

Rosefield Solar Farm

Applicant's Draft Itinerary for the Accompanied Site Inspection (ASI)



EN010158/APP/8.10
Revision 1
Deadline 1
March 2026
Rosefield Energyfarm Limited

Planning Act 2008
Infrastructure Planning
(Examination Procedures) Rules 2010

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1. Introduction

1.1. Purpose of this document

- 1.1.1. An Application for Rosefield Solar Farm (“the Proposed Development”) was made by Rosefield Energyfarm Limited (“the Applicant”) to the Secretary of State for Energy Security and Net Zero for a Development Consent Order (DCO) under section 37 of the Planning Act 2008. The DCO Application was accepted for examination on 23 October 2025.
- 1.1.2. On 27 January 2026, the Examining Authority (ExA) issued its Rule 6 letter [\[PD-008\]](#) which set out in Annex F a request for a draft itinerary for the Accompanied Site Inspection to be submitted by the Applicant at Deadline 1.
- 1.1.3. Annex F of the Rule 6 letter sets out that the draft itinerary for the ASI should include:
 - Relevant locations referred to in the Relevant Representations received
 - Any other locations at which the Applicant has predicted likely significant environmental effects
 - The locations suggested by Interested Parties submitted by Procedural Deadline A.
- 1.1.4. On 27 February 2026, the ExA issued its Rule 8 letter [\[PD-009\]](#) which confirms that the Applicant’s draft itinerary for an ASI should be submitted at Deadline 1 on 10 March 2026, and that time has been reserved in the Examination Timetable to undertake an ASI during the week commencing 18 May 2026. In the letter, the ExA also requests that Interested Parties express interest in attending the ASI by Deadline 2 on 22 April 2026.
- 1.1.5. The ExA will review comments received from Interested Parties at Deadlines 1 and 2 and may make changes to the draft itinerary. The ExA will publish its final itinerary for an ASI on the National Infrastructure Planning Rosefield Solar Farm webpage.

2. Draft itinerary for the ASI

2.1. General arrangements

Preparation of the draft itinerary

- 2.1.1. The Applicant has set out the planned inspection points for the ASI, as well as approximate timings and information relevant to the location in **Table 2-1** below. The locations of the inspection points are shown at **Figure 2-1**.
- 2.1.2. The draft itinerary focusses on key areas of discussion likely to be raised during the Examination. It has been prepared having reviewed the content of Relevant Representations, dialogue with Interested Parties, and the suggested locations submitted by Interested Parties at Procedural Deadline A. Regard has also been had to the notes detailing the ExA's Unaccompanied Site Inspections ([\[EV1-001\]](#) and [\[EV5-001\]](#)) to avoid duplication.
- 2.1.3. The Applicant has also had regard to the viewpoints set out in **ES Volume 3, Figure 10.6: Viewpoint locations [EN010158/APP/6.3] [APP-069]**. Where an inspection point corresponds to a viewpoint location, the Applicant has noted this in the 'justification' column of **Table 2-1**.
- 2.1.4. Buckinghamshire Council identified one suggested location for site inspection at Procedural Deadline A [\[AS-040\]](#) to the east of Runts Wood. The Applicant has incorporated this suggestion into its itinerary at inspection point 8.
- 2.1.5. Preston Farms Ltd has suggested three locations for site inspection in dialogue with the Applicant. The Applicant has incorporated these suggestions into its itinerary at inspection points 7 and 14a and b.
- 2.1.6. Where the Applicant has proposed an inspection point which would require either parking at a residential property or consideration of the property itself, the Applicant confirms that this has been agreed with the owners/occupiers of these properties via email. The Applicant also confirms that the draft itinerary has been shared with relevant land interests to ensure access to locations not publicly accessible.
- 2.1.7. In the event that access to an inspection point proposed for the ASI is later revoked, the Applicant will inform the ExA at the earliest opportunity and suggest alternative arrangements to replicate the routing as closely as practicable.

