

Rosefield Solar Farm

Land and Rights Negotiations Tracker (Clean)

Part 8

EN010158/APP/8.8.3
June 2026
Revision 3
Deadline 4
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 and has updated it at Deadline 4 in response to Q2.6.6 of the **Examining Authority's Written Questions 2 (ExQ2) [PD-016]** to reflect the removal of plot 2/6 from the Order Land. The document references have not been updated from the original submission. Please refer to the **Guide to the Application [EN010158/APP/1.2.10]** for the list of current versions of documents.
- 1.1.3. The Works Numbers listed in the table below correspond with the following elements of the Proposed Development:
- **Work No. 1:** a ground mounted solar photovoltaic generating station with a gross electrical output capacity of over 50 megawatts, including —
 - solar PV modules fixed to mounting structures; and
 - balance of solar system (BoSS) plant.
 - **Work No. 2:** onsite substation compound works comprising:
 - **Work No 2A:** the Rosefield Substation and works associated with the substation, including switch rooms buildings and ancillary equipment, control building and ancillary structures, and monitoring and control systems.
 - **Work No 2B:** accounts for an abnormal indivisible load corridor required to facilitate abnormal indivisible load movements including in connection with Work No. 2A and for crossings over watercourses via bridges.
 - **Work No. 3:** satellite collector compound works, including:
 - **Work No 3A:** switch gear and maintenance building(s) housing a control room, monitoring equipment, storage, security and welfare facilities.
 - **Work No 3B:** transformers that form part of the satellite collector compounds for Work No 3A and associated barriers for fire safety and noise mitigation.
 - **Work No. 4:** battery energy storage system (BESS) units, transformers and associated bunding, various ancillary electrical equipment, containers or

enclosures housing some or all elements of the BESS compound either together or separately, monitoring and control systems heating, ventilation and air conditioning (HVAC) systems, externally mounted noise reduction kits, fire safety infrastructure, emergency back-up diesel generator, similar structures to house spare parts, acoustic barriers, staging and parking areas and ancillary buildings.

- **Work No. 5:** a main collector compound comprising works to connect underground cabling, equipment and buildings on shallow concrete pad foundations or screw piles, electrical equipment including static compensation devices, auxiliary transformers, switch gear, harmonic filters and reactive power compensation equipment, fencing and acoustic barriers and ancillary buildings.
- **Work No. 6:** works to lay high voltage electrical cables and access for the electrical cables, including works to lay electrical cables including 400 kilovolt cables connecting Work No. 2A into the National Grid East Claydon Substation.
- **Work No. 7:** works to lay electrical cables up to 132 kilovolt connecting Work Nos 1, 2A, 3, 4, 5 and 6 and laying down of internal access tracks.
- **Work No. 8:** temporary construction and decommissioning compounds in connection with Work Nos. 1 to 7 and Work Nos. 9 and 10 including:
 - **Work No. 8A:** up to three primary temporary construction and decommissioning areas; and
 - **Work No. 8B:** up to three secondary temporary construction and decommissioning areas.
- **Work No. 9:** works to facilitate access to Work Nos. 1 to 8 and 10, including the creation of accesses from the public highway and visibility splays, works to alter the layout of any street or highway and to widen and surface the streets and to make and maintain passing places.
- **Work No. 10:** works in relation to blue and green infrastructure, mitigation and access, including:
 - **Work No. 10A:** to create, enhance and maintain green and blue infrastructure and mitigation, including landscape and biodiversity mitigation and enhancement areas, habitat creation and management, improvements to connectivity by laying down of new permissive paths, signage and information boards, improvements to connectivity by permanent diversions to public rights of way, signage and information boards, earth bund and screening; and
 - **Work No. 10B:** works for the laying down of internal access tracks etc.

Land and Rights Negotiations Tracker

Ref	Land interest ¹	Type of interest ²	Powers sought ³	Plot Number(s) ⁴	Works Number(s)	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, 7, 8B, 10A	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. In August 2024 the Applicant wrote to the Affected Person introducing the Proposed Development and inviting them to complete and return	Resolved. The Applicant and the Affected Person have concluded negotiation. Legal Agreements have been secured.
				1/5	1, 7, 10A		
				1/7	1, 7, 8B, 10A		
				2/1	10A		
				1/8	1, 7, 8B, 10A		

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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				1/10	1, 7, 10A	a Land Interest Questionnaire form.	
				5/1	1, 7, 10A	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.	
				5/2	1, 7, 8B, 10A		
				1/11	1, 7, 10A		
				4/4	10A	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.	
				4/10	1, 7, 8B, 10A		
				5/3	1, 7, 8B, 10A		
				4/11	1, 3A, 3B, 4, 7, 10A	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.	
				6/2	1, 3A, 3B, 4, 7, 9, 10A		

