

Rosefield Solar Farm – EN010158

Rosefield Energy Farm Limited

Section 51 Advice Log

Version: 24 October 2024

There is a statutory duty under [section 51 \(s51\) of the Planning Act 2008](#) for the Planning Inspectorate to record the advice that it gives in relation to an application or potential application, and to make this publicly available.

This document comprises a record of the advice that has been provided by the Inspectorate to the applicant Rosefield Energy Farm Limited and their consultants during the pre-application stage. It will be updated by the Inspectorate after every interaction with the applicant during which s51 has been provided. The applicant will always be given the opportunity to comment on the Inspectorate's draft record of advice before it is published.

The applicant will use this Advice Log as the basis for demonstrating regard to section 51 advice within the application.

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Date of meeting	Meeting overview
09/10/2024	1. Welcome and Introductions (All) 2. Consultation Update (App) a) Themes arising from non-statutory consultation b) Ongoing statutory consultation 3. Illustrative Masterplan development (App) 4. National Grid Substation works (App) 5. Natural England SSSI designation (App) 6. Next Steps (All) 7. AOB (All)

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Topic	Meeting date: 09 October 2024
Statement of Community Consultation (SoCC)	The Inspectorate noted that within non-statutory consultation the Applicant engaged with action groups and hard to reach people. The Inspectorate queried whether the Local Authorities had been consulted on how to reach these groups and whether this has been covered within the SoCC and approach agreed . The Applicant confirmed they did consult and invited the hard-to-reach groups to advise how they want to be consulted with. The Applicant advised they have also been helpful in sharing their registers of local groups.
Programme document	The Inspectorate advised the Applicant to include what it had undertaken in the SoCC within the updated programme document.
National Grid substation works	The Inspectorate noted that the Applicants present consideration of two options for substation development, which included one being proposed next to the existing National Grid substation. The Inspectorate queried whether on submission in Q2 2025, it will decide on one preferred substation location. The Applicant confirmed its aim is to have one preferred option.
Programme to submission	The Inspectorate advised the Applicant to update their Programme document to reflect their scheduled submission dates and the position on Statements of Common Ground (SoCGs) and/or service level agreements (SLA) with Local Authorities. The Inspectorate also advised the Applicant to update the programme document with SoCGs with Natural England (NE) and the Environment Agency (EA).
Programme document	The Inspectorate advised it is encouraging Applicant’s to make a public facing version of the Programme document available on its own project website. The Inspectorate confirmed it is not anticipating publishing a public facing version on the National Infrastructure project website. The Inspectorate explained the more information shown within the Programme document, the better advice the Inspectorate can provide.
Programme Document (post-meeting note feedback)	The applicant submitted an initial Programme Document to the Inspectorate in July 2024 in reply to our Expression of Interest request regarding our new pre-application service. Having reviewed the document, the Inspectorate considers that it satisfactorily covers the expected content as set out

	<p>in the government’s pre-application guidance at paragraph 10, namely:</p> <ul style="list-style-type: none"> • “the date the applicant intends to submit their application • a comprehensive timetable of the applicant’s pre-application process, the main events with dates and milestones demonstrating how the pre-application process will be completed (using the maximum target of 2 years as a benchmark) • the applicant’s view on the main issues for resolution and activities they will undertake to address those • the applicant’s proposals for engaging with statutory consultees and local authorities during the pre-application period and any intended financial support agreements, such as Planning Performance Agreements (PPAs) • the applicant’s identification of risks to achievement of the pre-application stage and the process by which these risks are tracked and managed • cross references to the SoCC required by section 47 of the Planning Act”. <p>The Programme Document provides enough detail about the proposed development, timetable, and activities for the pre-application process, the main issues as identified by the applicant, the progress and completion of PPAs, as well as the applicant’s methods for engaging with stakeholders and its approach to mitigating the programme risks.</p> <p>It would be helpful if the applicant could set out whether the Programme Document has been shared with the local authorities and statutory consultees as well as an Issues Tracker in its next iteration, and provide an expected date for the Adequacy of Consultation Milestone, as well as details on any other relevant consents or licenses needed and any update or resolution of matters in its proposed activities in the ‘main issues’ table (such as its ongoing engagement and / or progress with SOCGs with Natural England, the Environment Agency, Historic England, and Buckinghamshire Council on biodiversity, flood risk, cultural heritage and cumulative issues respectively, where feasible).</p>
Topic	Meeting date: DD Month YYYY
Topic	Advice given