Timings and assumptions

- 2.1.8. The timings below are approximate and will depend on factors such as traffic. The Applicant has allowed for a time period of 10 minutes at each inspection point, as well as scheduled comfort breaks approximately every 2 hours. Where a walking route is proposed, the Applicant has sought to keep these as short as practicable and has taken a conservative approach to estimating the time taken to complete the walk. Conservative estimates of the time taken to travel to each location, as well as getting on and off the transport provided, are included within the draft itinerary.
- 2.1.9. The Applicant would request that the number of Interested Parties in attendance for the ASI visit is confirmed in advance, allowing the Applicant to provide suitable travel arrangements, inform land interests and property owners and provide any biosecurity guidance to attendees.

Refreshments and breaks

- 2.1.10. The Applicant has scheduled comfort breaks every two hours, in addition to bathrooms being accessible before and after the ASI takes place.
- 2.1.11. The Applicant has scheduled 30 minutes for lunch. The Applicant encourages attendees to either purchase refreshments at the Phoenix Kitchen in Claydon Courtyard (if available, dependent on the date of the ASI) or bring a packed lunch.
- 2.1.12. Water bottles will be provided in the vehicle. There will be facilities to fill up any water bottles during the comfort breaks.

Transport

- 2.1.13. The Applicant will provide transport for all attendees for the ASI. The Applicant will confirm a meeting place to board the transport (and hence the starting point for the ASI) in the final itinerary.
- 2.1.14. It is the Applicant's strong preference that attendees use the transport provided and avoid using their own vehicles to avoid congestion at inspection points, biosecurity issues at some inspection points and road safety risks.
- 2.1.15. The transport provided by the Applicant will return to the meeting place at the Claydon Estate for lunch, any comfort breaks and at the conclusion of the ASI.
- 2.1.16. Attendees will need to make their own arrangements to get to and from the meeting place at the Claydon Estate, noting that this is in close proximity to the proposed Order Limits.

Clothing

- 2.1.17. Due to the biosecurity measures in place at some stops, attendees must wear boots, wellington boots or appropriate footwear that can be submerged into boot-wash. Attendees should also bear in mind that some stops may require walking on uneven ground.
- 2.1.18. It is advised that attendees wear clothing that is appropriate for the weather/conditions on the day.
- 2.1.19. Conditions in some areas and the weather on the day may dictate that wellington boots are required.
- 2.1.20. Foliage on Public Rights of Way and at field boundaries/entrances can be tall and overgrown. All attendees are requested to wear clothing that keeps their arms and legs covered at all times.

Health and safety

- 2.1.21. The ASI will involve walking on terrain that may be uneven. Anyone who may find it challenging to walk in these conditions is advised to assess whether it is suitable for them to attend the ASI, either partially or in its entirety.
- 2.1.22. A first aid kit will be provided on the transport for the ASI.
- 2.1.23. The Applicant will carry out a walk of the route ahead of the ASI to identify potential hazards in advance.
- 2.1.24. The Applicant will carry out a briefing ahead of the start of the ASI. The aim of this briefing will be to ensure that attendees are aware of any health and safety risks.
- 2.1.25. As noted above, there will be a requirement for attendees to follow biosecurity procedures at some stops. Protocols will be circulated to registered attendees in advance (see Appendix 2). Non-compliance with the protocol will mean those attendees will not be able to disembark the vehicle at certain stops.

Next steps

- 2.1.26. The Applicant would welcome further comments from the ExA and other Interested Parties to finalise the itinerary for the ASI.

2.2. Draft itinerary for the ASI including suggested routes and timings

Table 2-1: Proposed itinerary for the ASI

Inspection point	Indicative timings	Description (and any special arrangements)	Justification	Information
Start	09:15 – 09:30	The Stables at Claydon Estate, Claydon Courtyard, Buckingham MK18 2EY	<ul style="list-style-type: none"> • Meeting place for the ASI • Viewpoint 5 • Heritage asset (Claydon House and Registered Park and Gardens) 	Rendezvous at the Stables at Claydon Estate (located in Claydon Courtyard) for pick up and health and safety briefing.
1	09:40 – 09:55	Views of Parcel 1a northwest of Romer Wood	<ul style="list-style-type: none"> • Viewpoint 3 • Areas for ecological mitigation and enhancements • Proposed route for operational and maintenance traffic into Parcel 1a. • Romer Wood • Can be accessed by public footpath. Nearby parking located on private land 	Drive from the car park at Claydon Estate turning left onto Queen Catherine Road, turning down the road on the first left to Calvert Road. Turn left and then immediately right onto Three Points Lane and drive past Knowl Hill Farm to the unmarked track to reach the inspection point northwest of Romer Wood.

