

Rosefield Solar Farm

Land and Rights Negotiations Tracker

EN010158/APP/8.8
March 2026
Deadline 1
Rosefield Energyfarm Ltd

APFP Regulation 5(2)(q)
Planning Act 2008
Infrastructure Planning
(Applications: Prescribed Forms
and Procedure) Regulations 2009



1. Introduction

1.1. Purpose of this document

- 1.1.1. This Land and Rights Negotiations Tracker has been prepared on behalf of Rosefield Energyfarm Limited ('the Applicant') to tabulate all non-agreed land rights at the outset of the examination in relation to the Development Consent Order Application ('Application') for the construction, operation (including maintenance), and decommissioning of the Rosefield Solar Farm (hereafter referred to as the 'Proposed Development').
- 1.1.2. The Applicant has prepared this document in response to the **Rule 6 letter [PD-008]**, and has been prepared to assist the Examination Authority report on the Applicant's on-going discussions with affected persons.

Land and Rights Negotiations Tracker

Ref	Land interest ¹	Type of interest ²	Powers sought ³	Plot Number(s) ⁴	Status of negotiations with land interest	Likelihood of resolution prior to the end of examination
1	Claydon Estate <i>Agent - Savills</i>	Freehold	Compulsory Acquisition of Land	1/3, 1/5, 1/7, 2/1, 1/8, 1/10, 5/1, 5/2, 1/11, 4/4, 4/10, 5/3, 4/11, 5/4, 6/2, 6/1, 7/9, 7/12, 1/13, 3/5, 6/13, 7/3, 2/5, 4/7, 4/5, 4/9, 4/8	<p>The Applicant and the Affected Person secured an option agreement over the majority of the Site in November 2022, to secure the land and rights required to construct and operate the Proposed Development.</p> <p>In August 2024 the Applicant wrote to the Affected Person introducing the Proposed Development and inviting them to complete and return a Land Interest Questionnaire form.</p>	<p>Resolved.</p> <p>The Applicant and the Affected Person have concluded negotiation. Legal Agreements have been secured.</p>

¹ The name/organisation of the interest in the land, where applicable including any land agent's name

² The category of the interest, within s44 of the Planning Act 2008

³ The type of power(s) sought in the Development Consent Order, including one or more from: compulsory acquisition of land (CAL), compulsory acquisition of rights (CAR), compulsory acquisition of subsoil (CAS), temporary possession (TP)

⁴ Where/ when known, the reference for the plots affected in the draft Land Plans and draft Book of Reference

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					<p>In September 2024 the Applicant wrote to the Affected Person inviting them to take part in the statutory consultation taking place between September and December 2024.</p> <p>In May 2025 the Applicant wrote to the Affected Person inviting them to take part in the targeted statutory consultation taking place between May 2025 to July 2025.</p> <p>The Applicant and its agents (Gateley Hamer) have held numerous meetings with the Affected Person and their agent, throughout the Pre-Application stage to discuss the design of the Proposed Development.</p> <p>The Applicant and the Affected Person agreed a variation to the option in July 2025.</p>	
2	Claydon Estate	Freehold	Compulsory Acquisition of Permanent Rights	1/4, 1/6, 3/11, 2/7, 1/9, 3/14, 3/18, 4/1, 1/12, 2/2, 3/1, 4/2, 6/4, 6/3, 6/10,	See above at Reference 1. The Applicant and the Affected Person agreed a variation to the option in July 2025.	Resolved. The Applicant and the Affected Person have concluded negotiations.

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				7/1, 7/5, 3/6, 3/9, 6/12, 1/14, 2/4, 3/3, 2/3, 1/15, 3/4, 2/6, 3/13, 4/3, 4/6, 3/16, 3/17, 3/15		Legal Agreements have been secured.
3	Claydon Estate	Freehold	Compulsory Acquisition of Temporary Rights	3/8, 6/9	See above at Reference 1. The Applicant and the Affected Person agreed a variation to the option in July 2025.	Resolved. The Applicant and the Affected Person have concluded negotiations. Legal Agreements have been secured.