Ref	Land interest ¹	Type of interest ²	Powers sought ³	Plot Number(s) ⁴	Works Number(s)	Status of negotiations with land interest	Likelihood of resolution prior to the end of examination
				6/1	1, 7, 9, 10A	The Applicant and the Affected Person agreed a variation to the option in July 2025.	The Applicant has engaged and will continue to work with the Affected Person throughout the Examination process, including fortnightly update meetings.
				7/9	1, 2A, 5, 6, 7, 8B, 10A		
				7/12	2B, 6, 7, 10A		
				1/13	1, 7, 8A,10A		
				3/5	1, 3A, 3B, 7, 8A, 10A		
				6/13	1, 7, 8A, 10A		
				7/3	1, 5, 7, 8A, 10A		
				2/5	10A		

Ref	Land interest ¹	Type of interest ²	Powers sought ³	Plot Number(s) ⁴	Works Number(s)	Status of negotiations with land interest	Likelihood of resolution prior to the end of examination
				4/7	1, 7, 10A		
				5/4	1, 7, 10A		
				4/5	10A		
				4/9	7, 10A		
				4/8	7, 10A		
2	Claydon Estate	Freehold	Compulsory Acquisition of Permanent Rights	1/4	7	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.
				1/6	7		
				3/11	7, 9		
				2/7	10B		

Ref	Land interest ¹	Type of interest ²	Powers sought ³	Plot Number(s) ⁴	Works Number(s)	Status of negotiations with land interest	Likelihood of resolution prior to the end of examination
				1/9	7		
				3/14	7		
				3/18	7		
				4/1	7		
				1/12	10B		
				2/2	10B		
				3/1	10B		
				4/2	7		
				6/4	7, 9		
				6/3	9		
				6/10	7, 9		

Ref	Land interest ¹	Type of interest ²	Powers sought ³	Plot Number(s) ⁴	Works Number(s)	Status of negotiations with land interest	Likelihood of resolution prior to the end of examination
				7/1	6		
				7/5	6		
				3/6	9		
				3/9	7, 9		
				6/12	7, 9		
				1/14	10B		
				2/4	10B		
				3/3	10B		
				2/3	10B		
				1/15	10B		
				3/4	10B		

Ref	Land interest ¹	Type of interest ²	Powers sought ³	Plot Number(s) ⁴	Works Number(s)	Status of negotiations with land interest	Likelihood of resolution prior to the end of examination
				3/13	7		
				4/3	7		
				4/6	7		
				3/16	7		
				3/17	7		
				3/15	7		
3	Claydon Estate	Freehold	Compulsory Acquisition of Temporary Rights	3/8	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.
				6/9	9		

Ref	Land interest ¹	Type of interest ²	Powers sought ³	Plot Number(s) ⁴	Works Number(s)	Status of negotiations with land interest	Likelihood of resolution prior to the end of examination
4	Edmund Stephen Bullman <i>Agent – Hextall Twiddy</i>	Freehold	Compulsory Acquisition of Permanent Rights	7/2	6	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. 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. 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 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.

Ref	Land interest ¹	Type of interest ²	Powers sought ³	Plot Number(s) ⁴	Works Number(s)	Status of negotiations with land interest	Likelihood of resolution prior to the end of examination
						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. In May 2025, detailed Heads of Terms were issued by Gateley Hamer to the Affected Person's agent. In June 2025 Gateley Hamer held a meeting with the Affected Person and their agent to progress Heads of Terms. Following this 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	

Ref	Land interest ¹	Type of interest ²	Powers sought ³	Plot Number(s) ⁴	Works Number(s)	Status of negotiations with land interest	Likelihood of resolution prior to the end of examination
						to ensure certainty for all projects.	
						Gateley Hamer met with the Affected Person and the appointed agent in March 2026 to progress negotiations. The only outstanding point remains to be the financial compensation. All other items have been agreed, this has included working with Statkraft to ensure alignment between all parties.	
						Gateley Hamer continue to engage with the Affected Person's agent in attempt to seek a voluntary agreement prior to end of the examination.	
5				1/1	1, 7, 10A		