2	10:00 – 10:55	<p>Knowl Hill</p> <p>Start: Knowl Hill Farm, Three Points Ln, MK18 2EZ</p> <p>End: Knowl Hill Farm, Three Points Ln, MK18 2EZ</p>	<ul style="list-style-type: none"> • Heritage asset (views to Claydon House) • Visibility from residential properties • Proposed permissive footpath • Located on private land and cannot be accessed via public land 	<p>Park at Knowl Hill Farm and walk west to reach Knowl Hill (approx. 750 metres), turning back to meet transportation.</p>
Break	11:05– 11:20	<p>The Stables at Claydon Estate, Claydon Courtyard, Buckingham MK18 2EY</p>	<ul style="list-style-type: none"> • Comfort break (15 minutes, optional) 	<p>Drive north on Three Points Lane, turning left on Calvert Road and then immediately right to reach Queen Catherine Road, turning right to enter the car park at the Claydon Estate.</p>
3	11:30 -11:45	<p>Catherine Cottages Calvert Road, MK18 2HA</p>	<ul style="list-style-type: none"> • Viewpoint 2 • Visibility from residential properties • Located on private land and cannot be accessed via public land 	<p>If from Claydon Estate: Drive from the car park at Claydon Estate turning left onto Queen Catherine Road, turning down the road on the first left to Calvert Road. Turn right onto Calvert Road and then Catherine Cottages are located on the left-hand side.</p> <p>If from inspection point 2: Drive north on Three Points Lane and turn left on Calvert Road. Catherine Cottages are located on the left-hand side.</p>

4	11:50 – 12:05	Calvert Cottages, Calvert Road, MK18 2HD	<ul style="list-style-type: none"> • Viewpoint 1 • Visibility from residential properties • Located on private land and cannot be accessed via public land 	Drive westbound on Calvert Road for approximately 1 minute before reaching inspection point 4 (Calvert Cottages on the right-hand side).
5	12:10 – 12:25	View from permissive footpath in Steeple Claydon	<ul style="list-style-type: none"> • Viewpoint 38 • Visibility from Steeple Claydon • Located on public land 	Continue westbound on Calvert Road, turning right onto Addison Road and then right onto Vicarage Lane, parking at Steeple Claydon Village Hall and continuing approx. 300 metres on foot to reach inspection point 5.
6	12:30 – 12:45	Claydon House, Middle Claydon, MK18 2EY	<ul style="list-style-type: none"> • Viewpoint 5 • Heritage asset (Claydon House and Registered Park and Gardens) • Most of the wider grounds are publicly accessible, with permission required for access to Claydon House 	From the Village Hall, drive eastbound on Queen Catherine Road, turning right to the car park for Claydon Estate. Walk to inspection point 6 on the ha-ha, via the west terrace and the south front of Claydon House.
Lunch	12:45 -13:15	The Stables at Claydon Estate, Claydon	<ul style="list-style-type: none"> • Lunch break (30 minutes) 	n/a

