



Planning Inspectorate

Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

Customer Services: 0303 444 5000
Case Team email: Rosefieldsolar@planninginspectorate.uk

Published on National Infrastructure Planning website

Our Ref: EN010158

Date: 12 May 2026

Planning Act 2008

EN010158 - application by Rosefield Energyfarm Limited for an order granting development consent for the Rosefield Solar Farm accompanied site inspection itinerary – 19 May 2026

The itinerary for the accompanied site inspection can be found below with locations identified on a map in Appendix 1.

Please note that the Examining Authority's (ExA) inspection of sites is **not** an opportunity to provide any oral representations on the project or discuss evidence. It is an opportunity for the ExA to look at the physical features that can be seen on, or from the sites. Participants may be invited by the ExA to point out specific features or sites of interest.

Joining the site visit

The site inspection will commence at 9:00 at The Stables at Claydon Estate, Claydon Courtyard, Buckingham MK18 2EY. Participants are asked to assemble promptly as the ExA will not wait for parties who are not present at the start time.

To ensure the smooth running of the ExA's inspection, we ask that attendees notify the case team if there are any changes in attendance, and ensure The Planning Inspectorate is made aware of any special access requirements.

Please confirm attendance by emailing the case team at rosefieldsolar@planninginspectorate.gov.uk or by phoning customer services on: 0303 444 5000 by **14 May 2026**. We ask that you provide contact details so that the case team can endeavour to notify attendees of any changes.

Transport

The applicant will provide transport for all attendees for the accompanied site inspection (ASI). Boarding will be at the meeting place, The Stables at Claydon Estate, Claydon Courtyard, Buckingham, MK18 2EY

It is the ExA'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.

Clothing

Attendees are recommended to wear appropriate sturdy footwear and weather appropriate clothing. The applicant will provide high visibility jackets. 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. 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

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.

A first aid kit will be provided on the transport for the ASI by the applicant. The applicant will carry out a walk of the route ahead of the ASI to identify potential hazards in advance. The applicant will also 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.

There will be a requirement for attendees to follow biosecurity procedures at some stops associated with TCS Biosciences Ltd and Preston Farms Ltd. Protocols for site inspections at TCS Biosciences Ltd and Preston Farms Ltd locations are provided at Appendix 2 to this itinerary and must be adhered to. Non-compliance with the protocol will mean those attendees will not be able to disembark the vehicle at certain stops.

Sites on private land

Access onto private land is at all times by permission of the person controlling it; householders, occupiers and landowners may refuse to allow some persons accompanying the ExA onto their land. Under those circumstances, the ExA will decide whether or not to proceed with that part of the inspection and may ask those refused access to wait outside. Access at TCS Biosciences Ltd and Preston Farms Ltd areas will be restricted.

Refreshments

Water bottles will be provided in the vehicle by the applicant. There will be facilities to fill up any water bottles during the comfort breaks. Please note that the Phoenix Kitchen on the Claydon Estate is not open on the date of the ASI, and therefore attendees will need to bring a packed lunch.

Cancellations

Please note that in the unlikely event that the accompanied site inspection is cancelled, we shall endeavour to contact attendees beforehand, but we ask that you regularly check The Planning Inspectorate's website which can be viewed here: <https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010158/>

Detailed itinerary for accompanied site inspection

Please be aware that the timings outlined are indicative.

Inspection point	Time	Location	Notes
Start	9:00 – meeting time 9:15 - departure time	The Stables at Claydon Estate, Claydon Courtyard, Buckingham, MK18 2EY	Meeting time for safety briefing from the applicant and introduction by the ExA.
1	9:40 – 9:55	Mushroom Shelter, St Marys Rd, Botolph Claydon, Buckingham MK18 2LS	Drive from the car park at Claydon Estate turning right onto Queen Catherine Road, and right at the junction with Sandhill Road. Turn onto St Marys Road parking at East Claydon Village Hall and walk to the inspection point (170m each way).
2	10:00 – 10:30	TCS Biosciences Ltd, Botyl Rd, Botolph Claydon, Buckingham MK18 2LR	Please note that for biosecurity reasons, attendance at this stop will be restricted.

