



Planning Inspectorate

Application by Rosefield Energyfarm Limited for Rosefield Solar Farm

Case reference: EN010158

Examining Authority's (ExA) note of the unaccompanied site inspections (USI) on Tuesday 25 November (USI1) and Wednesday 26 November 2025 (USI2)

Examining Inspectors Helena Obremski and Mark James (the panel appointed as the ExA for the application for Rosefield Solar Farm) undertook the inspections on Tuesday 25 November and Wednesday 26 November 2025.

The inspection was undertaken by car and on foot from publicly accessible land (roads, footpaths and bridleways). No inspections were undertaken on private land, and advance permission to enter land was not required, so the inspections could be undertaken on an unaccompanied basis.

A route was planned having regard to the extent of the order limits, details of the proposed development and the applicant's Environmental Statement (ES). Further details about the locations of site inspectors, times, weather conditions and visibility are provided for each date below.

Tuesday 25 November (USI1)

Time: The USI commenced at approximately 09:00 and finished at approximately 16:00.

Visibility and weather conditions: dry, clear skies with good visibility.

Locations:

The ExA walked along Public Rights of Way (PRoW) SCL/13/1, SCL/13/2 and SCL12/2 in parcel 1 of the order limits to observe: Pond Farmhouse (grade II listed building) and its setting, landscape and visual viewpoint (VP) 42, the location of a proposed PRoW diversion, location of a proposed permissive footpath, indicative location for satellite construction compound, proposed area for mitigation and/ or enhancement and solar photovoltaic (PV) development. The ExA also observed the relationship of parcel 1 with the ongoing construction of High Speed Rail 2.

The ExA then drove along Calvert Road and walked PRoW MCL/10/2, observing landscape and visual VP18, Claydon House (grade I listed building) and its setting, Claydon Park (grade II registered park and garden) and Middle Claydon conservation area.

The ExA then drove along Three Points Lane, stopping to note two proposed access locations from the public highway, the indicative location of a main construction compound, the proposed siting zone of a satellite collector compound and transformer and solar PV development.

The ExA visited Botolph Claydon to observe the Botolph Claydon conservation area in relation to the order limits. The ExA then walked along PRow ECL/8/11 (Bernwood Jubilee Way) and ECL10/2 (Splash Lane/ Three Points Lane) in parcel 2 of the order limits. The ExA observed landscape and visual VP10, VP11 and VP12 including the proposed locations of solar PV development, a satellite collector compound, battery energy storage system (BESS), the Rosefield substation and mitigation landscaping.

The ExA then drove along Claydon Road stopping to view landscape and visual VP18, including the location of proposed solar PV development and proposed landscape mitigation. The ExA also noted the proposed locations of both the Claydon Road north and Claydon Road south access points and Granborough Road road widening and passing place locations along the construction traffic route. The ExA also observed the location of the proposed BESS and a main construction compound. The ExA then visited the location of the proposed access point for abnormal indivisible loads and adjacent East Claydon National Grid Substation.

The ExA drove along the proposed construction traffic route on Claydon Road from parcel 2 of the order limits to observe the route as well as the location of related proposed highways works at Fidlers Field/ Snake Lane and Claydon Road to the west of Quainton.

Finally, the ExA walked along PRow HOG/7/1 from Claydon Road through the Hogshaw Farm and Wildlife Park to landscape and visual VP19, including the locations of the proposed solar PV development, BESS and a satellite collector compound.

End of USI1

Wednesday 26 November (USI2)

Time: The USI commenced at approximately 09:00 and finished at approximately 12:00.

Visibility and weather conditions: frosty with light fog at the start of the day that had largely cleared by mid-morning.

Locations:

The ExA drove to East Claydon and walked sections of the Midshires Way/ North Buckinghamshire Way, PRow ECL/5/1 and ECL/4/1 observing landscape and visual VP21, VP22 and VP23, Sion Hill Farm, the existing East Claydon National Grid substation and elements of the proposed development in parcel 3. These included the proposed locations of main and satellite construction compounds, solar PV development, the Rosefield substation, main collector compound and the route of the underground cable to the site of the proposed National Grid substation development.

The ExA then drove on Claydon Road and walked on PRow QUA/40/4 to landscape and visual VP15 and the location of proposed solar PV development in the Quainton-Wing Hills Area of Attractive Landscape to the south of Runts Wood.

End of USI2.