Courtyard, Buckingham
MK18 2EY

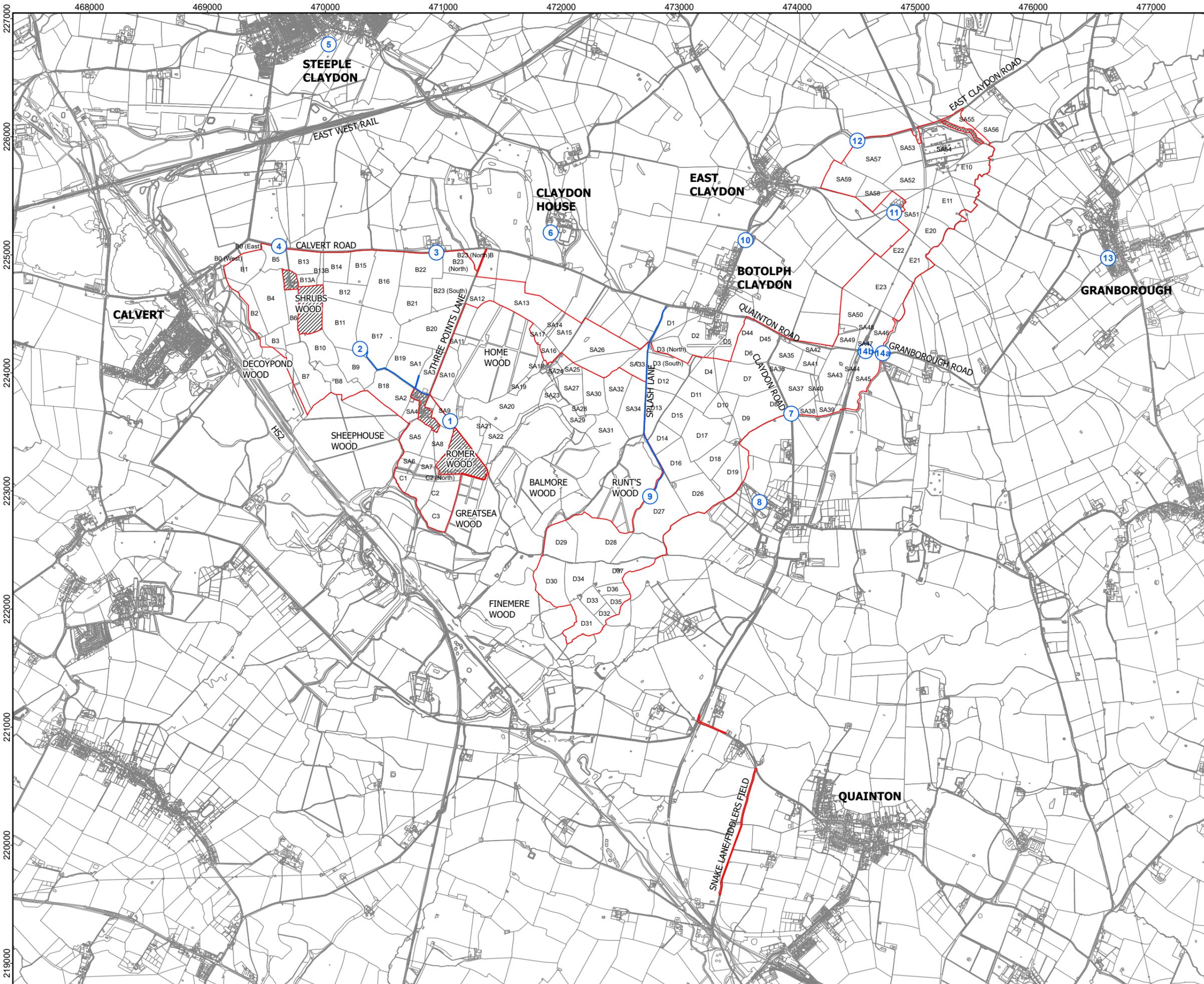
7	13:25 – 13:35	Viewpoint off Claydon Road, north of Borshaw Farm MK18 3LA	<ul style="list-style-type: none"> Requested by Preston Farms Ltd 	<p>Drive from the car park at Claydon Estate turning left onto Queen Catherine Road, turning down the road on the first left to Calvert Road. Turn left on Calvert Road and continue eastbound, driving through Botolph Claydon and turning right onto Claydon Road until the inspection point is reached.</p>
8	13:45 – 13:55	Hogshaw Farm & Wildlife Park, Claydon Rd, Buckingham MK18 3LA	<ul style="list-style-type: none"> Viewpoint 43 Visibility from local business Located on private land and cannot be accessed via public land 	<p>Continue south on Claydon Road with Hogshaw Farm and Wildlife Park on the right-hand side.</p>
9	14:10 – 14:40	Footpath east of Runts Wood	<ul style="list-style-type: none"> Request from Buckinghamshire Council Viewpoint 41 Visibility from footpath Runts Wood Can be accessed by public footpath 	<p>Drive north on Claydon Road, turning left on Orchard Way through the village of Botolph Claydon, turning left into Splash Lane. Drive down Splash Lane, parking at the junction to Bernwood Jubilee Way. Walk down Splash Lane until the inspection point is reached (500m each way).</p>