Inspection point	Time	Location	Notes
3	10:35 – 10:50	Sion Hill Farm, East Claydon, Buckingham, MK18 2NE	Drive north on St Marys Road, turning right onto Church Way and follow this to reach inspection point.
4	10:55 – 11:10	Turning off Hogshaw Road, MK18 3LB	At the junction with Winslow Road, turn left and then left again onto Hogshaw Road. Continue on Hogshaw Road until 4a is reached (the crossroads at Middle Farm), parking in the entrance. Then continue onto inspection point 4b to park in the layby.
Break (optional)	11:20 – 11:35	The Stables at Claydon Estate, Claydon Courtyard, Buckingham MK18 2EY	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.
5	11:45 – 12:00	Viewpoint off Claydon Road, north of Borshaw Farm MK18 3LA	<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 left on Calvert Road and continue eastbound, driving through Botolph Claydon and turning right onto Claydon Road until the inspection point is reached.</p> <p>If from inspection point 4: Turn left onto Claydon Road and travel southbound until the inspection point is reached.</p>
6	12:05 – 12:35	Hogshaw Farm & Wildlife Park, Claydon Rd, Buckingham MK18 3LA	Continue south on Claydon Road with Hogshaw Farm and Wildlife Park on the right-hand side.
7	12:45 – 13:00	Claydon House, Middle Claydon, MK18 2EY	Drive northbound on Claydon Road, turning left at the junction with Orchard Way and passing through Botolph Claydon westbound. Turn right to reach Queen Catherine Way. Turn right to reach

Inspection point	Time	Location	Notes
			carpark at Claydon Estate. Walk to inspection point 7 on the ha-ha, via the west terrace and the south front of Claydon House.
Lunch	13:00 – 13:30	The Stables at Claydon Estate, Claydon Courtyard, Buckingham MK18 2EY	Please note attendees will be required to bring their own refreshments, as these will not be provided and the Phoenix Kitchen at Claydon Courtyard will not be open.
8	13:40 – 13:55	Views of Parcel 1a northwest of Romer Wood	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.
9	14:00 – 14:50	Knowl Hill Start: Knowl Hill Farm, Three Points Ln, MK18 2EZ End: Knowl Hill Farm, Three Points Ln, MK18 2EZ	Park at Knowl Hill Farm and walk west to reach Knowl Hill (approx. 750 metres), turning back to meet transportation.
Break (optional)	15:00 – 15:15	The Stables at Claydon Estate, Claydon Courtyard, Buckingham MK18 2EY	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.
10	15:20 – 15:35	Calvert Cottages, Calvert Road, MK18 2HD	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

Inspection point	Time	Location	Notes
			<p>continue until Calvert Cottages is reached on the right hand side.</p> <p>If from inspection point 9: Drive north on Three Points Lane, turning left on Calvert Road and driving for approximately 1 minute to reach inspection point 10 (Calvert Cottages on the right-hand side).</p>
11	15:40 – 15:55	Catherine Cottages Calvert Road, MK18 2HA	Drive eastbound on Calvert Road for approximately 1 minute before reaching inspection point 11 (Catherine Cottages on the right-hand side).
12	16:00 – 16:15	Muxwell Farm, Calvert Road MK18 2EZ	Drive eastbound on Calvert Road for approximately 1 minute before reaching inspection point 12 (the driveway for Muxwell Farm is on the right-hand side).
13	16:20 – 16:50	Footpath east of Runts Wood	Continue east on Claydon Road, turning right 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).
End	16:50 – 17:00	The Stables at Claydon Estate, Claydon Courtyard, Buckingham MK18 2EY	Turning left out of Splash Lane, drive westbound on Calvert Road, turning right to reach Queen Catherine Way. Turn right to reach carpark at Claydon Estate to complete ASI.