Ref	Land interest ¹	Type of interest ²	Powers sought ³	Plot Number(s) ⁴	Works Number(s)	Status of negotiations with land interest	Likelihood of resolution prior to the end of examination
	A E J & FJ Claridge (John Claridge, Pauline Claridge, Philip Claridge)	Registered Tenant	Compulsory Acquisition of Land	1/3	1, 7, 8B, 10A	In summer 2021 the Claydon Estate met with the Affected Person to discuss the potential impact of the Proposed Development.	The Claydon Estate and the Affected Person have agreed Heads of Terms and the Legal Agreement is currently being progressed. The Applicant is confident that the Legal Agreement will be secured by the end of examination.
				1/7	1, 7, 8B, 10A		
				2/1	10A	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.	
				1/11	1, 7, 10A		
				2/5	10A		
				5/1	1,7, 10A	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.	
				5/2	10A	In May 2025 the Applicant wrote to the Affected Person inviting them to take part in the targeted statutory consultation taking place	
	Agent – Brown & Co						

Ref	Land interest ¹	Type of interest ²	Powers sought ³	Plot Number(s) ⁴	Works Number(s)	Status of negotiations with land interest	Likelihood of resolution prior to the end of examination
						between May 2025 to July 2025. 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. 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. Gateley Hamer have engaged with the Affected Person in April 2026 as the parties work towards conclusion of the legal documentation.	

Ref	Land interest ¹	Type of interest ²	Powers sought ³	Plot Number(s) ⁴	Works Number(s)	Status of negotiations with land interest	Likelihood of resolution prior to the end of examination
						The legal agreement will provide vacant possession of the land required for the Proposed Development, without the use of compulsory acquisition powers.	
6	A E J & FJ Claridge (John Claridge, Pauline Claridge, Philip Claridge)	Registered Tenant	Compulsory Acquisition of Permanent Rights	1/12	10B	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 Claydon Estate and the Affected Person have agreed Heads of Terms, and the Legal Agreements are currently being progressed, with the hope that legal agreements will be secured by the end of examination.
				2/2	10B		
				3/1	10B		
				1/14	10B		
				2/4	10B		
				3/3	10B		
				1/15	10B		
				3/4	9, 10B		
				2/3	10B		

Ref	Land interest ¹	Type of interest ²	Powers sought ³	Plot Number(s) ⁴	Works Number(s)	Status of negotiations with land interest	Likelihood of resolution prior to the end of examination
7	Mark Fowler <i>Agent – Robinson and Hall</i>	Registered Tenant	Compulsory Acquisition of Permanent Rights				
				3/13	7		
				3/14	7		
				3/16	7		
				4/7	1,7 10A	In autumn 2021 the Claydon Estate met with the Affected Person to discuss the potential impact of the Proposed Development. In April 2024 the Claydon Estate and the Affected Person reached an agreement for the Affected Person to vacate the land in September 2025.	Resolved. After the Affected Person voluntarily surrendered their long-term agricultural tenancy and their short-term tenancy expired, the Affected Person no longer occupies the holding. As a result, the Applicant has removed Mr Fowler from the Book of Reference
				4/9	7, 10A		
				4/11	1, 3A, 3B, 4, 7, 8A, 10A		
				5/4	1, 7, 10A		
				6/1	7, 9		

Ref	Land interest ¹	Type of interest ²	Powers sought ³	Plot Number(s) ⁴	Works Number(s)	Status of negotiations with land interest	Likelihood of resolution prior to the end of examination
				6/2	1, 3A, 3B, 4, 7, 9, 10A	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.	[EN010158/APP/4.3.2] submitted at Deadline 1 because they are no longer an Affected Person.
				6/3	9		
				6/4	7, 9	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. 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.	

Ref	Land interest ¹	Type of interest ²	Powers sought ³	Plot Number(s) ⁴	Works Number(s)	Status of negotiations with land interest	Likelihood of resolution prior to the end of examination
						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.	
8	Preston Farms Limited <i>Agent – Brown & Co</i>	Registered Tenant	Compulsory Acquisition of Land	7/1 7/5 6/12 7/9 7/12 6/13	6 6, 10A 7, 9 1, 2A, 5, 6, 7, 8B, 10A 2B, 6, 7, 10A 1, 7, 8A, 10A	In autumn 2021 the Claydon Estate met with the Affected Person to discuss the potential impact of the Proposed Development. 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. In September 2024 the Applicant wrote to the Affected Person inviting them to take part in the statutory consultation taking place	The Claydon Estate and the Affected Person have agreed Heads of Terms, and the Legal Agreement is currently being progressed. Given the Claydon Estate had agreed and signed Heads of Terms with Preston Farms which included agreement to move the Affected Person to replacement land, the Claydon Estate was comfortable serving a Notice to Quit on Preston Farms Limited on 26 September 2025, ending their existing tenancy

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				7/3	1, 5, 7, 8A, 10A	between September and December 2024. 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. Detailed Heads of Terms for a relocation agreement were agreed by both Claydon Estate and the Affected Person in September 2025. Gateley Hamer met with Preston Farms and their agent in April 2026. Subsequent correspondence has taken place and discussions are ongoing. Further meetings with this Affected Person have taken	agreement for this land. The Affected Person will therefore no longer have an interest in this land post September 2026, unless a new agreement (currently being negotiated) is reached. Any new agreement will contain provisions for vacant possession of this land, therefore compulsory acquisition powers will not need to be exercised in respect of this land. See Tenancy Position on Preston Farms Ltd [EN010158/APP/8.30] as submitted at Deadline 4 for more information on this.