10	14:50 – 15:05	Mushroom Shelter, St Marys Rd, Botolph Claydon, Buckingham MK18 2LS	<ul style="list-style-type: none"> • Viewpoint 40 • Visibility from Botolph Claydon • Located on public land 	From Splash Lane, turn right onto Orchard Lane and then left onto Botyl Road, parking at East Claydon Village Hall and walking to the inspection point (170m each way).
Break	15:15 – 15:30	The Stables at Claydon Estate, Claydon Courtyard, Buckingham MK18 2EY	<ul style="list-style-type: none"> • Comfort break (15 minutes, optional) 	Drive south on St Marys Road, turning right onto Orchard Way and then right towards Queen Catherine Road. Turn right onto Queen Catherine Road and then right again into the carpark at Claydon Estate.
11	15:40 – 15:50	Sion Hill Farm, East Claydon, Buckingham, MK18 2NE	<ul style="list-style-type: none"> • Viewpoints 21, 22 and 23 • Visibility from residential properties • Located on private land and cannot be accessed via public land 	<p>If from Claydon Estate: Drive from the car park at Claydon Estate turning right onto Queen Catherine Road, and right at the junction with Sandhill Road. Follow this road onto Church Way to reach the inspection point.</p> <p>If from inspection point 10: Drive north on St Marys Road, turning right onto Church Way and following this to reach inspection point.</p>
12	16:25 – 16:35	East Claydon Road, Buckingham MK18 3NF	<ul style="list-style-type: none"> • Viewpoint 24 • Construction traffic access • Cumulative effects 	Drive back on Church Way and turn right on East Claydon Road, with inspection point 13 on the right-hand side.

			<ul style="list-style-type: none"> • Can be accessed by public footpath. Nearby parking located on private land. 	
13	16:45 – 16:55	PRoW to the rear of Sovereign Close, accessed from Church Lane, Granborough MK18 3NN	<ul style="list-style-type: none"> • Viewpoint 28 • Cumulative effects • Located on public land. 	Continue eastbound on East Claydon Road, turning right onto Granborough Road travelling southbound through Granborough and turning right onto Church Lane. The inspection point is at the end of Church Lane.
14	17:00 – 17:10	Turning off Hogshaw Road, MK18 3LB	<ul style="list-style-type: none"> • Requested by Preston Farms Ltd 	At the junction with Winslow Road, turn left and then left onto Hogshaw Road. Continue on Hogshaw Road until 14a is reached (the crossroads at Middle Farm), parking in the entrance. Then continue onto inspection point 14b to park in the layby.
End	17:10– 17:20	The Stables at Claydon Estate, Claydon Courtyard, Buckingham MK18 2EY	<ul style="list-style-type: none"> • Return to meeting place to complete ASI 	Continue on Hogshaw Road, passing through Botolph Claydon westbound on Orchard Way and turning right to reach Queen Catherine Way. Turn right to reach carpark at Claydon Estate to complete ASI.

Appendix 1 – Suggested inspection points for the ASI





- LEGEND:**
- Order Limits
 - Areas outside the Order Limits
 - Suggested walking route
 - 1 Views of Parcel 1a northwest of Romer Wood
 - 2 Knowl Hill
 - 3 Catherine Cottages
 - 4 Calvert Cottages
 - 5 View from permissive footpath in Steeple Claydon
 - 6 Claydon House
 - 7 Viewpoint off Claydon Road
 - 8 Hogshaw Farm & Wildlife Park
 - 9 Footpath east of Runts Wood
 - 10 Mushroom Shelter, Botolph Claydon
 - 11 Sion Hill Farm
 - 12 East Claydon Road
 - 13 Church Lane, Granborough
 - 14a Turning off Hogshaw Road
 - 14b Turning off Hogshaw Road

Coordinate System: British National Grid
 Projection: Transverse Mercator
 Datum: OSGB 1936
 Units: Meter

