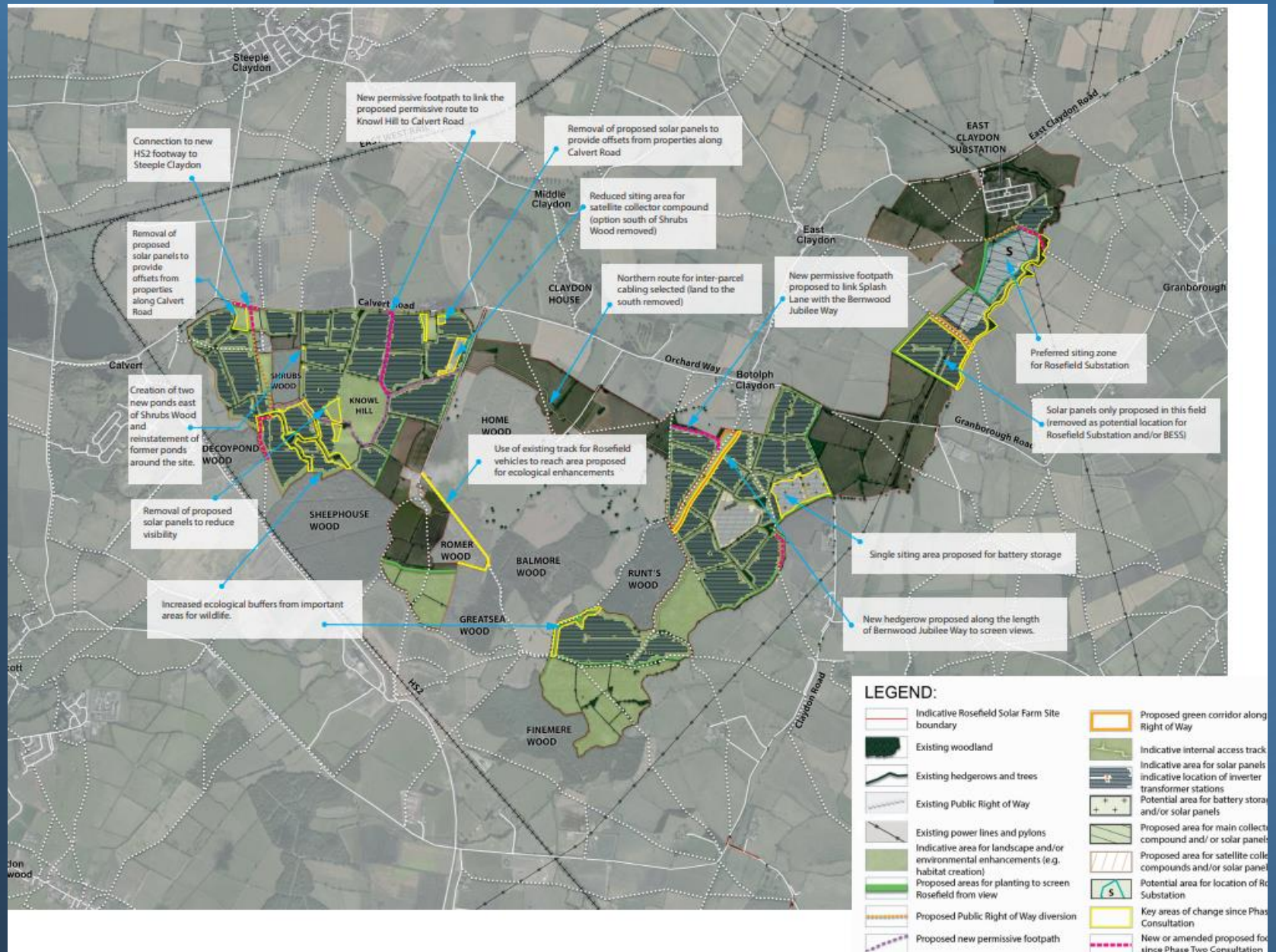
A52

Claydon Road

Wick Lane

SCALE
0 100 200 300 400 500 600 700 800 900 1000
METERS
DRAWN
CHECKED
DATE

Pitchcott



Acceptance Stage

Timing & Authority

- The Planning Inspectorate (PINS), on behalf of the Secretary of State, has **28 days** to decide whether to accept the DCO application for examination.

Adequacy of Consultation

- Local Authorities must submit an **Adequacy of Consultation Representation** within **14 days** of the application being received.
- This confirms whether the applicant has met statutory consultation duties under sections 42, 47, and 48 of the Planning Act 2008.

Validation Criteria

- PINS assesses whether:
 - All required documents are submitted.
 - The application meets the standards set out in the Planning Act and associated regulations.
 - The applicant has properly considered consultation responses

Section 56 Notice

- Applicant required to give notice of the accepted application and publicise the application
- Applicant will invite any person to register as an Interested Party – within a 30 day period. Host authorities become interested parties automatically.
- Submit a Relevant Representation (RR)
- Inspector(s) will be appointed and undertake unaccompanied site visits

Relevant Representations

- Registration for the project will be open for at least 30 days during the pre-examination stage.
- You must register within this period to receive your interested party reference number and ensure your comments are considered.
- The developer is responsible for advertising when a project has been accepted for examination.
- The developer must provide details about the opening and closing dates for registration and explain how you can register.