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4	Edmund Stephen Bullman <i>Agent – Hextall Twiddy</i>	Freehold	Compulsory Acquisition of Permanent Rights	7/2	<p>In July 2024 the Applicant wrote to the Affected Person introducing the Proposed Development and inviting them to complete and return a Land Interest Questionnaire form.</p> <p>In September 2024 the Applicant wrote to the Affected Person inviting them to take part in the statutory consultation taking place between September and December 2024.</p> <p>In May 2025 the Applicant wrote to the Affected Person inviting them to take part in the targeted statutory consultation taking place between May 2025 to July 2025. The Applicant and its agents (Gateley Hamer) have held meetings or spoken with the Affected Person and their agent, throughout the Pre-Application stage to discuss the design of the Proposed Scheme.</p> <p>In May 2025, detailed Heads of Terms were issued by Gateley Hamer to the Affected Person’s agent.</p> <p>In June 2025 Gateley Hamer held a meeting with the Affected Person and their agent to progress Heads of Terms. Following this</p>	<p>The Applicant continues to engage with the Affected Person and believes there is a reasonable prospect that Heads of Terms will be agreed by the end of the examination, with the Legal Agreements to be completed shortly thereafter.</p>

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					<p>meeting, revised Heads of Terms were issued in June 2025. Discussions subsequently evolved to include Statkraft, who own an option over the land and the parties are working together to ensure certainty for all projects.</p> <p>Gateley Hamer will continue to engage with the Affected Person's agent in attempt to seek a voluntary agreement prior to end of the examination.</p>	
5	A E J & FJ Claridge (John Claridge, Pauline Claridge, Philip Claridge) <i>Agent – Brown & Co</i>	Registered Tenant	Compulsory Acquisition of Land	1/1, 1/3, 1/7, 2/1, 1/11, 2/5, 5/1, 5/2	<p>In summer 2021 the Claydon Estate met with the Affected Person to discuss the potential impact of the Proposed Development.</p> <p>In August 2024 the Applicant wrote to the Affected Person introducing the Proposed Development and inviting them to complete and return a Land Interest Questionnaire form.</p> <p>In September 2024 the Applicant wrote to the Affected Person inviting them to take part in the statutory consultation taking place between September and December 2024.</p>	The Applicant and the Affected Person have agreed Heads of Terms and the Legal Agreement is currently being progressed. The Applicant

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					<p>In May 2025 the Applicant wrote to the Affected Person inviting them to take part in the targeted statutory consultation taking place between May 2025 to July 2025.</p> <p>The Applicant and its agents (Gateley Hamer) have held meetings with the Affected Person and their agent, throughout the Pre-Application stage to discuss the design of the Proposed Development.</p> <p>Detailed Heads of Terms for a land exchange which provides replacement land were agreed by both Claydon Estate and the Affected Person in September 2025.</p>	<p>is confident that the Legal Agreement will be secured by the end of examination.</p>
6	A E J & FJ Claridge (John Claridge, Pauline Claridge, Philip Claridge)	Registered Tenant	Compulsory Acquisition of Permanent Rights	1/12, 2/2, 3/1, 1/14, 2/4, 3/3, 1/15, 3/4, 2/3, 2/6, 3/13, 3/14, 3/16	See above at Reference 5. Detailed Heads of Terms for a land exchange which provides replacement land were agreed by both Claydon Estate and the Affected Person in September 2025.	The Applicant and the Affected Person have agreed Heads of Terms, and the Legal Agreements are currently

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						being progressed, with the hope that legal agreements will be secured by the end of examination.
7	Mark Fowler <i>Agent – Robinson and Hall</i>	Registered Tenant	Compulsory Acquisition of Permanent Rights	4/7,4/9,4/11, 5/4,6/1, 6/2, 6/3, 6/4	<p>In autumn 2021 the Claydon Estate met with the Affected Person to discuss the potential impact of the Proposed Development.</p> <p>In April 2024 the Claydon Estate and the Affected Person reached an agreement for the Affected Person to vacate the land in September 2025.</p> <p>In August 2024 the Applicant wrote to the Affected Person introducing the Proposed Development and inviting them to complete and return a Land Interest Questionnaire form.</p>	<p>Resolved.</p> <p>After the Affected Person voluntarily surrendered their long-term agricultural tenancy and their short-term tenancy expired, the Affected</p>

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					<p>In September 2024 the Applicant wrote to the Affected Person inviting them to take part in the statutory consultation taking place between September and December 2024.</p> <p>In April 2024, the Affected Person entered into an agreement with the Claydon Estate which provided for the voluntary surrender of their long-term tenancy interest in return for the granted of a new short-term tenancy which expired in September 2025.</p> <p>In May 2025 the Applicant wrote to the Affected Person inviting them to take part in the targeted statutory consultation taking place between May 2025 and July 2025.</p>	<p>Person no longer occupies the holding.</p> <p>As a result, the Applicant has removed Mr Fowler from the Book of Reference [EN010158/A PP/4.3.2] submitted at Deadline 1 because they are no longer an Affected Person.</p>
8	Preston Farms Limited	Registered Tenant	Compulsory Acquisition of Land	6/10, 7/1, 7/5, 6/12, 7/9, 7/12, 6/13, 7/3	In autumn 2021 the Claydon Estate met with the Affected Person to discuss the potential impact of the Proposed Development.	The Applicant and the Affected Person have