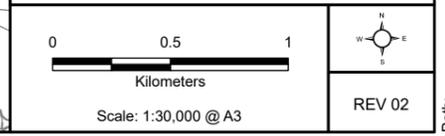


02	MAR 2026	DEADLINE 1	LDA	LDA	EDF
01	FEB 2026	DCO EXAMINATION	LDA	LDA	EDF
Rev	Date	Description	Drn	Chk	App

Rosefield Solar Farm

TITLE:
 SUGGESTED LOCATIONS FOR SITE INSPECTION

PINS REFERENCE NUMBER:
 EN010158



Appendix 2 – SOP: Site inspection biosecurity and visitor control



Preston Farms / TCS Biosciences

Site Inspection Biosecurity and Visitor Control

Department: Preston Farms / Production Support

1. Purpose

The purpose of this Standard Operating Procedure (SOP) is to set out the biosecurity steps required for any site inspection or visit at Preston Farms, so that visits can be completed without compromising animal welfare, biosecurity or normal operations.

2. Scope

2.1 This SOP applies to all visitors attending Preston Farms, including inspections, audits, contractor work, customer visits, regulatory visits and management visits.

2.2 Preston Farms operates as part of a tightly managed horse and sheep business supporting biomedical production through TCS Biosciences.

2.3 All visits must be pre-arranged with Preston Farms and escorted. Visitors must comply with the controls in this SOP.

3. Responsibilities

3.1 Preston Farms Manager (or nominated deputy): to brief and escort visitors, set routes and apply additional controls where required.

3.2 Visit organiser / host (TCS contact): to confirm attendance details in advance and issue pre-visit instructions.

3.3 Visitors: to comply with this SOP and follow Preston Farms staff instructions at all times.

4. Procedure

4.1 General principles

4.1.1 The holding is managed as a controlled system. Livestock are maintained within planned rotations and controlled areas.

4.1.2 Uncontrolled access between fields or livestock groups can disrupt rotation, increase disease risk and cause animal stress.

4.1.3 All visits must be escorted and must follow agreed routes.

4.1.4 Visitors must comply with any additional restrictions in place at the time of the visit (for example, disease restrictions or movement controls).

4.2 Before the visit (pre-arrival requirements)

4.2.1 Visitors must confirm attendance in advance (date/time, number of attendees, and vehicle details where applicable).

4.2.2 Visitors must declare in advance if they have recently been on other livestock premises, particularly where there are known restrictions or disease issues.

4.2.3 Visitors must arrive in clean footwear and suitable outdoor clothing.

4.2.4 Where required, visitors may be asked to bring a change of footwear and/or clothing.

4.3 Arrival on site

4.3.1 Visitors must report to the agreed meeting point.

4.3.2 Visitors must follow the briefing given by Preston Farms staff.

4.3.3 Visitors must remain with their escort at all times unless expressly authorised otherwise.

4.4 Movement around the site

4.4.1 Visitors must stay on agreed routes.

4.4.2 Visitors must not enter paddocks, barns, stables, yards, handling areas or livestock areas unless specifically invited and authorised by the escort.

4.4.3 Visitors must avoid contact with animals, gates, fencing, feed, bedding, water troughs and equipment where at all possible.

4.4.4 Visitors must keep a reasonable distance from livestock and avoid sudden movements and loud noise.

4.5 Footwear, hygiene and protective measures

4.5.1 Where directed, visitors must use the biosecurity measures provided, which may include disinfectant foot dips and disposable overshoes.

4.5.2 Visitors must not move from one livestock group or field to another without escort approval.

4.5.3 Disposable overshoes (where issued) must be fitted and removed as instructed and disposed of in the designated waste.

4.6 Vehicles and parking

4.6.1 Vehicles must park only in designated areas as instructed by Preston Farms staff.

4.6.2 Vehicles must not drive across fields unless agreed in advance and authorised on the day.

4.6.3. Vehicles & machinery should arrive clean, and disinfection will be required as directed by Preston Farms staff.

4.7 Photography and recording

4.7.1 Visitors must request permission before photographing or recording animals, handling areas or operational parts of the site.

4.7.2 Where permission is granted, visitors must follow any restrictions set by the escort.

4.8 Departing the site

4.8.1 Visitors must leave via the agreed route and return any issued PPE as instructed.

4.8.2 Visitors must report any incident, animal contact, or deviation from agreed routes to the escort immediately.



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