Relevant Representations

- **What** – A summary of what you agree and/or disagrees with in the application, the reasons why, and what they consider the main issues to be
- **Why** – To provide the information that the Examining Authority (ExA) requires to carry out its initial assessment of principal issues and the draft examination timetable in the Rule 6 letter
- **How** –
 - A summary – succinct list of issues, with clear options to address concerns

Rule 6 Letter

- ExA's letter inviting all Interested Parties to the Preliminary Meeting (PM)
- Sent by ExA at least 21 days before PM
- Sets out the arrangement of PM, examination procedure and draft timetable for the DCO
- 1-2 week before PM – submit written submission to comment on the draft timetable and the examination procedure at Procedural Deadline



The Planning Inspectorate

National Infrastructure Planning
Temple Quay House
2 The Square
Bristol, BS1 6PN

Customer
Services: 0303 444 5000

E-mail: A417MissingLink@planninginspectorate.gov.uk

All Interested Parties, Statutory Parties
and Other Persons

Your Ref:

Our Ref: TR010056

Date: 30 September 2021

Dear Sir/ Madam

**Planning Act 2008 – Section 88 and The Infrastructure Planning
(Examination Procedure) Rules 2010 – Rules 4, 6 and 9**

**Application by Highways England for an Order Granting Development Consent
for the A417 Missing Link**

**Notice of appointment of the Examining Authority, and date, time and place
of the Preliminary Meeting**

I write to you following my appointment by the Secretary of State as the lead member of a Panel who will be the Examining Authority (the ExA) to carry out an examination of the above application. I am Ken Stone and the other member of the Panel is David Wallis. A copy of the appointment notice can be viewed on the [project webpage on the National Infrastructure Planning website](#) (here).

I would like to thank those of you who submitted Relevant Representations. These representations have assisted us when preparing our proposals regarding how to examine this application.

Preliminary Meeting

To be involved in the preliminary meeting, you must either:

- be registered to have your say, and have an interested party reference number
- have a statutory right to be involved
- After the registration period has closed, you will be invited to a preliminary meeting. This is to talk about how the application will be examined. You can choose not to attend this meeting and will still be invited to submit more information when the examination starts.

You **cannot** give your views about the proposed development at this meeting.

You **can** talk about:

- anything that may affect your ability to attend hearings or meet deadlines, for example other local events happening at the same time or issues with travel or working patterns
- if there are any suitable local places to hold the hearings
- if there are any groups of people who need a different approach to be able to take part in the process
- any other matters relating to the draft examination timetable

Roles and Responsibilities LA

- **Automatic Interested Party:** The Local Authority (LA) is automatically registered as an interested party and must submit a Relevant Representation summarising its position and main issues for the examination
- **Technical Review:** Specialist officers review application documents (e.g., Environmental Statement) and coordinate internal responses
- **Drafting Key Documents:** Prepare and submit:
 - Relevant Representation (RR)
 - Local Impact Report (LIR)
 - Statement(s) of Common Ground (SoCG)
 - Written representations and responses to Examining Authority questions
- **Procedural Engagement:** Respond to the Rule 6 letter (invitation to the preliminary meeting), comment on the draft examination timetable, and attend the preliminary meeting

Roles and Responsibilities- Community

Register as Interested Parties: Individuals, community groups, and businesses should register during the open registration period (30 days) to secure the right to participate in the examination and have their comments formally considered.

Submit Relevant Representations: Provide written comments (Relevant Representations) outlining concerns, or objections, and identify key issues for the Examining Authority to consider.

Engage with Parish and Local Authority: Share views and information with parish councils and the Local Authority to help shape collective responses and ensure local priorities are represented.

Monitor Deadlines: Keep track of all consultation and registration deadlines to ensure timely participation and submission of views.

Sign Up for Updates

Rosefield Solar Farm - Project information

 Planning Inspectorate
Arolygiaeth Gynllunio

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Beta

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Project information

[Documents](#)
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[Section 51 advice](#)

Related guides
[The process for Nationally Significant Infrastructure Projects \(NSIPs\)](#)
[Have your say about a national infrastructure project](#)

Rosefield Solar Farm

Project information

About the project

Type of application: Generating Stations

Name of applicant: Rosefield Energyfarm Limited

Solar generating station with a gross output of over 50 megawatts (MW).
[View the developer's website](#)

Project stage

This project is at the **pre-application** stage.

The application is expected to be submitted September 2025.

When we receive the application, we have 28 days to decide whether to accept it for examination.

If we accept the application, you will then be able to register to have your say and view all the application documents.

► Pre-application	In progress
► Acceptance	Not started
► Pre-examination	Not started
► Examination	Not started
► Recommendation	Not started
► Decision	Not started
► What happens after the decision is made	Not started

Questions