Yours faithfully

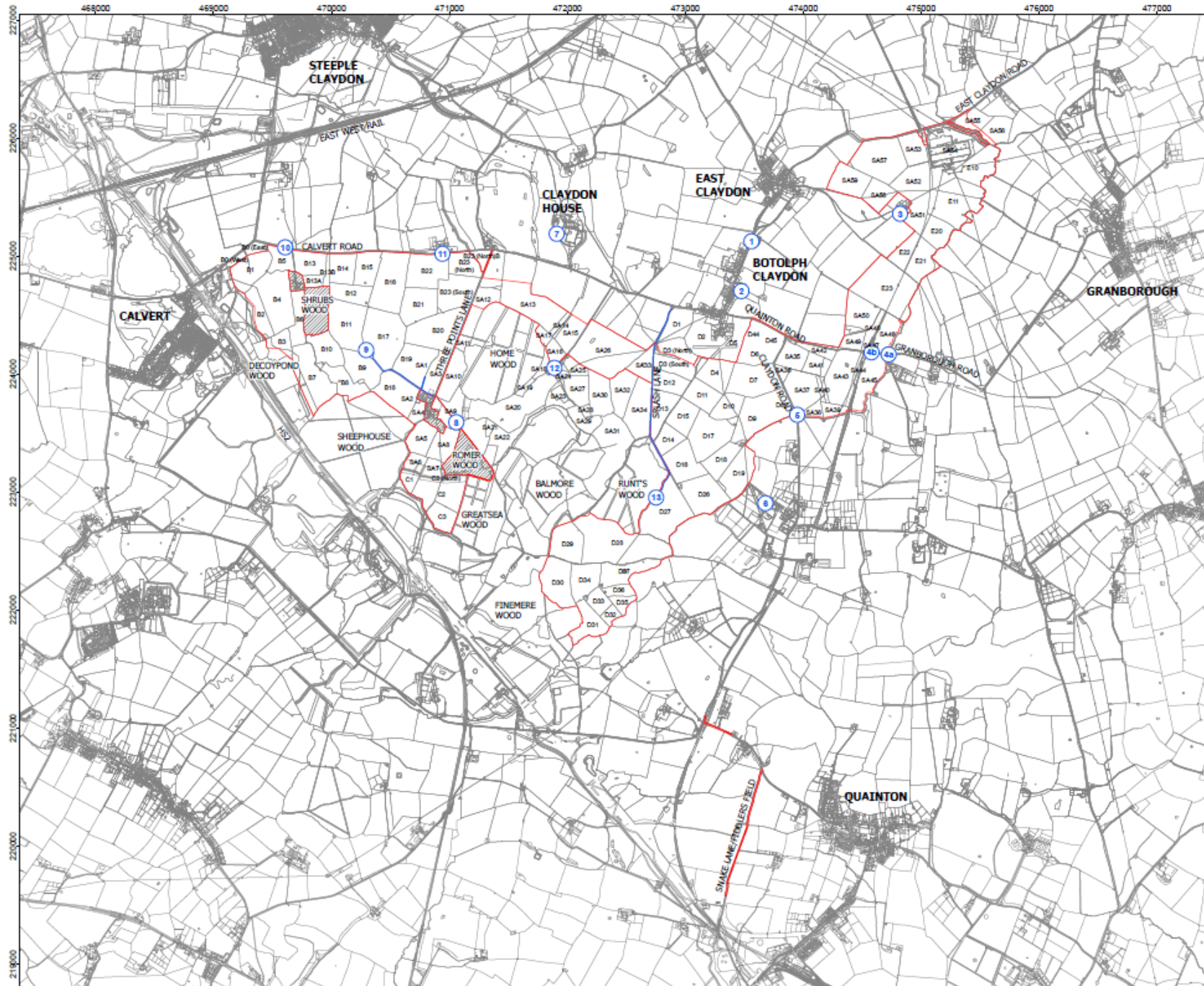
Richard Morgan

Lead member of the panel of Examining Inspectors

This communication does not constitute legal advice.

Please view our ['Privacy Notice'](#) before sending information to The Planning Inspectorate.

Appendix 1 – ASI inspection points



- LEGEND:**
- Order Limits
 - Areas outside the Order Limits
 - Suggested walking route
 - 1 Mushroom Shelter, Botolph Claydon
 - 2 TCS Biosciences Ltd
 - 3 Sion Hill Farm
 - 4 Turning off Hogshaw Road
 - 4b Turning off Hogshaw Road
 - 5 Viewpoint off Claydon Road
 - 6 Hogshaw Farm & Wildlife Park
 - 7 Claydon House
 - 8 Views of Parcel 1a northwest of Romer Wood
 - 9 Knowl Hill
 - 10 Calvert Cottages
 - 11 Catherine Cottages
 - 12 Muxwell Farm
 - 13 Footpath east of Runts Wood

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



04	MAY 2026	UPDATED FINAL	LDA	LDA	EDF
03	MAY 2026	FINAL	LDA	LDA	EDF
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:
 LOCATIONS FOR ACCOMPANIED SITE INSPECTION

PINS REFERENCE NUMBER:
 EN010158



Appendix 2 - Site inspection biosecurity and visitor control protocol

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.