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						place in May and June, and further meetings will continue to happen to try and resolve matters.	
9	Preston Farms Limited <i>Agent – Brown & Co</i>	Freehold	Compulsory Acquisition of Permanent Rights	7/4	6	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 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. Gateley Hamer met with Preston Farms and their agent in April 2026. Subsequent correspondence has taken place.	The Claydon Estate and the Affected Person continue to negotiate terms of an agreement, which include the rights required. Attempts to secure voluntary agreements will continue and any use of compulsory acquisition powers over this land will only be used as a means of last resort. The Applicant will continue to update the ExA, even if this goes beyond the end of Examination.

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						Gateley Hamer will continue to engage with the Affected Person's agent to seek a voluntary agreement prior to end of the examination. Further meetings with this Affected Person have taken place in May and June, and further meetings will continue to happen to try and resolve matters.	
10	Terence Walter Ives <i>Agent – Brown & CO</i>	Freehold	Compulsory Acquisition of Land	7/11	2B, 9	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. In September 2024 Applicant wrote to the Affected Person inviting them to take part in the statutory consultation	The Applicant continues to engage with the Affected Person in order to narrow the commercial matters that are outstanding. This matter is ongoing and the Applicant will continue to engage with the Affected Person in an effort to secure a voluntary

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						taking place between September and December 2024. 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. The Applicant and Gateley Hamer met with the Affected Person and their agent in April, June and August 2024. In April 2025, Gateley Hamer issued detailed Heads of Terms. Gateley Hamer spoke to the Affected Person's agent in March 2026 regarding the commercial terms of an agreement. Gateley Hamer await a response.	agreement before the end of examination.

Ref	Land interest ¹	Type of interest ²	Powers sought ³	Plot Number(s) ⁴	Works Number(s)	Status of negotiations with land interest	Likelihood of resolution prior to the end of examination
						The only outstanding point, remains to be the financial compensation, all other items have been agreed. Gateley Hamer will continue to engage with the Affected Person's agent to seek a voluntary agreement prior to end of the examination.	
11	The President and Scholars of Corpus Christi College, University of Oxford <i>Agent – Bidwells</i>	Freehold	Compulsory Acquisition of Land	8/2	9	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. 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.	The Applicant continues to engage with the Affected Person and is confident that an agreement will be reached by the end of the examination.

Ref	Land interest ¹	Type of interest ²	Powers sought ³	Plot Number(s) ⁴	Works Number(s)	Status of negotiations with land interest	Likelihood of resolution prior to the end of examination
						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. Gateley Hamer and the Affected Person's agent meet in April 2025, and detailed Heads of Terms for the were issued in May 2025. Gateley Hamer met with the Affected Person's agent in July 2025. Following this meeting revised Heads of Terms were issued in August 2025. Gateley Hamer had further correspondence with the Affected Person's agent in March 2026 and is currently awaiting a response	

Ref	Land interest ¹	Type of interest ²	Powers sought ³	Plot Number(s) ⁴	Works Number(s)	Status of negotiations with land interest	Likelihood of resolution prior to the end of examination
						regarding the commercial terms. Many of the practical points are agreed but discussions are ongoing in respect of the commercial terms, including financial compensation. Gateley Hamer will continue to engage with the Affected Person's agent to seek a voluntary agreement prior to end of the examination.	
12	Jeremy Fenemore	Registered Tenant	Compulsory Acquisition of Land	8/2	9	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. In May 2025 the Applicant wrote to the Affected Person introducing the Proposed	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.

Ref	Land interest ¹	Type of interest ²	Powers sought ³	Plot Number(s) ⁴	Works Number(s)	Status of negotiations with land interest	Likelihood of resolution prior to the end of examination
						Development and inviting them to complete and return a Land Interest Questionnaire form. 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. Practical points such as fencing, crop loss and treatment of boundary works, affecting this Affected Persons tenancy have been agreed with the landlord, but commercial terms are still being discussed.	



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