



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 Thursday 26 February 2026 (USI3)

Examining Inspectors Richard Morgan and Mark James (the panel appointed as the ExA for the application for Rosefield Solar Farm) undertook the inspection on Thursday 26 February 2026.

The Examining Authority (ExA) previously undertook unaccompanied site inspections on 25 and 26 November 2025 [[EV1-001](#)]. Richard Morgan was subsequently appointed as the lead member of panel on 27 January 2026 [[PD-007](#)]. Accordingly, the ExA decided that a further unaccompanied site inspection was appropriate to provide the new panel lead with further understanding and familiarity of the site and its surrounds.

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.

Thursday 26 February 2026 (USI3)

Time: The USI commenced at approximately 9:15am and finished at approximately 2pm.

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

Locations:

The ExA observed the location of the proposed access point for abnormal indivisible loads and adjacent East Claydon National Grid Substation.

The ExA walked along Public Rights of Way (PRoW) SCL/13/1, SCL/13/2 and SCL/12/1 in parcel 1 of the order limits to observe: Pond Farmhouse (grade II listed building) and its setting, Shrubs Wood, Decoypond Wood, Sheephouse Wood, 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 walked along Three Points Lane to note a proposed access point location 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) in parcel 2 of the order limits. The ExA observed landscape and visual VP10 and 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 noting 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 from Claydon Road.

Finally, the ExA drove to East Claydon and walked a section of the Midshires Way/ North Buckinghamshire Way, PRoW ECL/5/1 and ECL/4/1 observing landscape and visual 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.

End of USI3.