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	<i>Agent – Brown & Co</i>				<p>In July 2024 the Applicant wrote to the Affected Person introducing the Proposed Development and inviting them to complete and return a Land Interest Questionnaire form.</p> <p>In September 2024 the Applicant wrote to the Affected Person inviting them to take part in the statutory consultation taking place between September and December 2024.</p> <p>The Applicant and their agents (Gateley Hamer) have held meetings in May 2025 with the Affected Person and their agent and throughout the Pre-Application stage to discuss the design of the Proposed Scheme.</p> <p>Detailed Heads of Terms for a relocation agreement were agreed by both Claydon Estate and the Affected Person in September 2025.</p>	<p>agreed Heads of Terms, and the Legal Agreement is currently being progressed. The Applicant is confident that the agreement will be secured by the end of examination.</p>
9	Preston Farms Limited	Freehold	Compulsory Acquisition of	7/4	<p>In May 2025 the Applicant wrote to the Affected Person inviting them to take part in the targeted statutory consultation taking place between May 2025 to July 2025.</p>	<p>The Applicant and the Affected Person</p>

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	<i>Agent – Brown & Co</i>		Permanent Rights		<p>The Applicant and their agents (Gateley Hamer) met with the Affected Person and their agents in May 2025. Detailed Heads of Terms were issued to the Affected Person’s agent following this meeting in June 2025.</p> <p>Gateley Hamer will continue to engage with the Affected Person’s agent to seek a voluntary agreement prior to end of the examination.</p>	<p>continue to negotiate terms of an agreement. The Applicant is confident that the parties will reach agreement by the end of examination.</p>
10	<p>Terence Walter Ives</p> <p><i>Agent – Brown & CO</i></p>	Freehold	Compulsory Acquisition of Land	7/11	<p>In August 2024 the Applicant wrote to the Affected Person introducing the Proposed Development and inviting them to complete and return a Land Interest Questionnaire form.</p> <p>In September 2024 Applicant wrote to the Affected Person inviting them to take part in</p>	<p>The Applicant continues to engage with the Affected Person in order to narrow the commercial</p>

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					<p>the statutory consultation taking place between September and December 2024.</p> <p>In May 2025 the Applicant wrote to the Affected Person inviting them to take part in the targeted statutory consultation taking place between May 2025 and July 2025.</p> <p>The Applicant and Gateley Hamer met with the Affected Person and their agent in April, June and August 2024.</p> <p>In April 2025, Gateley Hamer issued detailed Heads of Terms.</p> <p>Gateley Hamer will continue to engage with the Affected Person's agent to seek a voluntary agreement prior to end of the examination.</p>	<p>matters that are outstanding.</p> <p>This matter is ongoing and the Applicant will continue to engage with the Affected Person in an effort to secure a voluntary agreement before the end of examination.</p>
11	The President and Scholars of Corpus Christi College,	Freehold	Compulsory Acquisition of Land	8/2	In August 2024 the Applicant wrote to the Affected Person introducing the Proposed Development and inviting them to complete	The Applicant continues to engage with the Affected Person and is

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	University of Oxford				<p>and return a Land Interest Questionnaire form.</p> <p>In September 2024 the Applicant wrote to the Affected Person inviting them to take part in the statutory consultation taking place between September and December 2024.</p> <p>The Applicant and their agents (Gateley Hamer) have held numerous meetings with the Affected Person and their agent, throughout the Pre-Application stage to discuss the design of the Proposed Scheme.</p> <p>Gateley Hamer and the Affected Person's agent meet in April 2025, and detailed Heads of Terms for the were issued in May 2025.</p> <p>Gateley Hamer met with the Affected Person's agent in July 2025. Following this meeting revised Heads of Terms were issued in August 2025.</p> <p>Gateley Hamer will continue to engage with the Affected Person's agent to seek a voluntary agreement prior to end of the examination.</p>	<p>confident that an agreement will be reached by the end of the examination.</p>
	<i>Agent – Bidwells</i>					

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12	Jeremy Fenemore	Registered Tenant	Compulsory Acquisition of Land	8/2	<p>The plot represents roadside verge and hedgerow required for road widening. The plot is included as a freehold acquisition as Buckinghamshire Council Highways will adopt the widened road.</p> <p>In May 2025 the Applicant wrote to the Affected Person introducing the Proposed Development and inviting them to complete and return a Land Interest Questionnaire form.</p> <p>In May 2025 the Applicant wrote to the Affected Person inviting them to take part in the targeted statutory consultation taking place between May 2025 to May 2025.</p>	<p>The Applicant continues to engage with the freeholder on terms that provide vacant possession of the land and considers there is a reasonable prospect of reaching an agreement by the end of the examination – see Reference 11.</p>



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